



20050728000379080 1/4 \$20.50
Shelby Cnty Judge of Probate, AL
07/28/2005 10:57:19AM FILED/CERT

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

STATE OF ALABAMA

SHELBY COUNTY

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ^{FIVE HUNDRED ~~500.00~~} ~~One Dollar (\$1.00)~~ and other good and valuable considerations unto the undersigned Grantor MARK S. BOARDMAN and CATHRYN D. BOARDMAN, property owner (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 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 Northeast right of way margin of U.S. Highway 280 for 483.21 feet to the POINT OF BEGINNING of the Centerline of a proposed 10 feet wide Alagasco easement, said point being on a curve to the right having a central angle of 6°34'54" and a radius of 1360.04 feet; thence turn a deflection angle to the left of 108°00'41" to the tangent of said curve and proceed Northeasterly along the arc of said curve for 156.23 feet to a point on a curve to the right, having a central angle of 16°07'41" and a radius of 602.10 feet; thence proceed Northeasterly along the arc of said curve for 169.48 feet to a point; thence proceed Northeasterly and tangent to last stated curve for 296.53 feet to a point; thence turn a deflection angle to the right of 5°01'48" and proceed Northeasterly for 46.47 feet to a point; thence turn a deflection angle to the left of 3°50'12" and proceed Northeasterly for 132.48 feet to a point; thence turn a deflection angle to the left of 12°57'41" and proceed for 38.18 feet to a point; thence turn a deflection angle to the right of 18°47'53" and proceed Northeasterly for 53.98 feet to a point on a curve to the right, said curve having a central angle of 9°44'17" and a radius of 241.36 feet; thence proceed Northeasterly along the arc of said curve for 41.02 feet to a point on a curve to the left, said curve having a central angle of 11°12'18" and radius of 122.77 feet; thence proceed Northeasterly along the arc of said curve for 24.01 feet to a point; thence proceed Northeasterly and tangent to last described curve for 44.80 feet to a point on a curve to the right, having a central angle of 72°17'15" and a radius of 34.33 feet; thence proceed Easterly along the arc of said curve for 43.32 feet to a point; thence proceed Southeasterly and tangent to last described curve for 28.65 feet to a point on a curve to the right, having a central angle of 33°44'46" and a radius of 61.88; thence proceed Southeasterly along the arc of said curve for 36.45 feet to a

point on a curve to the left, having a central angle of 24°26'42" and a radius of 104.20 feet; thence proceed Southeasterly along the arc of said curve for 44.46 feet to a point on a curve to the right, having a central angle of 65°56'20" and a radius of 37.75 feet; thence proceed Southerly along the arc of said curve for 43.45 feet to a point on a curve to the right, having a central angle of 15°02'34" and a radius of 244.51 feet; thence proceed Southwesterly along the arc of said curve for 64.19 feet to a point; thence proceed Southwesterly and tangent to last described curve for 145.91 feet to a point on a curve to the left, having a central angle of 5°38'31" and a radius of 230.57 feet; thence proceed Southwesterly along the arc of said curve for 22.70 feet to a point; thence proceed Southwesterly and tangent to last described curve for 33.53 feet to a point on a curve to the left, having a central angle 34°41'32" and a radius of 163.38 feet; thence proceed Southerly along the arc of said curve for 98.93 feet to the POINT OF ENDING of the Centerline of said proposed 10 feet wide Alagasco easement. Said easement contains 15648± square feet or .359± acres.

Said easement is shown on the attached Exhibit 1 as the triple line.

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.

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

GRANTORS:

Mark S Boardman
MARK S. BOARDMAN

Cathryn D Boardman
CATHRYN D. BOARDMAN

STATE OF ALABAMA

Shelby 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

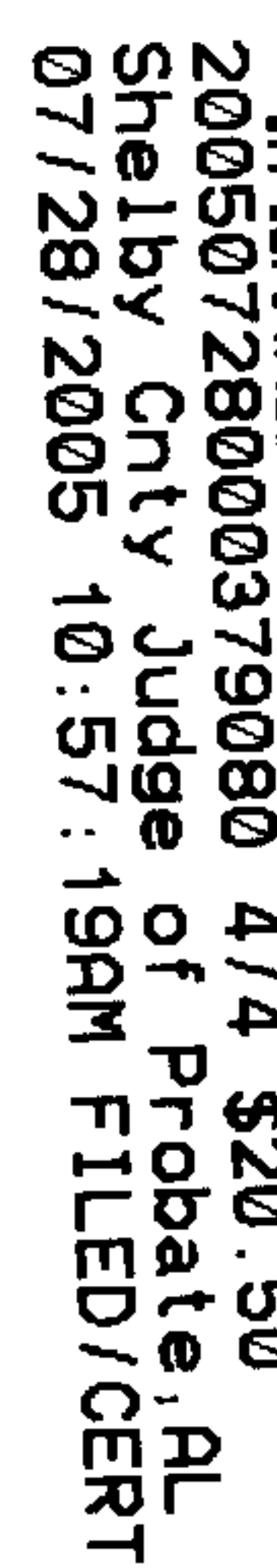
Shelby COUNTY

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 Johnston Monroe
Notary Public

My Commission expires 2-20-09



Shelby County, AL 07/28/2005
State of Alabama
Deed Tax: \$.50

Dead Tax: \$.50

