

This instrument prepared by:
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605 Richard Arrington, Jr. Blvd. N
Birmingham, Al 35203-2707


20050728000379070 1/4 \$20.50
Shelby Cnty Judge of Probate, AL
07/28/2005 10:57:18AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ~~One Dollar (\$1.00)~~ ^{FIVE HUNDRED \$500.00} and other good and valuable considerations unto the undersigned Grantor MARK S. BOARDMAN & CATHRYN D. BOARDMAN, property owners (hereinafter at times referred to as the "Grantor") in hand paid by ALABAMA GAS CORPORATION, an Alabama corporation, the receipt and sufficiency of which considerations are hereby acknowledged, and the said Grantor does hereby grant, bargain, sell and convey unto the said Alabama Gas Corporation, its successors, assigns and lessees from the date hereof a right-of-way and easement for any one or more of the following purposes: Laying, constructing, erecting, setting, installing, renewing, repairing, inspecting, replacing, maintaining, operating, removing, changing the size of, modifying and relocating one or more of its pipe or pipelines, mains, conduits and appliances and appurtenances thereto over, under, upon and across a proposed 10 feet wide Alagasco easement lying in and being a part of the NE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama. Said easement lying 5 feet each side of, parallel to, and abutting the following described centerline:

Commence at an iron pin found on the Northeast right of way margin of U.S. Highway 280, which is the Westernmost corner of property described in deed to Mark S. Boardman and Cathryn D. Boardman, as recorded in instrument number 1999-00328, in the Office of the Judge of Probate, Shelby County, Alabama; thence proceed Southeasterly along the said Northeast right of way margin of U.S. Highway 280 for 170.40 feet more or less to the POINT OF BEGINNING of the centerline of a proposed 10 feet wide Alagasco easement, said point lying at the beginning of a non-tangent curve to the right, said curve having a central angle of 22°03'02", a radius of 144.64 feet and a chord length of 55.32 feet; thence turn a deflection angle left of 06°02'04" to the chord of said curve and proceed in a Southeasterly direction along the arc of said curve for 55.67 feet to a point; thence turn a deflection angle of 22°24'28" to the right from the chord of the previous curve and proceed Southeasterly and along a line which is non-tangent to the previous curve for 20.63 feet more or less to a point on the said Northeast right of way margin of U.S. Highway 280, said point being the POINT OF ENDING of herein described easement.

Said easement contains 0.02 acres more or less.

Said easement is shown on the attached Exhibit 1.

Together with the right of ingress to and egress from said strip of land adjacent lands of the Grantor and all the rights and privileges necessary or convenient for the full enjoyment and use of said right-of-way and easement for the purposes above designated.

Exhibit A

TO HAVE AND TO HOLD the said right-of-way and easement perpetually unto the said ALABAMA GAS CORPORATION, and its successors, assigns and lessees, provided, however, that the Grantor herein expressly reserves for itself and its successors and assigns the right to use and enjoy the premises above described in so far as such use and enjoyment by the Grantor, its successors and assigns shall not unreasonably interfere with the use of said easement and right-of-way by the said ALABAMA GAS CORPORATION, its successors, assigns and the lessees under the grant herein set forth, and provided further that the Grantor and its successors, assigns will place no permanent structures upon the said right-of-way and easement. The Grantor expressly covenants that it is the owner in fee of the real property herein conveyed and has a good right to execute this agreement and to grant said easement and right-of-way.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed for and in its corporate name and behalf and its corporate seal hereunto to be affixed and attested all by its proper officials who are thereunto duly authorized, on this the 12 day of July, 2005.

GRANTOR

Matt Boardman

GRANTOR

Cathryn D Boardman

WITNESS _____

WITNESS _____

STATE OF ALABAMA

COUNTY

I, Candy Johnston Monroe, a Notary Public in and for said county in said state, hereby certify that Mark S. Boardman, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 12 day of July, 2005.

Candy Johnston Monroe
Notary Public

My Commission expires 2/20/09

STATE OF ALABAMA

Shelby COUNTY

I, Candy Johnston Monroe, a Notary Public in and for said county in said state, hereby certify that Cathryn D. Boardman, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 12 day of July, 2005.

Candy J. Monroe
Notary Public

My Commission expires 2/20/09

