

STATE OF ALABAMA
COUNTY OF SHELBY

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TERMINATION AND VACATION OF EASEMENTS

KNOW ALL MEN BY THESE PRESENTS; THAT

WHEREAS, the property described on Exhibit "A" attached hereto ("Benefitted Property") is presently owned by RAM – HELENA DEVELOPMENT PARTNERS, LLC, an Alabama limited liability company (collectively being referred to as "RAM").

WHEREAS, a portion of the Benefitted Property is benefitted by that certain easement granted in that Warranty Deed from Harold Douglas Henderson to Joel D. Henderson and wife, Annette F. Henderson dated February 23, 1987, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 116, at Page 550 (the "1987 Easement") and that certain right-of-way granted in that certain Warranty Deed from Cecil G. Wade and wife, Betty E. Wade to Kenneth L. Mullins and wife, Irene S. Mullins dated October 2, 1967, recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 250, at Page 331 (the "1967 Easement", and collectively with the 1987 Easement, the "Easements").

WHEREAS, RAM has agreed to release, terminate and vacate any and all interests it has in and to the Easements in their entirety.

WHEREAS, RAM desire to execute this instrument for such purposes.

NOW, THEREFORE, for and in consideration of One and No/100 Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RAM does hereby expressly terminate, vacate and relinquish forever any and all right, title and interest it has in and to the Easements as the same benefit or may benefit the Benefitted Property.

[EXECUTION ON FOLLOWING PAGE]

Exhibit "A"

To Termination and Vacation of Easements

Lots 1, 2, 3, 5 Block 2, according to the Survey of Mullin's Addition to Helena, as recorded in Map Book 3, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 4-A and 4-B, Block 2, according to a Resurvey of Lot 4, Block 2, of Mullins Addition to Helena, as recorded in Map Book 20, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

A Tract of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama and known as part of Lot 24, Block 2, Mullins Addition to Helena Subdivision as recorded in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows: Commence at the Southeast corner of said Southeast 1/4 of Northeast 1/4; thence in a westerly direction along the south line thereof a distance of 516.0 feet to the point of beginning; thence continue west along said south line a distance of 497.24 feet to the Southwest corner of said Lot 24; thence an angle right of 126 deg. 46 min. 30 sec. and run in a northeasterly direction along the northwest line of Lot 24, a distance of 529.51 feet; thence an angle right of 53 deg. 28 min. 40 sec. and run in an easterly direction along the north line of Lot 24, a distance of 174.88 feet; thence an angle of 89 deg. 01 min. 20 sec. and run in a southerly direction a distance of 423.40 feet to the point of beginning on the south line of said 1/4-1/4 section; being situated in Shelby County, Alabama.

Lot 2, according to the Survey of Big B Addition to Helena, as recorded in Map Book 21, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except the west 50 feet of said Lot 2.

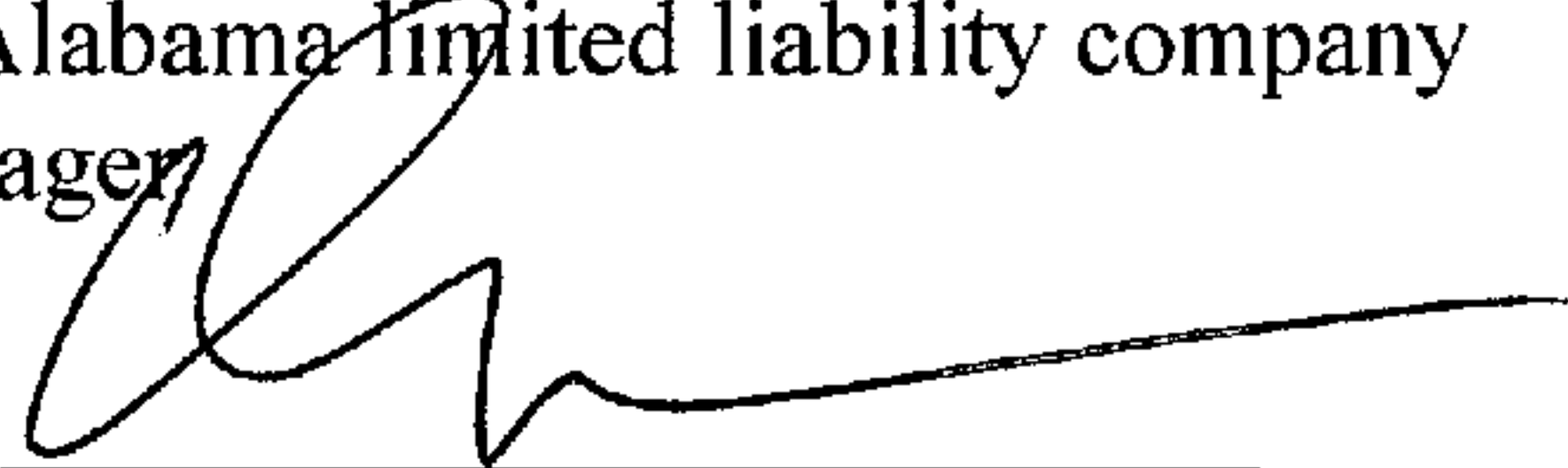
The West 50 feet of Lot 2, according to the Survey of Big B Addition to Helena, as recorded in Map Book 21, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 12 day of November, 2019.

RAM – Helena Development Partners, LLC,
an Alabama limited liability company

By: Retail Specialists, LLC,
an Alabama limited liability company

Its: Manager

By: 
Print Name: Robert R. Jolly, Jr.
Its: CEO

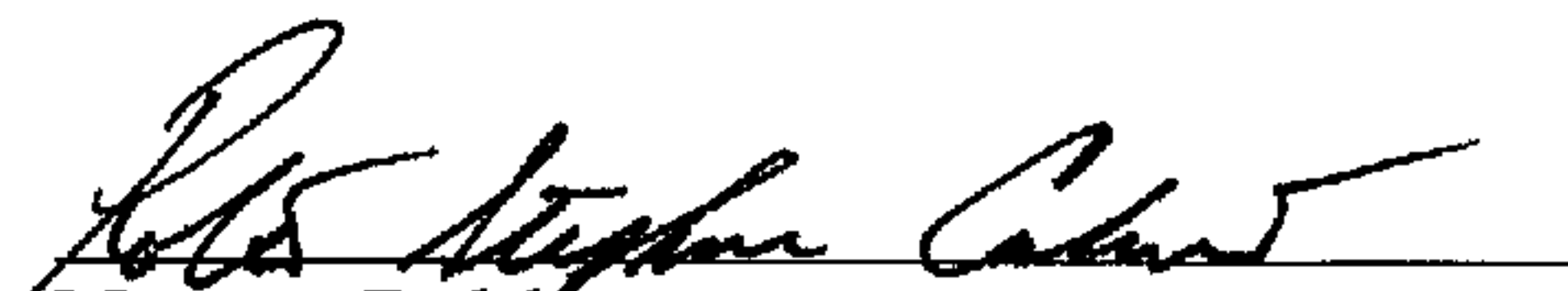
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Jolly, Jr., whose name as CEO of Retail Specialists, LLC, an Alabama limited liability company, acting as Manager of RAM – Helena Development Partners, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such CEO and with full authority, executed the same voluntarily for and as the act of said Retail Specialists, LLC acting as Manager of said RAM – Helena Development Partners, LLC.

Given under my hand this 12 day of November, 2019.

(SEAL)


Notary Public

My Commission Expires: 2-21-2021

This Instrument Prepared by:
Rushton, Stakely, Johnston & Garrett, P.A.
Attn: J. Ladd Davis
2100B SouthBridge Parkway, Suite 240
Birmingham, AL 35209
File No. 10077-3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2019 02:32:13 PM
\$28.00 CHARITY
20191120000433070

Termination and Vacation of Easements

