

STATE OF ALABAMA )

Inst # 1995-34952

SHELBY COUNTY )

12/06/1995-34952  
02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.00

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that whereas, Michael Dawson and wife, Bonnie Dawson, are the owners of the following tract of land described on the attached survey of SURVCONN Surveyors dated October of 1995 which is attached hereto and incorporated by reference as though fully set out herein.

AND WHEREAS, James Denney, a single man, is the owner of certain real estate located immediately to the north of the property owned by Michael Dawson and wife, Bonnie Dawson.

AND WHEREAS, Michael Dawson and wife, Bonnie Dawson are desirous of obtaining a grant of easement, for the purpose of ingress and egress, from James Denney and the same has agreed to convey to Michael Dawson and wife, Bonnie Dawson a nonexclusive easement for ingress and egress. Said easement is shown and described on the attached Exhibit A, the survey of SURVCONN surveyors and labeled "description B".

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James Denney does hereby grant, bargain, sell and convey unto Michael Dawson and wife, Bonnie Dawson their heirs and assigns forever, the full right to use a nonexclusive easement described on Exhibit B attached hereto and incorporated by reference as though fully set out herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this the 9th day of October, 1995.

Carmen H McCrath  
WITNESS

Carmen H McCrath  
WITNESS

Carmen H McCrath  
WITNESS

James Denney  
James Denney

Michael R Dawson  
Michael Dawson

Bonnie Dawson  
Bonnie Dawson

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Denney whose name are signed to the foregoing Grant of Easement, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the Easement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th  
day of October 1995.

Carmen H McCrath  
NOTARY PUBLIC

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Dawson and wife Bonnie Dawson whoses name are signed to the foregoing Grant of Easement, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the Easement, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th  
day of October 1995.

Carmen H McCrath  
NOTARY PUBLIC

**Exhibit "A"**

**DESCRIPTION- 'B'**

Commence at the southeast corner of the NW1/4 of the NE1/4 of Section 15, Township 21 south, Range 3 west, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 482.40' to a point; Thence turn 89 degrees 06 minutes 09 seconds right and run northerly a distance of 100.00' to a point; Thence turn 89 degrees 06 minutes 09 seconds left and run westerly 138.96' to the point of beginning of the point of beginning of the triangular parcel of property being described; Thence continue along last described course a distance of 33.47' to a point on the east edge of Primrose Drive; Thence turn 89 degrees 06 minutes 09 seconds right and run northerly along the east edge of said Primrose Drive a distance of 16.33' to a point; Thence run southeasterly a distance of 39.17' to the point of beginning of the triangular parcel of property being described.

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