

Send Tax Notice To: Sherman Holland, Jr.  
P. O. Box 1008  
Alabaster, Al. 35007

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) DEED AND DECLARATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS, cash, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, does grant, bargain, sell and convey unto SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantee, the following described easement across real property situated in Shelby County, Alabama, to-wit:

A 50 foot strip of land for a non exclusive easement for ingress and egress, utilities, drainage, etc., which said strip of land is more particularly described as being the most Easterly fifty feet of the property described in EXHIBIT A, hereto attached and made a part hereof, the same as if fully set out herein.

THE AFOREMENTIONED EASEMENT DOES NOT GO OVER, ALONG OR ACROSS ANY PROPERTY WHICH IS NOW OR EVER HAS BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY. FURTHER, THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTY AS TO THE EFFECT OF THIS INSTRUMENT ON THE TITLE TO THE PROPERTY INTEREST HEREIN DESCRIBED.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

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SHELBY COUNTY JUDGE OF PROBATE  
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warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of March, 2001.

  
\_\_\_\_\_  
Sherman Holland, Jr. (SEAL)

STATE OF ALABAMA )  
                          )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2001.

  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

## EXHIBIT A

STATE OF ALABAMA  
SHELBY COUNTY

I, Robert C. Farmer, a Professional Land Surveyor registered in the State of Alabama, do hereby certify this to be a true and correct map or plat of my survey of a parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run easterly along the South line of said 1/4-1/4 Section a distance of 920.46 feet to a point on the northwesterly right-of-way line of a CSX Transportation Railroad right-of-way line; thence N06°43'00"E for a distance of 154.88 feet to a point; thence run N83°17'00"W for a distance of 200.00 feet to a point; thence run N06°43'00"E for a distance of 77.62 feet to POINT OF BEGINNING; thence continue along said bearing for a distance of 146.03 feet to a point on the southwesterly right-of-way line of Shelby County Highway No. 65 (80' R.O.W); thence N76°29' 0"W for a distance of 362.78 feet along said right-of-way line to a point; thence run S04°48'48"E for a distance of 61.43 feet to a point; thence run S35°02'02"E for a distance of 172.63 feet to a point; thence run S83°17'00"E for a distance of 233.00 feet to the POINT OF BEGINNING. Said parcel contains 1.17 acres, 50,987 sq.ft. more or less.

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