

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Anita Mazer Cord
320 Fern Valley Rd
Chelsea AL 35043

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Phillip D. Driver and wife, Karen B. Driver** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Anita Mazer Cord** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

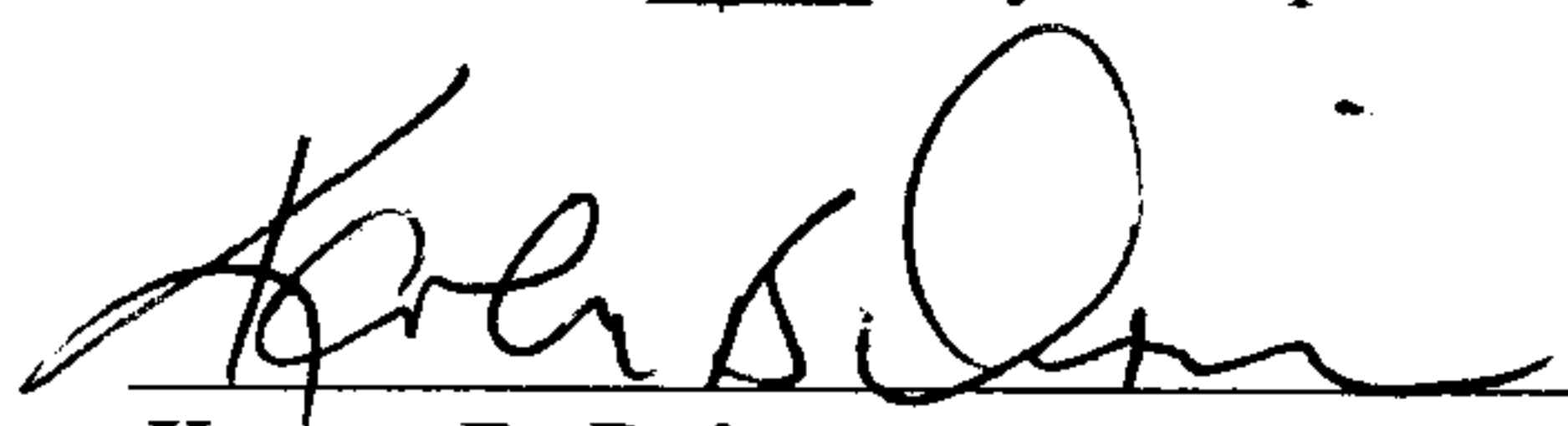
This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of April, 2014.



Phillip D. Driver


Karen B. Driver

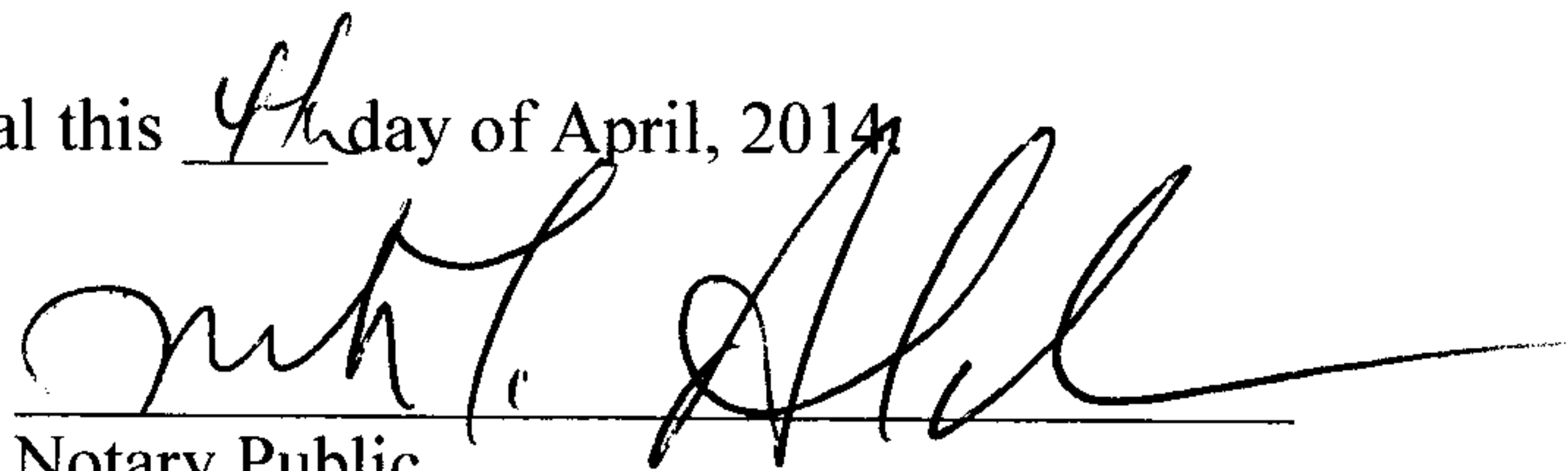
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Phillip D. Driver and Karen B. Driver**, whose name are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2014.


20140407000099240 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
04/07/2014 12:48:06 PM FILED/CERT

Shelby County, AL 04/07/2014
State of Alabama
Deed Tax: \$.50


Notary Public
My Commission Expires: 10/4/2016

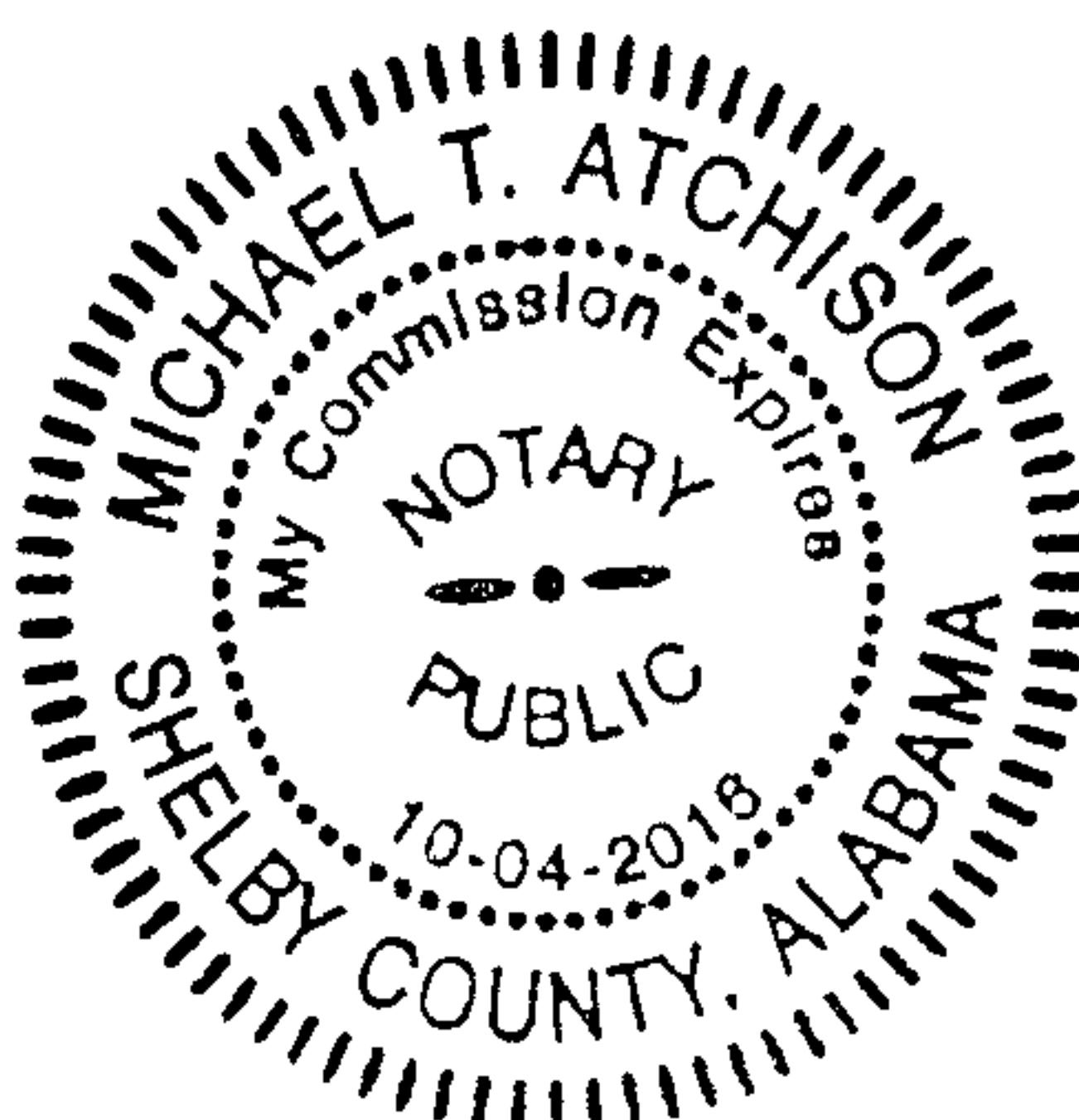
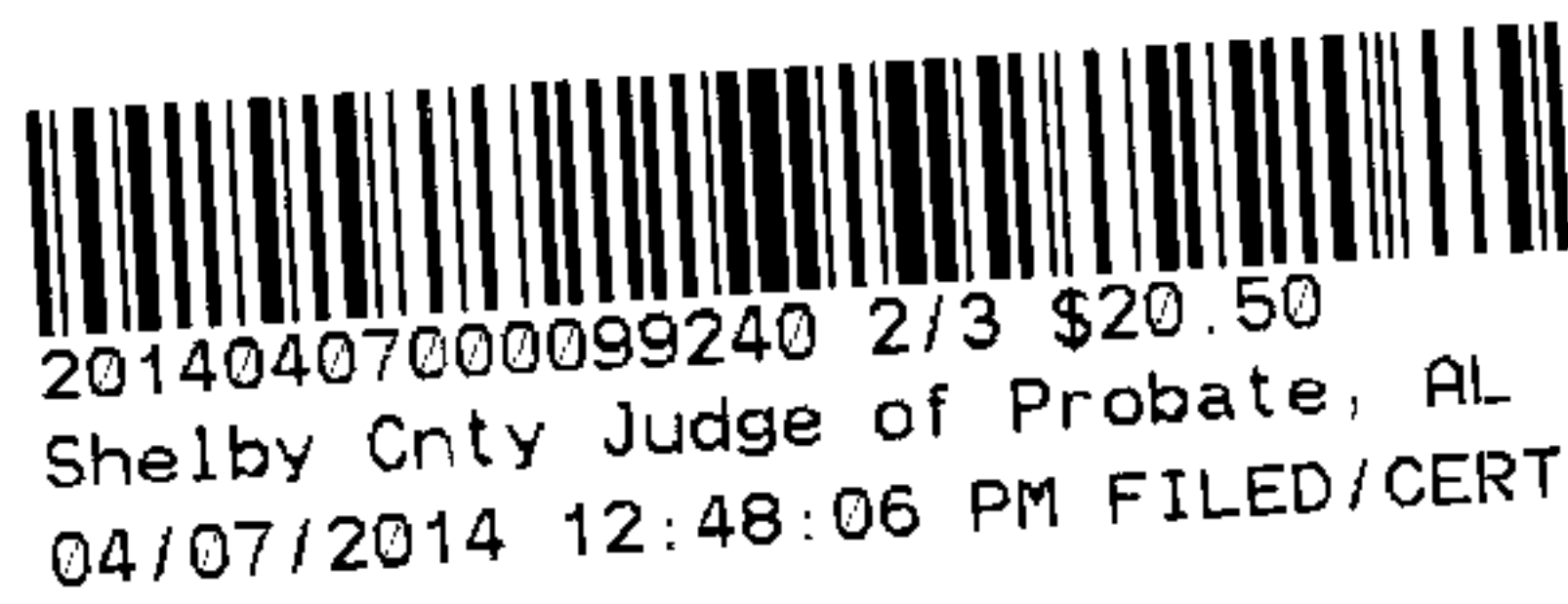


EXHIBIT A
LEGAL DESCRIPTION

A 30 foot easement for ingress, egress and utilities situated in the Southeast quarter of the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found, locally accepted to be the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 30; thence run an assumed bearing of South 00 degrees, 04 minutes, 27 seconds West along the East line of said quarter – quarter Section for a distance of 30.00 feet to a point; thence run North 89 degrees, 38 minutes, 54 seconds West for a distance of 1247.92 feet to a point; thence run North 01 degrees, 10 minutes, 33 seconds West for a distance of 30.01 feet to a point on the North line of said quarter – quarter Section; thence run South 89 degrees, 38 minutes, 54 seconds East along the North line of said quarter – quarter Section for a distance of 1248.57 feet to the POINT OF BEGINNING.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Phillip Driver
Mailing Address 6885 Old Hwy 280
Sterrett AL
35141

Grantee's Name Anita Mazer Cord
Mailing Address 320 Fern Valley Rd
Chelsea AL
35043

Property Address _____
Vacant

Date of Sale 4-4-2014
Total Purchase Price \$ 500.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print M. K. T. Hutchins
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one