

**GRANT OF EASEMENT  
FOR INGRESS AND EGRESS AND  
JOINT ROADWAY AGREEMENT**

**The Easement**

KNOW ALL PERSONS BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid to the undersigned Grantors (whether one or more) by the Grantees (whether one or more) herein, the receipt of which is hereby acknowledged, we

**Sunny R. Clowdus, an unmarried person**

the Grantor, does hereby bargain, grant, sell and convey unto

Buford H. Pate -----

Sarah B. Pate -----

the Grantees, the following perpetual, conditioned, and exclusive easement for the purpose of ingress and egress, over, under and across that certain parcel of land vested in the Grantor, said easement being described hereinafter, situated in Shelby County, Alabama, TO-WIT:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**  
SEE EXHIBIT "B" ATTACHED HERETO FOR SURVEY.

**This grant of easement is conditioned on the terms, conditions and restrictions contained in the Joint Roadway Agreement contained herein after, and said easement shall not be effective for these Grantees, nor subsequent Grantees, their heirs, successors and/or assigns, as provided for hereinafter, until and unless they have subscribed, joined and agreed to said Joint Roadway Agreement as provided.**

**TO HAVE AND TO HOLD** unto said Grantees.

It is expressly understood that the easement and rights granted and conveyed herein is an exclusive easement for the Grantors and the Grantees, their families and guests and no others.

This conveyance is also subject to the following stipulation: Grantors, their heirs, successors and/or assigns, do hereby agree that should the property over which this easement is conveyed become the object of a right-of-way request from the County, that Grantors, their heirs, successors and/or assigns, shall grant such right-of-way as may be necessary without destroying this easement on the remaining portion of this conveyance, if any be remaining.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantees, that I am lawfully seized with the property over which the easement described herein above crosses, and that it is free from all encumbrances, unless otherwise stated herein above, and that I have good right to convey said easement, and that I will, and my heirs and/or assigns shall, warrant and defend the same to said Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of  
November 14. 2002

  
Sunny R. Clowdus, Grantor

1-c

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sunny R. Clowdus, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 day of November, 2002.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

2-20-03

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES FEBRUARY 20, 2003

BINDER NO.:

FILE NO.:

LOAN NO.:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A Prescriptive Roadway for Ingress and Egress, the centerline of which is described as follows:**

**Commence at the NE corner of the NE-1/4 of the SE-1/4 of Section 8, Township 18 South, Range 1 East; thence run Southerly along the East Line thereof for 996.90 feet to a iron pipe; thence 89 Degrees 55 Minutes 02 Seconds right run Westerly 578.36 feet to the Point of Beginning; thence 110 Degrees 33 Minutes 58 Seconds right run Northerly 281.02 feet; thence 30 Degrees 56 Minutes 14 Seconds left for 99.07 feet; thence 12 Degrees 44 Minutes 19 Seconds right for 74.77 feet; thence 28 Degrees 53 Minutes 16 Seconds right for 79.85 feet; thence 19 Degrees 15 Minutes 43 Seconds right for 220.99 feet; thence 57 Degrees 26 Minutes 42 Seconds left for 88.44 feet; thence 56 Degrees 28 Minutes 56 Seconds left for 333.07 feet; thence 20 Degrees 20 Minutes 29 Seconds left for 141.58 feet; thence 65 Degrees 30 Minutes 10 Seconds right for 196.23 feet; thence 31 Degrees 34 Minutes 04 Seconds right for 64.02 feet; thence 21 Degrees 57 Minutes 18 Seconds right for 141.73 feet; thence 17 Degrees 31 Minutes 36 Seconds right for 159.05 feet; thence 10 Degrees 19 Minutes 42 Seconds right for 242.65 feet; thence 20 Degrees 07 Minutes 31 Seconds left for 91.57 feet; thence 22 Degrees 14 Minutes 06 Seconds right for 162.10 feet; thence 20 Degrees 19 Minutes 05 Seconds left for 387.88 feet; thence 62 Degrees 54 Minutes 27 Seconds left for 462.15 feet; thence 19 Degrees 42 Minutes 23 Seconds right for 190.41 feet; thence 19 Degrees 50 Minutes 55 Seconds left for 233.83 feet; thence 07 Degrees 51 Minutes 50 Seconds right for 159.79 feet; thence 09 Degrees 43 Minutes 05 Seconds right for 234.31 feet; thence 19 Degrees 44 Minutes 12 Seconds right for 77.93 feet; thence 21 Degrees 23 Minutes 59 Seconds right for 93.14 feet; thence 26 Degrees 33 Minutes 11 Seconds right for 93.23 feet; thence 90 Degrees 12 Minutes 45 Seconds left for 192.21 feet; thence 22 Degrees 52 Minutes 28 Seconds right for 377.89 feet; thence 11 Degrees 59 Minutes 00 Seconds right for 115.61 feet to the Southerly R/W of Shelby County Highway 41 and the Point of Ending.**

4-A



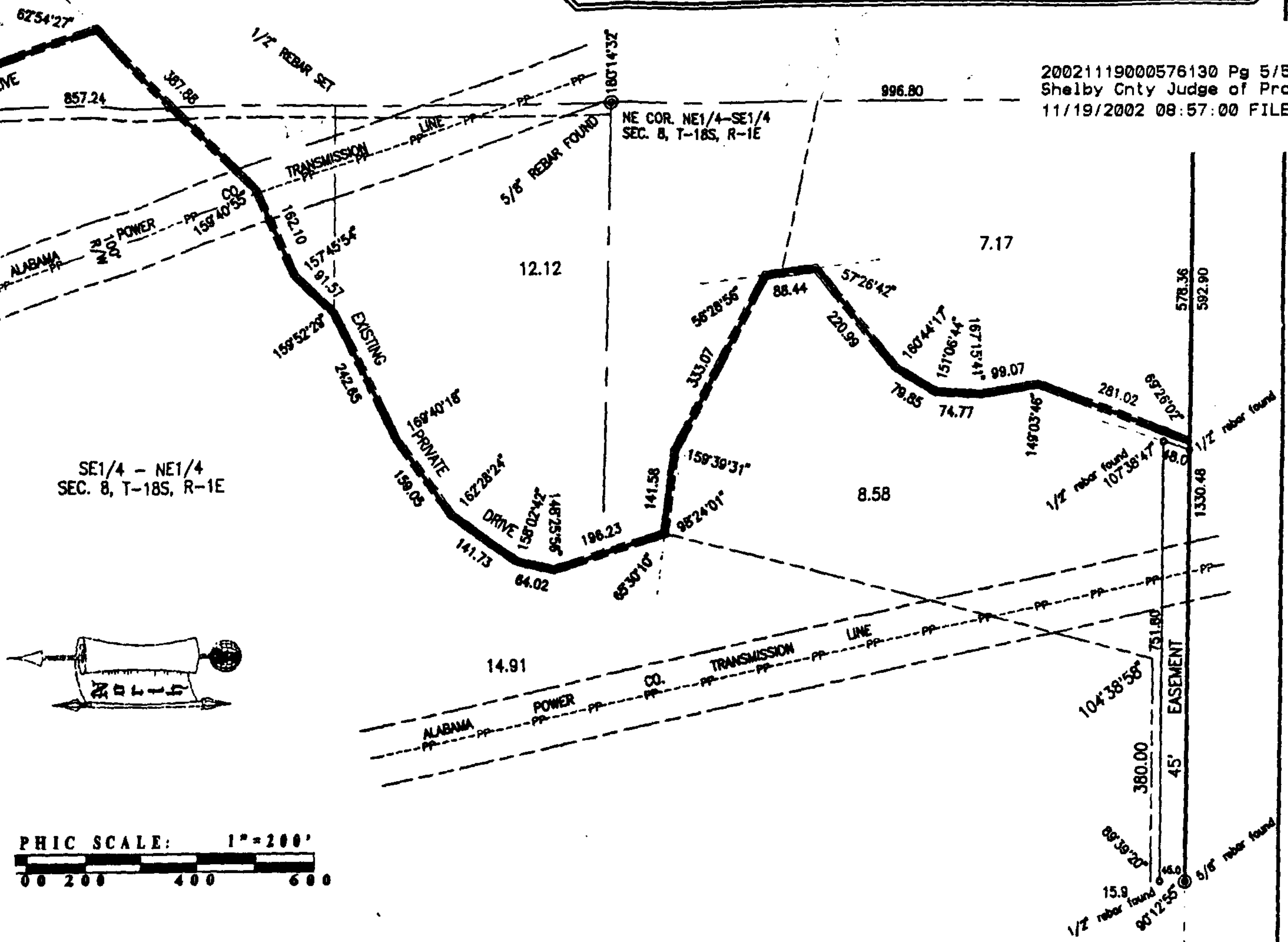


Exhibit "B"

LEGEND

• DEGREE  
• FEET OR MINUTES  
• INCHES OR SECONDS  
L.P.F. IRON PIN FOUND  
L.P.S. IRON PIN SET  
NW NORTHWEST  
NE NORTHEAST  
SW SOUTHWEST  
SE SOUTHEAST  
P.P. POWER POLE  
R RADIUS  
L ARC LENGTH  
TAN ARC TANGENT  
CH CHORD  
Δ CENTRAL ANGLE  
R/W RIGHT OF WAY  
C CENTERLINE  
X X PAINTED LINE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

20021119000576130 Pg 5/5 23.50  
Shelby Cnty Judge of Probate, AL  
11/19/2002 08:57:00 FILED/CERTIFIED



PROJECT:

SUNNY CLOWDUS  
SHELBY COUNTY

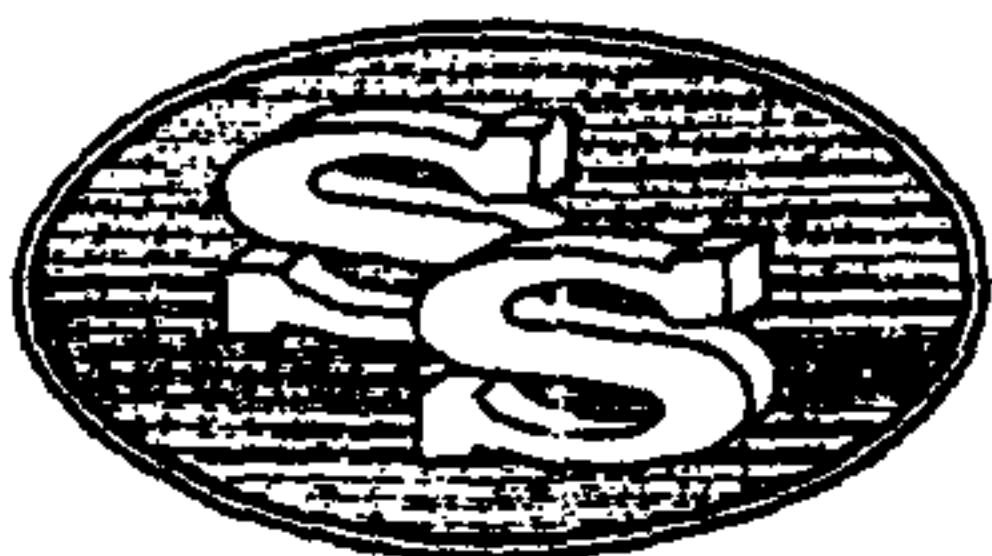
DRAWN. BY THOMAS II	CHECKED. BY TOM	SCALE 1" = 200'
FIELD BOOK	PARTY CHIEF DONNY	DATE 05/17/00

PROJECT NUMBER:

52K-06

SHEET NUMBER:

1 OF 1



**Simmons  
Surveying**

P.O. BOX 895 108 PINSON PLAZA  
PINSON, ALABAMA 35126  
PHONE: (205) 681-3679  
FAX: (205) 681-3679

© Copyright 1999

Buford  
Peto