

EASEMENT

This agreement made this 13th day of FEBRUARY 1997 by and between HOWARD R. MOONEY, JR. and wife EVA D. MOONEY referred to as grantor and HOWARD R. MOONEY, III, Grantee.

In consideration of the sum of \$10.00 and other good and valuable consideration, the Grantor does hereby grant unto the Grantee a permanent easement for a right of way hereinafter described over, on, upon and across certain land of the grantor in SHELBY County, Alabama for thoroughfare, said right of way being granted more particularly as follows to wit:

A Non-exclusive EASEMENT for ingress, egress and utilities, 40 feet wide, 20 feet on each side of the following described centerline, Commence at the Southwest corner of the above described property, Thence run Northeast along the Southeast line of said property a distance of 43.77 feet to the center of a chert drive and the POINT OF BEGINNING of said centerline, Thence turn right 153 deg. 28 min. 23 sec. and run Southwest 150.78 feet, along said drive, to a point on the South line of the North 1/2 of said 20 acre tract that is 707.73 feet West of the Southeast corner of said 20, Thence run South along said road to a point on the North line of the South 1/2 of the South 1/2 of said N.W. 1/4 of the N.E. 1/4, said point being 685 feet West of the Northeast corner of said 10 acre tract, said point being further identified as the "centerline of an easement" previously conveyed, that runs Southeast to County Highway #331. Said easement for same purpose, 40 feet in width.

To have and to hold unto the same Grantee and his assigns for the uses and purposes of ingress and egress so long as said land is necessary for an easement. This easement is to run with the land.

In witness whereof, the said grantor, HOWARD R. MOONEY, JR. and wife EVA D. MOONEY, have set unto their hand and seal this 13th day of FEBRUARY 1997.

Howard R. Mooney, Jr.
HOWARD R. MOONEY, JR.

Eva D. Mooney
EVA D. MOONEY

Inst # 1997-05304

02/19/1997-05304
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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1997-05304

State of Alabama
Shelby County

I, the undersigned Authority, a notary public in and for said county and state did appear HOWARD R. MOONEY, JR. and wife EVA D. MOONEY 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 seal this the 13th day of FEBRUARY 1997.

NOTARY PUBLIC:

Kelly G. Armstrong

My commission expires: 8-9-99

Prepared by: MARK TIPPINS 4 Office Park Circle #215
Birmingham, Alabama 35223.

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