


This instrument prepared by:
Charles G. West, Jr.
273 Cahaba Valley Parkway North
Pelham, Al 35124

STATE OF ALABAMA


20150116000017770 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
01/16/2015 02:58:52 PM FILED/CERT

SHELBY COUNTY

\$500

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar (\$1.00) and other good and valuable considerations unto the undersigned Grantor **INDIAN SPRINGS SCHOOL**, 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 or 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 15 feet wide ALAGASCO easement, a strip of land situated in the Northeast 1/4 of the Northwest 1/4 and in the Northwest 1/4 of the Northeast 1/4, all in Section 32, Township 19 South, Range 2 West, Shelby County, Alabama, said strip of land being 15 feet in width, lying 7.50 feet on both sides of its centerline, said centerline being more particularly described as follows:

Commence at a 1” crimped pipe found at the N.E. corner of the N.W. 1/4 of the N.E. 1/4 of said Section 32, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed N 89°11'26" W along the North line of said N.W. 1/4 of N.E. 1/4 for 1152.01 feet to a point on the southerly right of way margin of Alabama Highway #119, said southerly right of way margin being in a curve to the left, said curve having a central angle of 14°51'36", a radius of 2840.50 feet, and a chord which bears S 60°04'42" W for 734.63 feet; thence proceed southwesterly along the arc of said curve and along said southerly right of way margin for 736.70 feet to a point; thence leaving said southerly right of way margin, proceed S 42°19'33" E for 141.47 feet to a point; thence proceed S 49°23'14" E for 119.44 feet to the **POINT OF BEGINNING** of said centerline; thence proceed N 43°56'38" E for 65.41 feet to a point; thence proceed N 37°17'03" E for 74.62 feet to a point; thence proceed S 64°27'52" E for 37.93 feet to a point at the beginning of a non-tangent curve to the right, said curve having a central angle of 47°04'36", a radius of 34.02 feet, and a chord which bears N 80°54'01" E for 27.17 feet, thence proceed easterly along the arc of said curve for 27.95 feet to a point at the end of said curve, said point also being at the beginning of a compound curve to the right, said curve having a central angle of 19°57'39", a radius of 231.10 feet, and a chord which bears S 65°34'51" E for 80.10 feet; thence proceed southeasterly along the arc of said curve for 80.51 feet to a point at the end of said curve; thence proceed S 55°36'01" E and tangent to the last described curve for 205.11 feet to a point at the beginning of a non-tangent curve to the right, said curve having a central angle of 33°20'33", a radius of 164.75 feet, and a chord which bears N 59°13'10" E for 94.53 feet; thence proceed northeasterly along the arc of said curve for 95.87 feet to point at the end of said curve; thence proceed N 75°53'27" E and tangent to the last described curve for 43.64 feet to a point at the beginning of a curve to the right, said curve having a central angle of 65°29'13", a radius of 68.07 feet, and a chord which bears S 71°21'57" E for 73.63 feet; thence proceed easterly along the arc of said curve for 77.80 feet to point at the end of said curve, said point also being at the beginning of a compound curve to the right, said curve having a central angle of 47°19'06", a radius of 59.37 feet, and a chord which bears S 14°57'47" E for 47.65 feet; thence proceed southerly along the arc of said curve for 49.03 feet to point at the end of said curve, said point also being at the beginning of a compound curve to the right, said curve having a central angle of 37°12'27", a radius of 167.95 feet, and a chord which bears S 27°17'59" W for 107.16 feet; thence proceed southwesterly along the arc of said curve for 109.07 feet to a point at the end of said curve; thence proceed S 45°54'13" W and tangent to the last described curve for 31.62 feet to a point; thence proceed S 31°39'13" W for 295.06 feet to a point; thence proceed S 19°24'47" W for 35.79 feet to a point; thence proceed S 43°57'32" W for 133.10 feet to a point; thence proceed S 80°22'05" W for 18.09 feet to a point; thence proceed S 52°28'29" W for 132.98 feet to a point; thence proceed S 40°52'24" W for 23.25 to the **POINT OF ENDING** of said centerline.

Shelby County, AL 01/16/2015
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Deed Tax:\$.50

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.

“The rights granted to Alabama Gas Corporation herein shall be used only to provide gas service to Grantor and shall terminate six (6) months after they cease to be used by Alabama Gas Corporation to provide gas service to Grantor and Grantor gives Alabama Gas Corporation written notice that it does not intend to request gas service in the future.”



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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 30th day of November, 2014.

Indian Springs School
By: [Signature]
Its: DIRECTOR
GRANTOR

ATTEST:
By: [Signature]
Its: Director of Revenue

STATE OF ALABAMA

Shelby COUNTY


I, Marilyn Ann Hamner, a **Notary Public** in and for said county in said state, hereby certify that Gareth Vaughan, whose name 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 on the day the same bears date.

Given under my hand this 20th day of November, 2014.

Marilyn Ann Hamner

Notary Public

My Commission expires 9-11-2016


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