

STATE OF ALABAMA

COUNTY OF SHELBY

2069
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Shelby Cnty Judge of Probate, AL
02/25/1975 12:00:00AM FILED/CERT

EASEMENT APPURTENANT

INDENTURE made the 17th day of February, 1975 between James D. Seaman and wife, Janet W. Seaman, and Bertha A. Seaman, an unmarried woman, parties of the first part, and John S. Roberts, Jr. and wife, Sue L. Roberts, parties of the second part:

WHEREAS, the parties of the first part are the respective owners of those certain tracts of land more particularly and respectively described in Exhibit "A" which is attached hereto and made a part hereof and initialed by the parties hereto, and

WHEREAS, the parties of the second part are the owners of a tract of land more particularly described in Exhibit "B" which is attached hereto and made a part hereof and initialed by the parties hereto, which said tract of land described in Exhibit "B" as aforesaid is near to those certain tracts of land more particularly described in Exhibit "A" aforesaid, and

WHEREAS, the parties of the second part desire to obtain access to Shelby Co. Hwy. 119, said access to consist of an easement running in a westerly direction from the western boundary line of the tract described in Exhibit "B" aforesaid to a point on a private road running in, over and through parts of the various tracts described in Exhibit "A" aforesaid, and thence along said private road in a westerly and northwesterly direction to the junction of said private road and Shelby Co. Hwy. 119, the location of said easement to be more particularly described hereinbelow, and

WHEREAS, the parties of the first part have agreed, in consideration of the sum of \$10.00 and other good and valuable considerations to be paid to them by the parties of the second part, to grant to the parties of the second part an easement or right of way over the said private road for the purposes

and in the manner hereinafter expressed:

NOW, THEREFORE, this indenture witnesseth that, in pursuance of the said agreement and in consideration of the sum of \$10.00 and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, the parties of the first part hereby grant unto the parties of the second part, their heirs and assigns, as follows:

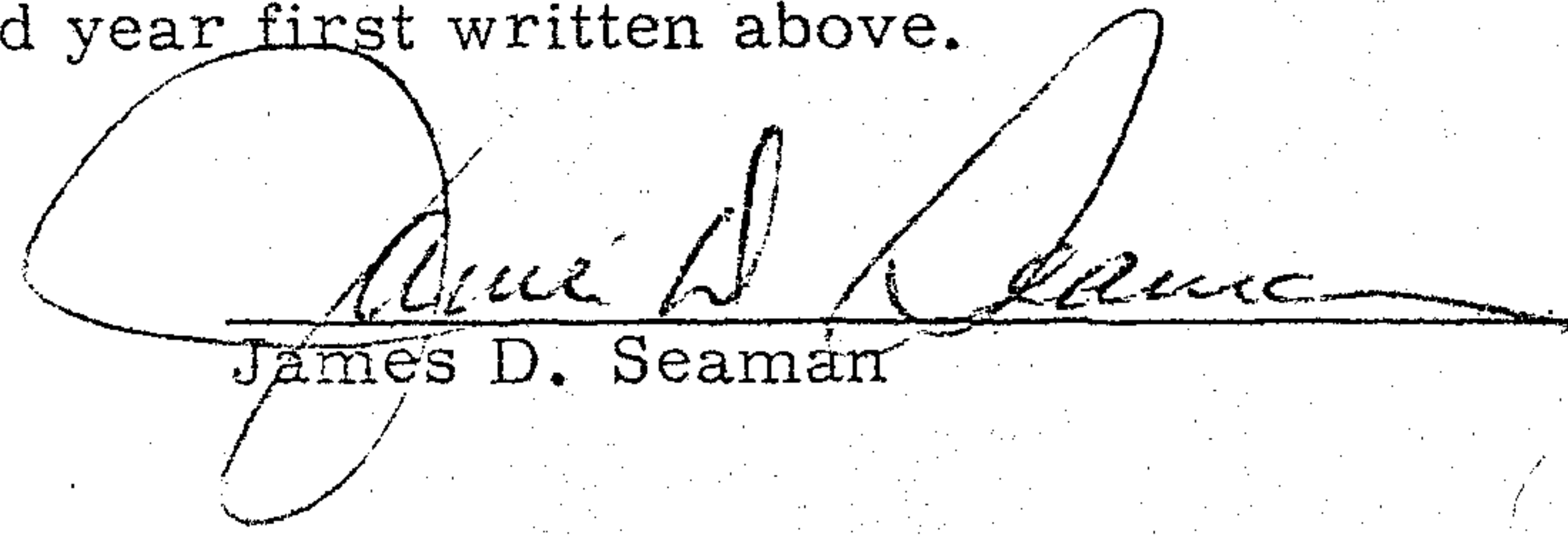
A twenty (20) foot access easement across those tracts more particularly described in Exhibit "A" as aforesaid, for purposes of ingress and egress, installation of utilities, including without limitation the right to pass and re-pass on foot or with vehicles, loads, farm implements and equipment, animals, carts, carriages or other vehicles of any description, said easement being more particularly described, as to its location, as follows:

Commence at the southwest corner of Section 15, Township 22 South, Range 3 West, and go north 1° and 05' west along the west boundary of Section 15, for a distance of 670.35 feet to a point, thence due east parallel with the south boundary line of said Section 15 for a distance of 635.89 feet to a point, thence north 4° 48' east for a distance of 622.30 feet to the point of beginning of the said easement, which easement consists of a strip of land lying 10 feet either side of a line described as commencing at the aforesaid point of beginning, thence south 84° 38' west for a distance of 316.69 feet to a point, thence south 50° 01' west for a distance of 34.08 feet to a point in the center of an existing paved private road, thence along said paved private road north 80° 05' west for a distance of 339.35 feet to a point, thence along said paved private road north 55° 43' west for a distance of 120.83 feet to a point, thence along said paved private road north 41° 17' west for a distance of 166.10 feet to a point, thence along said paved private road north 24° 40' west for a distance of 408.37 feet to a point, thence along said paved private road north 33° 45' west for a distance of 80.26 feet to the eastern boundary of Shelby County Hwy. 119.

BOOK 291 PAGE 2
TO HAVE AND TO HOLD the said easement or right of way hereby granted unto the parties of the second part, their heirs and assigns, as appurtenant to the said land of the parties of the second part and every part thereof.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first written above.

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James D. Seaman

19750225000008670 3/7 \$.00
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Janet W. Seaman
Janet W. Seaman

Bertha A. Seaman
Bertha A. Seaman, as parties of
the first part

John S. Roberts, Jr.
John S. Roberts, Jr.

Sue L. Roberts
Sue L. Roberts, as parties of
the second part

STATE OF ALABAMA

COUNTY OF

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James D. Seaman and wife, Janet W. Seaman, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 1975.

[Signature]
Notary Public

STATE OF ALABAMA

COUNTY OF

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Bertha A. Seaman, an unmarried woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 1975.

[Signature]
Notary Public

STATE OF ALABAMA

COUNTY OF

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John S. Roberts, Jr. and wife, Sue L. Roberts, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of Feb, 1975.

John F. Roberts
Notary Public

BOOK 291 PAGE 4



19750225000008670 4/7 \$.00
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EXHIBIT "A"

Lands of James D. Seaman and wife, Janet W. Seaman, situated in Shelby County, Alabama:

A parcel of land situated a part in the East 1/2 of Section 16 and part in the West 1/2 of Section 15, Township 22 South, Range 3 West described as follows:

Commence at the SE Corner of Section 16 and go N 1° 05' W along the East boundary of Section 16 for 670.35 feet to the Point of Beginning thence N 90°00'E for 1896.13 feet to the Center Line of Shoal Creek thence along this center line N 52°36'W for 95.29 feet thence N 34°22'W for 195.14 feet thence N 44°25'W for 137.33 feet thence N 70°13'W for 120.45 feet thence N 6°52'W for 83.51 feet thence N 18°43'E for 138.24 feet thence N 63°07'W for 522.76 feet thence N 61°24 1/2'W for 397.10 feet thence N 70°57 1/2'W for 478.25 feet thence N 58°46'W for 563.80 feet to a Point on a curve on the South boundary of Highway No. 119, said curve having a central angle of 7°10', a radius of 4623.75 feet and subtended by a chord bearing S 49°06'W for 577.82 feet thence along this curve 580.40 feet thence S 39° 35'E for 333.40 feet thence S 54°09'W for 289.09 feet thence S 1°46'E for 631.70 feet thence N 90°00 'E for 656.67 feet to the Point of Beginning, containing 52.8 acres.

LESS AND EXCEPT the following described tracts:

Tract I:

Commence at the SW Corner of Section 15 Township 22 South, Range 3 West and go N 1°05'W along the West boundary of Section 15 for 670.35 feet thence East for 635.89 feet, to the Point of Beginning thence continue East for 1260.54 feet to the Center Line of Shoal Creek thence along this center line N 52° 36'W for 95.29 feet thence N 34°22' W for 195.14 feet, thence N 44°25' W for 137.33 feet, thence N 70°13'W for 120.45 feet, thence N 6° 52'W for 83.51 feet, thence N 18°43' E for 138.24 feet, thence N 63° 07'W for 522.76 feet, thence N 61° 24 1/2'W for 397.10 feet, thence S 4° 48'W for 993.65 feet to the Point of Beginning containing 16.8 Acres.

Tract II:

Commence at the SW Corner of Section 15 Township 22 South Range 3 West and go N 1°05'W along the West boundary of Section 15 for 670.35 Feet thence East for 745.89 Feet, thence N 33°57'W for 175.00 Feet, to the Point of Beginning thence continue along this line for 548.40 Feet thence S 77°13'E for 57.68 Feet, thence N 84°38E for 289.19 feet, thence S 4°48'W for 476.62 Feet to the Point of Beginning, containing 1.79 Acres.

Tract III:

A parcel of land situated part in the SE 1/4 of Section 16 and part in the SW 1/4 of Section 15, Township 22 South, Range 3 West described as follows: Commence at the SW corner of Section 15 and go North 1°5' West along the West boundary of Section 15, 670.35 feet to the point of beginning; thence North 90°00' East 745.89 feet; thence North 33°57' West 723.40 feet; thence North 77°13' West 638.27 feet; thence South 1°46' East 743.30 feet; thence North 90.00' East 256.67 feet to the point of beginning. Containing 12.2 acres, according to survey of Floyd Atkinson, Registered Land Surveyor, dated November 1, 1971.



Lands of Bertha A. Seaman, situated in Shelby County, Alabama:

Commence at the SW Corner of Section 15 Township 22 South Range 3 West and go N 1°05'W along the West boundary of Section 15 for 670.35 Feet thence East for 745.89 Feet, thence N33°57'W for 175.00 Feet, to the Point of Beginning thence continue along this line for 548.40 Feet thence S 77°13'E for 57.68 Feet, thence N 84°38'E for 289.19 feet, thence S4°48'W for 476.62 Feet to the Point of Beginning, containing 1.79 Acres.

Also, the following parcel and associated easement:

A parcel of land situated part in the SE 1/4 of Section 16 and part in the SW 1/4 of Section 15, Township 22 South, Range 3 West described as follows: Commence at the SW corner of Section 15 and go North 1°5' West along the West boundary of Section 15, 670.35 feet to the point of beginning; thence North 90°00' East 745.89 feet; thence North 33°57' West 723.40 feet; thence North 77°13' West 638.27 feet; thence South 1°46' East 743.30 feet; thence North 90.00' East 256.67 feet to the point of beginning. Containing 12.2 acres, according to survey of Floyd Atkinson, Registered Land Surveyor, dated November 1, 1971.

Also an easement for ingress and egress to and from the above described parcel to connect the same with Shelby County Highway 119, more particularly described as follows: A strip of land 30 feet in width and extending a uniform distance of 15 feet each side of random center line described as follows: Commence at the SW corner of Section 15, Township 22 South, Range 3 West and go North 1°05' West along the West boundary of Section 15, 670.35 feet; thence North 90°00 West 256.67 feet; thence North 1°46' West 743.30 feet; thence South 77°13' East 120.42 feet to point of beginning; thence North 27°02' West 594.50 feet to the South boundary of the Montevallo-Siluria Road, being Shelby County Highway No. 119.

LESS AND EXCEPT the following described tract:

Commence at the SW corner of Section 15 Township 22 South Range 3 West and go N1°05'W along the West Boundary of Section 15 for 670.35 Feet, thence East for 635.89 Feet to the point of beginning thence continue East for 110.00 Feet thence N 33°57'W for 175.00 feet thence S 4° 48'W for 145.68 Feet to the Point of Beginning, containing 0.18 Acres.



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02/25/1975 12:00:00AM FILED/CERT

6
BOOK 291 PAGE

EXHIBIT "B"

Lands of John S. Roberts, Jr., and wife, Sue L. Roberts,
situated in Shelby County, Alabama.

Commence at the SW Corner of Section 15 Township 22 South, Range 3
West and go N 1°05'W along the West boundary of Section 15 for 670.35 feet
thence East for 635.89 feet, to the Point of Beginning thence continue
East for 1260.54 feet to the Center Line of Shoal Creek thence along this
center line N 52° 36'W for 95.29 feet thence N 34°22' W for 195.14 feet,
thence N 44°25' W for 137.33 feet, thence N 70°13'W for 120.45 feet, thence
N 6° 52'W for 83.51 feet, thence N 18°43' E for 138.24 feet, thence N 63°
07'W for 522.76 feet, thence N 61° 24 1/2'W for 397.10 feet, thence S 4°
48'W for 993.65 feet to the Point of Beginning containing 16.8 Acres.


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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 25 PM 2:24
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Boudin