

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

Send Tax Notice to:

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jason Ingram, a married man, grant, bargain, sell and convey unto, Matthew Tyler Ingram and Brittany Janette Ingram the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement for ingress, egress and utilities

Commence at the Southeast corner of said ¼ ¼ of section; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 386.53 feet; thence run North 06 degrees 52 minutes 50 seconds West for a distance of 344.90 feet to the point of beginning; thence continue along last described course for a distance of 318.66 feet; thence run North 29 degrees 00 minutes 45 seconds East for a distance of 120.91 feet; thence run North 55 degrees 11 minutes 39 seconds West for a distance of 262.10 feet; to the Southeasterly right of way line of Shelby county Highway 54; thence run North 43 degrees 06 minutes 18 seconds East along the chord of a curve to the right for a distance of 30.00 feet; thence run South 55 degrees 14 minutes 22 seconds East for a distance of 254.75 feet; thence run South 68 degrees 31 minutes 46 seconds East for a distance of 12.51 feet; thence run South 06 degrees 52 minutes 50 seconds East for a distance of 455.68 feet; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 78.00 feet to the point of beginning.

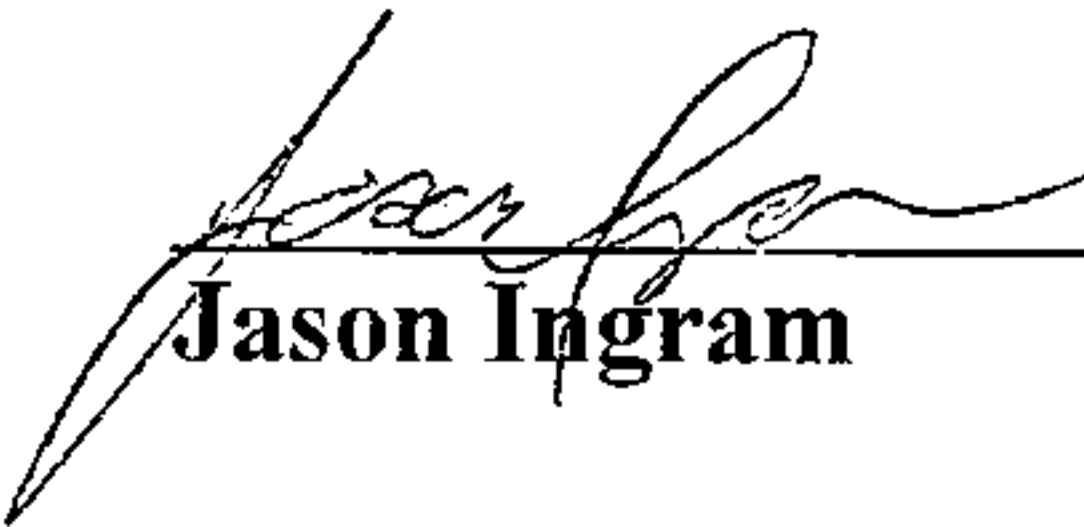
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.

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

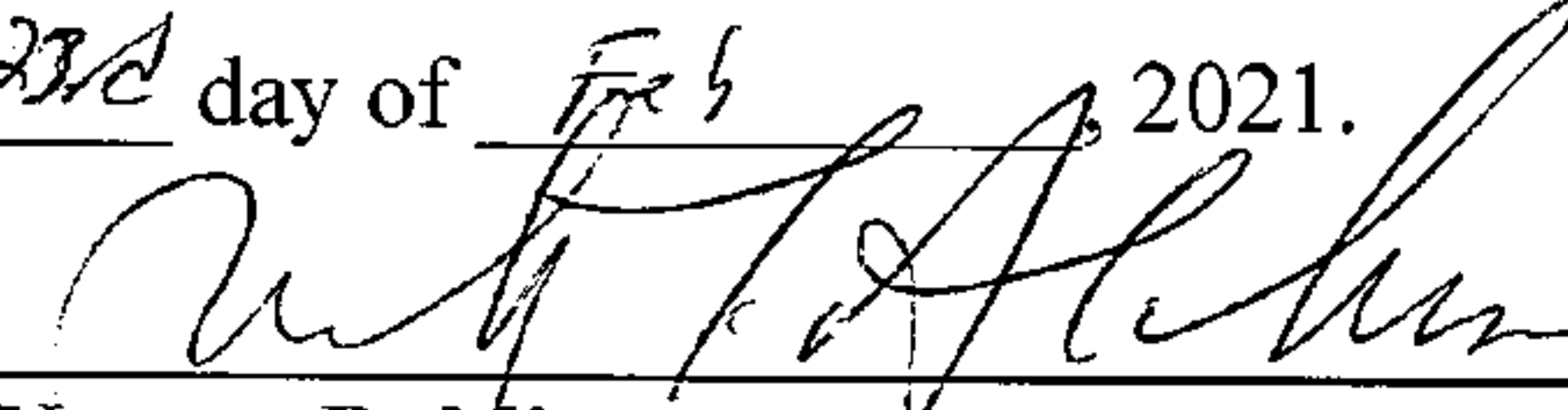
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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.

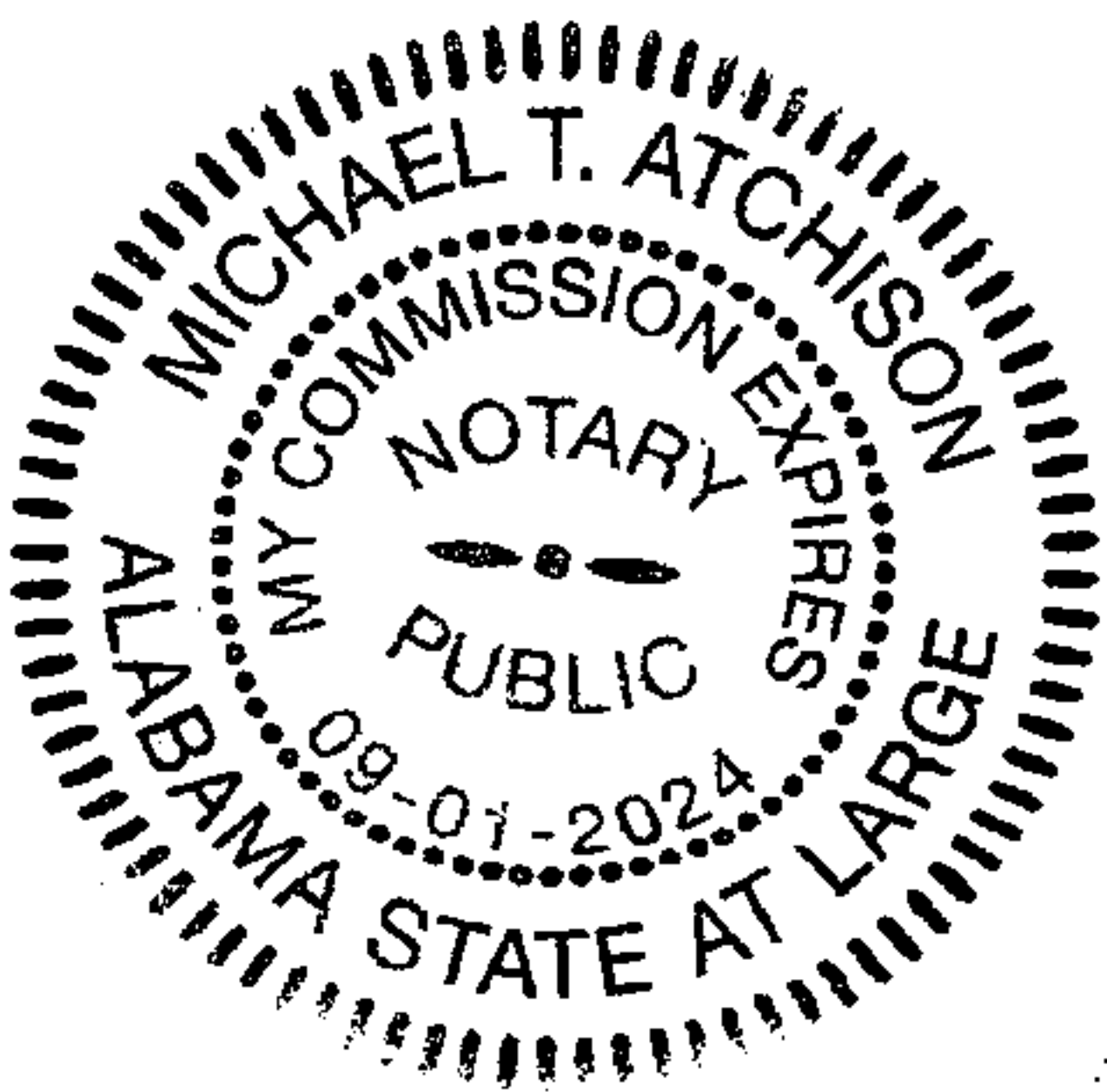
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of Feb, 2021.


Jason Ingram

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Ingram 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of Feb, 2021.

Notary Public
My Commission Expires: 9-1-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/23/2021 02:48:13 PM
\$23.00 CHARITY
20210223000091400

Allen S. Bayl