

STATE OF ALABAMA

SHELBY COUNTY

274
PRIVATE ROAD EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of mutual benefits accruing to the undersigned grantors and the further sum of One and No/100 (\$1.00) Dollar to said undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Oakley Glynn Vincent and wife, Olive Faye Vincent, Harold J. Hall and wife, Christine Hall, W. H. Smith and wife, Lois Smith, and Bertie Smith Talton, an unmarried woman (herein referred to as the "grantors") do grant, bargain, sell, and convey unto said Bertie Smith Talton (herein referred to as the "grantee"), her heirs, assigns, devisees, and successors in title to the following described property of the grantee, viz.:

The West Half of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 East.

our undivided interests in and to an easement for a private road over and across the following described real estate situated in Shelby County, Alabama, to-wit:

(owned by Oakley Glynn Vincent and wife, Olive Faye Vincent), Begin at a point on the West right of way line of Shelby County Highway No. 61 which point is 20 feet South of the North line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East and run thence in a Westerly direction and parallel with the North line of said quarter-quarter section (and along the South line of property described in Deed Book 295 at page 121, Office of Judge of Probate of Shelby County, Alabama) a distance of 301.69 feet; thence turn an angle of 55 deg. 04 min. to the right (and continuing along the property line as described in Deed Book 295 at page 121) and run a distance of 20 feet to a point on the South line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 28, Township 21 South, Range 1 East; thence run West along the South line of said quarter-quarter section to the Southwest corner of said quarter-quarter section; thence run North, along the West line of said quarter-quarter section, a distance of 60 feet; thence run East, parallel with the South property line, as described herein, to a point on the West right of way line of said Shelby County Highway No. 61; thence run South along the West right of way line of said Shelby County Highway No. 61 a distance of 60 feet to the point of beginning;

ALSO (owned by Harold J. Hall and wife, Christine Hall), the South 60 feet of the East Half of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 East;

ALSO (owned by W. H. Smith and wife, Lois Smith), the South 60 feet of the West Half of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 East;

W. E. H. F.

ALSO (owned by Bertie Smith Talton)
The South 60 feet of the East Half, and the South
60 feet of the East 60 feet of the West Half, of
the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21
South, Range 1 East.

Subject to existing easements and rights of way
of record, and subject to the following agreements
by and among the grantors and the grantee hereto:

1. The easement herein granted, and similar easements granted to the other parties hereto by separate Private Road Easement agreements executed simultaneously herewith, are for the purpose of providing a private road, for ingress and egress to and from the above described property of the grantee, and may be also used to provide utility services to and from said above described property of the grantee. It is expressly agreed and understood that the easement herein granted is not to be used by the public, but is for the express use and benefit of the grantee and her heirs, devisees, and successors in title to the above described property of the grantee and her guests.
2. Any roads which will hereafter be built within the easement herein granted will be built at or near the south line of the respective parcels which are more particularly described above, the exact location of such road or roads to be mutually agreed upon the grantors and the grantee.
3. The grantors and the grantee acknowledge their plans initially to construct a road with an approximate width of 20 feet leading from Shelby County Highway No. 61 in a westerly direction to a presently existing logging road which is approximately midway across the property of W. H. Smith and wife, Lois Smith, and that the roadbed for such road will be constructed so that it may be adapted to meet Shelby County road standards, and that further completion or extension of said road in a westerly direction and across the remaining property of W. H. Smith and wife, Lois Smith, and of Bertie Smith Talton will be at the option and expense of said W. H. Smith and wife, Lois Smith, and/or Mrs. Bertie Talton and/or Oakley Glynn Vincent and wife, Olive Faye Vincent.
4. The grantee is hereby granted the right and power to grant to others who may hereafter acquire title to the above described property of the grantee, or portions thereof, the full use and enjoyment

of the easement herein granted, but no access, use, or enjoyment of said easement by persons owning property to the south of said easement herein granted may be obtained without the express written grant of Oakley Glynn Vincent and wife, Olive Faye Vincent, and their heirs, assigns, devisees, and successors in title, it being expressly understood that any property lying south of the easement herein granted which may be hereafter acquired by said Oakley Glynn Vincent and wife, Olive Faye Vincent may be served by said easement herein granted.

5. The grantee specifically agrees to repair any damage done to the easement herein granted or any road or utility which may be hereafter constructed or located therein and which may occur as the result of the use thereof by the grantee.

TO HAVE AND TO HOLD unto the said grantee, her heirs, assigns, devisees, and successors in title, and subject to the agreements as stated above.

IN WITNESS WHEREOF, we the undersigned grantors and grantee have hereunto set our hands and seals this ___ day of February, 1980.

Oakley G. Vincent (SEAL)
Oakley Glynn Vincent

Olive F. Vincent (SEAL)
Olive Faye Vincent

Harold J. Hall (SEAL)
Harold J. Hall

Christine Hall (SEAL)
Christine Hall

W. H. Smith (SEAL)
W. H. Smith

Lois Smith (SEAL)
Lois Smith

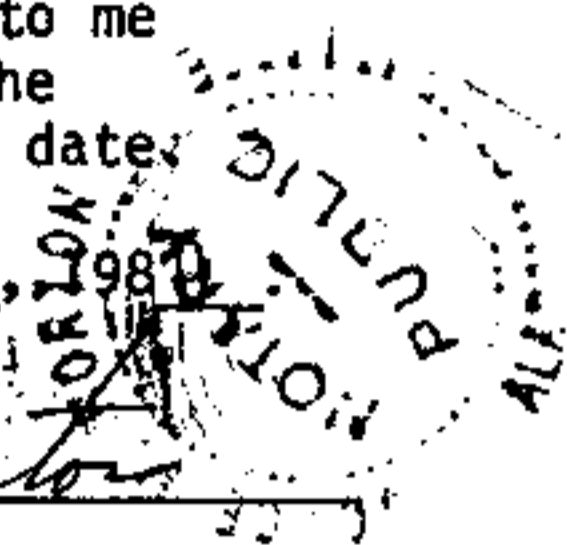
Bertie Smith Talton (SEAL)
Bertie Smith Talton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oakley Glynn Vincent and wife, Olive Faye Vincent whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of February, 1980.

Jay M. Hector
Notary Public



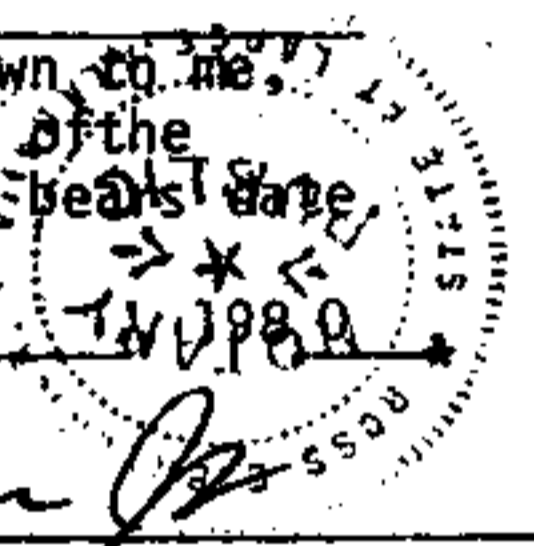
My Commission Expires August 1, 1982

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Harold J. Hall and wife, Christine Hall whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of February, 1980.

Ann E. Rogers
Notary Public

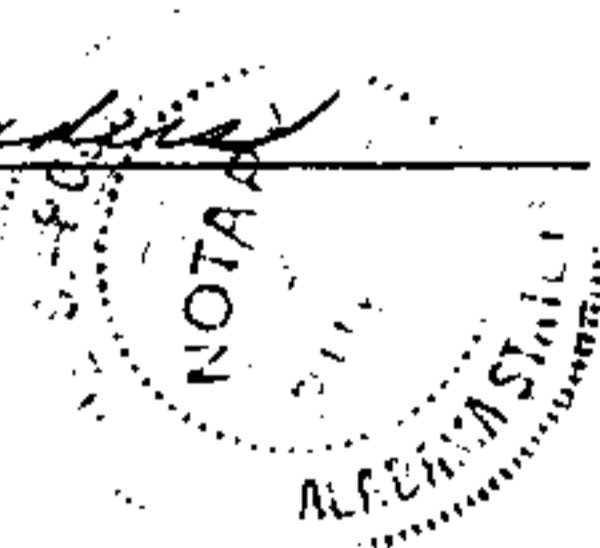


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. H. Smith and wife, Lois Smith whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of March, 1980.

Ann E. Rogers
Notary Public



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertie Smith Talton, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 1980.

Ann E. Rogers
Notary Public



STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

1987 MAR -4 AM 9:17

Thomas P. Saunders, Jr.
JUDGE OF PROBATE

1. Used Tax \$1.50
2. Mtg. Tax _____
3. Recording Fee 10.00
4. Indexing Fee 6.00
TOTAL 16.50