

WARRANTY DEED

STATE OF ALABAMA

\$10,000.00
pd

SHELBY COUNTY

Know All Men by These Presents: That in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration to the undersigned grantor the CITY OF HELENA, ALABAMA (herein referred to as "Grantor"), in hand paid by the grantee, the receipt of which is hereby acknowledged, Grantor does hereby, grant, bargain, sell and convey unto ALABAMA GAS CORPORATION (herein referred to as "Grantee"), an Alabama corporation, the following described real property, situated in Shelby County, Alabama, to-wit:

Part of the Southeast Quarter of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3" capped pipe marking the Southeast corner of said Section 17, run in a northerly direction along the east line of said Section 17 for a distance of 110.24 feet to a point on the northeast line of the Southern Natural Gas Company easement; thence turn an angle to the left of 36 degrees 09 minutes 21 seconds and run in a northwesterly direction along the northeast line of said Southern Natural Gas Company easement for a distance of 221.18 feet to an existing 1/2" rebar; thence turn an angle to the left of 15 degrees 53 minutes 40 seconds and run in a northwesterly direction along the northeast line of the Southern Natural Gas Company easement for a distance of 847.93 feet to an existing 1/2" rebar; thence turn an angle to the left of 0 degrees 22 minutes 14 seconds and run in a northwesterly direction along the northeast line of the Southern Natural Gas Company easement for a distance of 175.52 feet to an existing 1/2" rebar; thence turn an angle to the right of 2 degrees 29 minutes 31 seconds and run in a northwesterly direction along the northeast line of the Southern Natural Gas Company easement for a distance of 121.17 feet to an existing 1/2" rebar being on the southeast right of way line of Shelby County Highway #52; thence turn an angle to the left of 90 degrees 33 minutes 55 seconds and run in a southwesterly direction along the southeast right of way line of Shelby County Highway #52 for a distance of 29.31 feet to a point on a curve to the right, said curve being concave in a northwesterly direction and having a central angle of 1 degree 59 minutes 50 seconds and a radius of 1,167.46 feet; thence turn an angle to the right and run in a southwesterly direction along the arc of said curve and along the southeast right of way line of Shelby County Highway #52 for a distance of 40.69 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a southwesterly direction along the southeast right of way line of Shelby County Highway #52 and along the arc of a curve having a central angle of 1 degree 28 minutes 20 seconds and a radius of 1,167.46 feet for a distance of 30.00 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 92 degrees 10 minutes 05 seconds from the chord of last mentioned curve and run in a southeasterly direction for a distance of 110.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 87 degrees 49 minutes 55 seconds and run in a northeasterly direction for a distance of 30.00 feet to an existing iron rebar set by Weygand and being on the southwest right of way line of the Southern Natural Gas Company easement; thence turn an angle to the left of 92 degrees 10 minutes 05 seconds and run in a northwesterly direction along the southwest line of the Southern Natural Gas Company easement for a distance of 110.0 feet to the point of beginning, containing 2,400 square feet, more or less.

To Have and to Hold to the said Grantee, its successors and assigns forever.

And Grantor does for itself and its successors, executors and administrators, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all liens, claims and encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, its successors, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, Grantor has hereunto set its hand and seal this 2nd day of June, 2008.

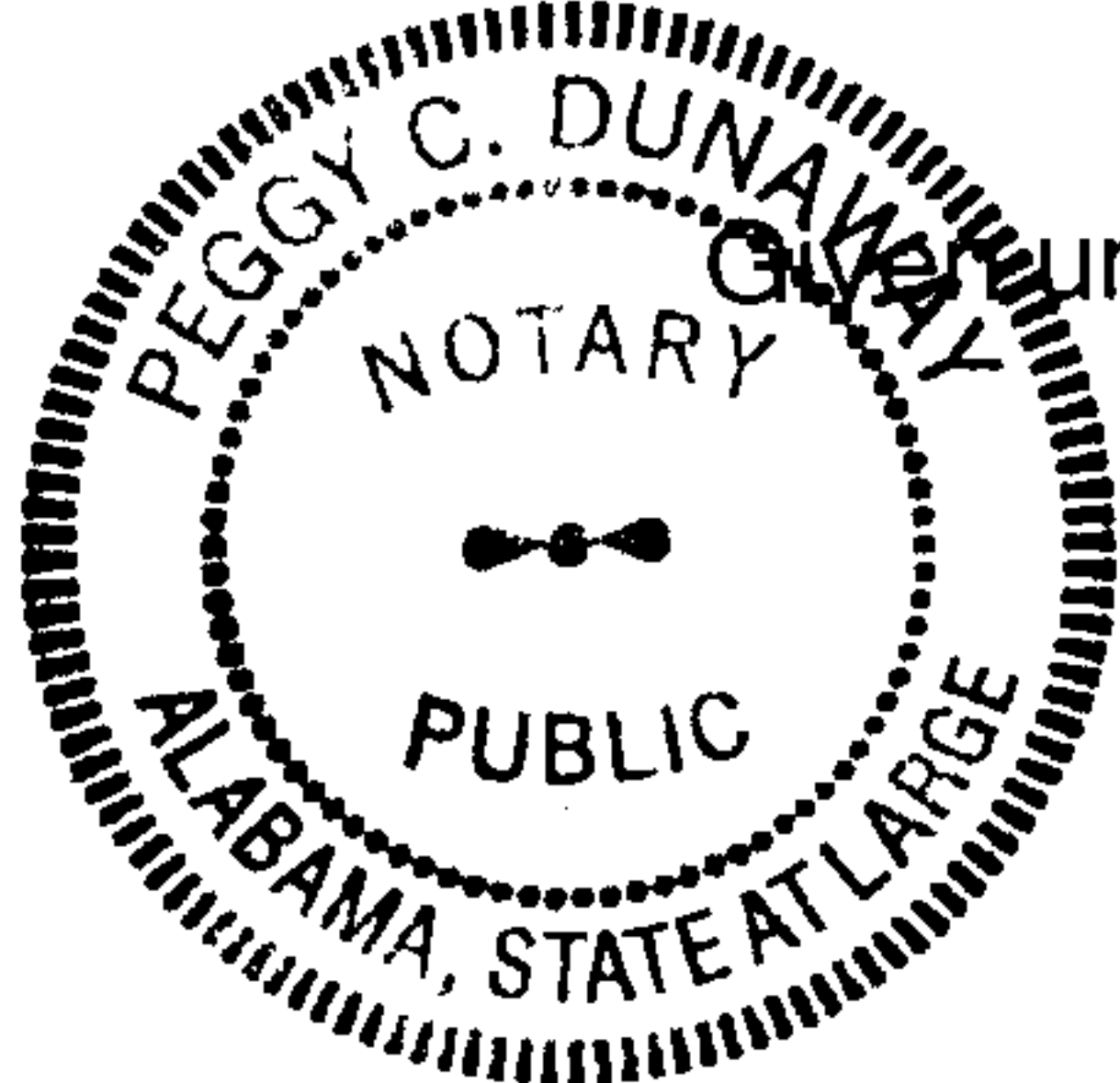
Grantor
CITY OF HELENA, ALABAMA

By: Charles W. Penhale (SEAL)
Title Mayor

[Signature]
Witness
[Signature]
Witness

STATE OF ALABAMA
SHELBY COUNTY

I, Peggy C. Dunaway, a Notary Public, in and for said County in said State, hereby certify that Charles W. Penhale, whose name is signed to the foregoing conveyance as Mayor of the City of Helena, Alabama, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.



under my hand this 2nd day of June, 2008.

Peggy C. Dunaway
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

C. Paige Goldman, Attorney
Alabama Gas Corporation
605 Richard Arrington, Jr. Boulevard North
Birmingham, AL 35203

No Title Examination by the Scrivener.