

2825

EASEMENT OF RIGHT OF INGRESS AND EGRESS

STATE OF ALABAMA)
SHELBY COUNTY).

THIS AGREEMENT, Made this the 5th. day of March, 1975, by and between Roy Lockhart and wife, Vivian O. Lockhart, parties of the first part, which expression shall include his, her or their heirs, executors, administrators, agents or assigns, where the context so requires or admits, and C. Arnold Fulmer and wife, Kay Fulmer, parties of the second part, which expression shall include his, her or their heirs, executors, administrators, agents or assigns, where the context so requires or admits, WITNESSETH:

WHEREAS, the parties of the first part own and have title to the real estate located in Shelby County, Alabama, described as follows:

Commence at the southeast corner of SE 1/4 of NW 1/4 of Section 15, Township 19 South Range 2 West, run north along East line of said 1/4-1/4 for a distance of 186 feet to point of beginning; thence continue North along same course a distance of 144.0 feet to a point; thence left 89 degrees 30 minutes and run a distance of 278.0 feet to a point and said point being on the northeasterly right of way of Shelby County Highway #29 (Caldwell Mill Road) thence southeasterly along said right of way a distance of 178.0 feet to a point; thence angle of 52 degrees 30 minutes left and run a distance of 168 feet more or less to point of beginning.

WHEREAS, the parties of the second part own and have title to the real estate located in Shelby County, Alabama, described as follows:

Begin at the southeast corner of the SE 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 West, then run north along the east line of said 1/4-1/4 for a distance of 332.7 feet to point of beginning, this point being the southeast corner of the N 1/2 of S 1/2 of SE 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 West, thence turn left an angle of 89 deg. 26 min. 26 3/4 Sec. for a distance of 267.0 feet, more or less, to the east R.O.W. of Shelby County Highway No. 29; thence turn right an angle of 52 deg. 59 min. running northwesterly along the east R.O.W. of said Highway for a distance of 420.0 feet, more or less to a point on the north line of N1/2 of S1/2 of said 1/4-1/4; thence turn right an angle of 127 deg. 01 min. for a distance of 525.0 feet, more or less, to the northeast corner of the N1/2 of S1/2 of said 1/4-1/4; thence turn right an angle of 89 deg. 24 min. 22 1/2 sec. for a distance of 332.37 feet to point of beginning; this parcel of property located in the N1/2 of S1/2 of SE 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, containing 3 acres, more or less.



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Shelby Cnty Judge of Probate, AL
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And, Whereas, the said parties of the first part have agreed, in consideration of the sum of One (\$1.00) Dollar to be paid by parties of the second part, to grant, bargain, sell and convey to parties of the second part an easement over and across the extreme Northeast corner where an existing driveway is now located, of property belonging to parties of the first part, for the purpose of ingress and egress. Said driveway crosses property of parties of the first part as shown by the survey of Edward A. Rogers Sr. dated February 22, 1975, a copy of which is attached hereto and becomes a part hereof.

NOW, THEREFORE, in pursuance of said agreement and in consideration of the sum of One (\$1.00) Dollar paid by the said parties of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part hereby grant, bargain, sell and convey unto the said parties of the second part, his, her or their heirs, and assigns, an easement over and across the extreme Northeast corner, where an existing driveway is now located, of property belonging to parties of the first part, for the purpose of ingress and egress. Said driveway crosses property of parties of the first part at a point as shown by survey of Edward A. Rogers, Sr. dated February 22, 1975, a copy of which is attached hereto and becomes a part hereof.

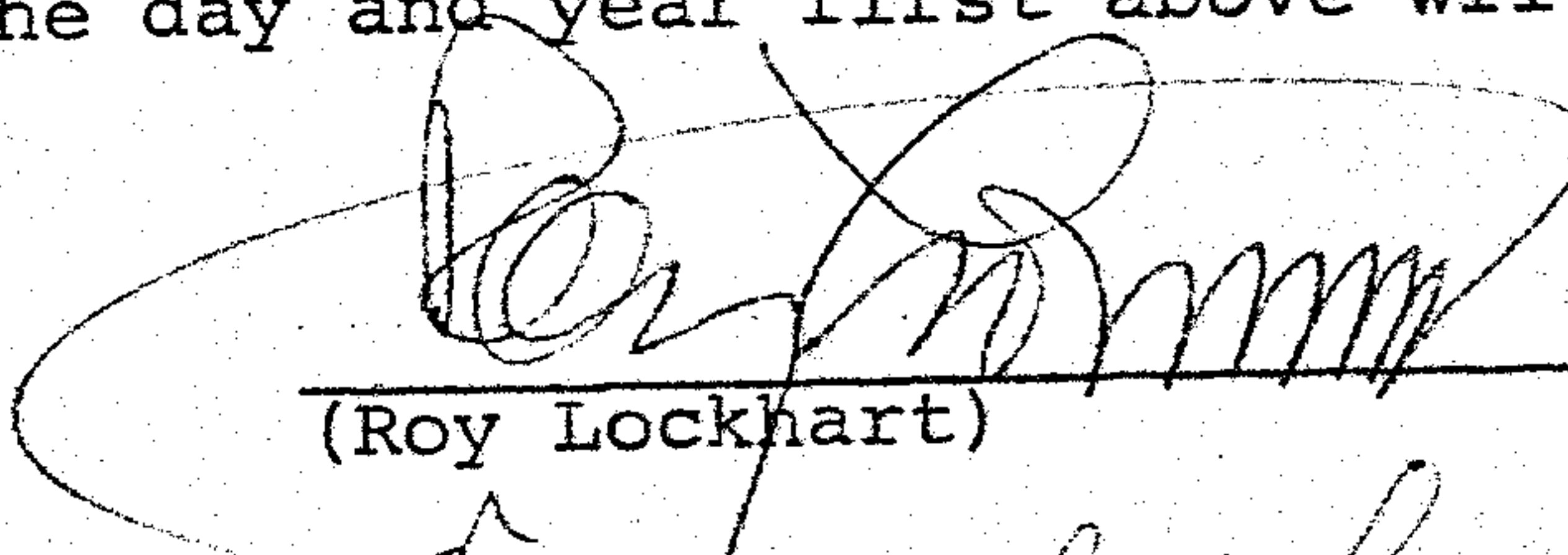
Together with the rights, easements, privileges and appurtenances, in and to said driveway, which may be required for the full enjoyment of the rights herein granted.

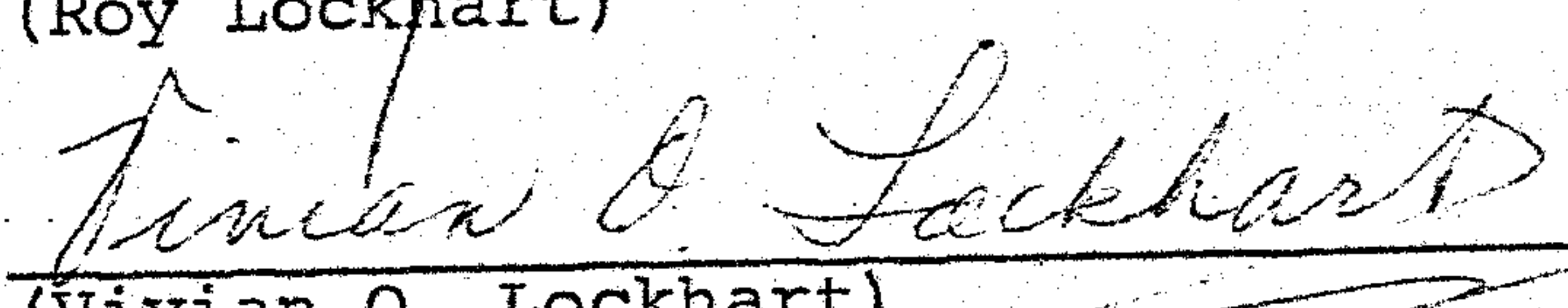
TO HAVE AND TO HOLD the same unto the said parties of the second part, his, her or their heirs and assigns forever.

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



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(Roy Lockhart)


(Vivian O. Lockhart)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Lockhart and wife, Vivian O. Lockhart,

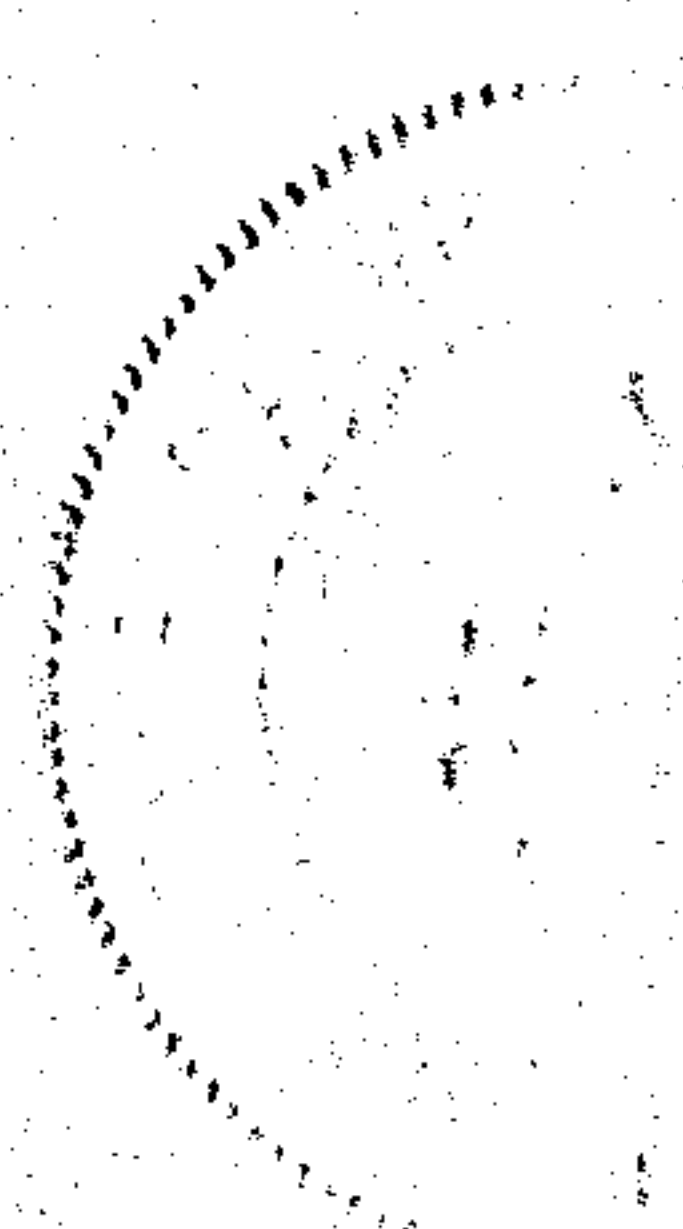
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whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th. day of March, 1975.

Betty S. Calvert
Notary Public

My Commission Expires July 8, 1975

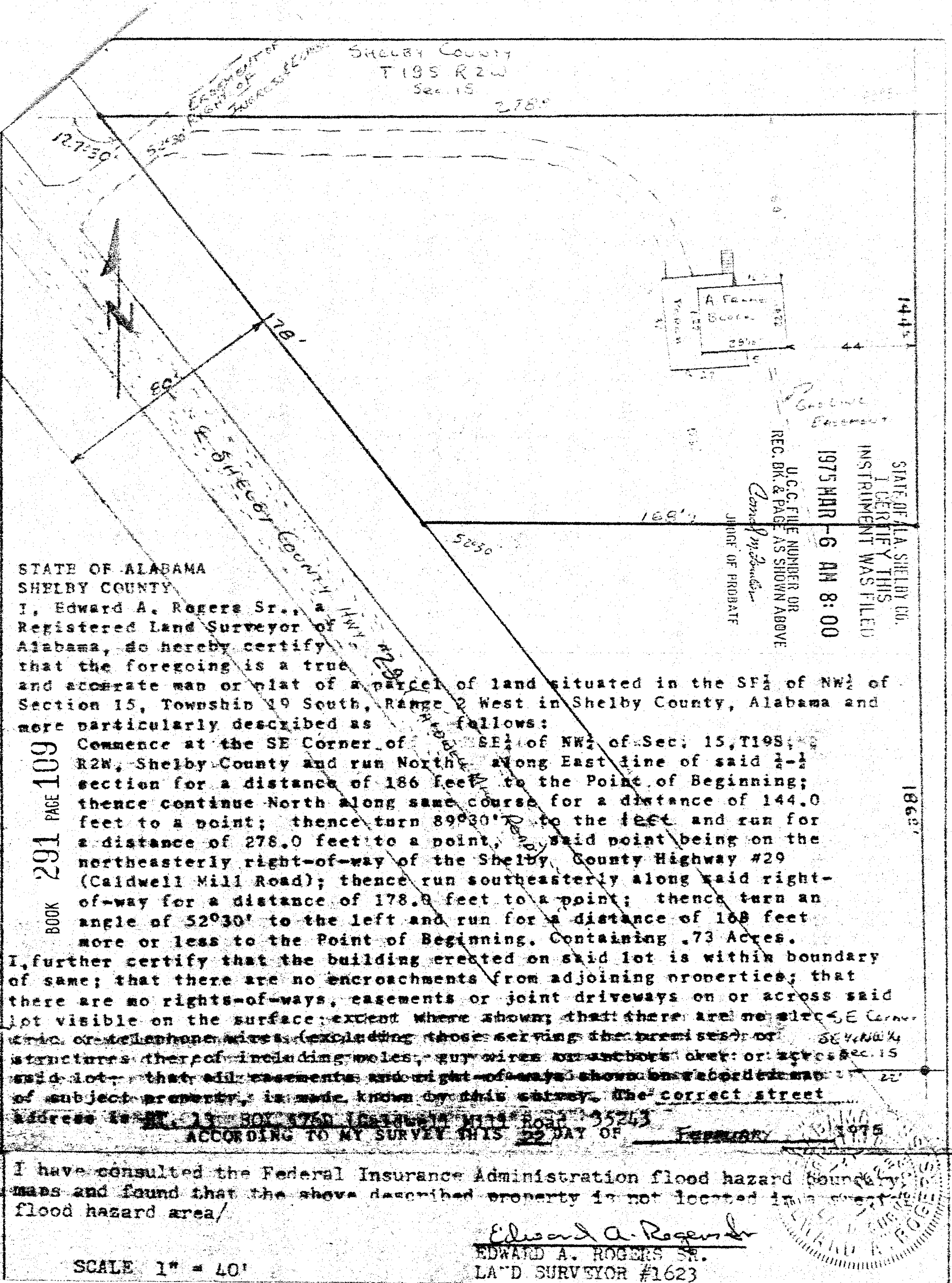


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STATE OF ALABAMA
SHELBY COUNTY

I, Edward A. Rogers Sr., a
Registered Land Surveyor of
Alabama, do hereby certify

that the foregoing is a true
and accurate map or plat of a parcel of land situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of
Section 15, Township 19 South, Range 2 West in Shelby County, Alabama and
more particularly described as follows:

Commence at the SE Corner of $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 15, T19S,
R2W, Shelby County and run North along East line of said $\frac{1}{4}$ - $\frac{1}{4}$
section for a distance of 186 feet to the Point of Beginning;
thence continue North along same course for a distance of 144.0
feet to a point; thence turn 89°30' to the left and run for
a distance of 278.0 feet to a point, said point being on the
northeasterly right-of-way of the Shelby County Highway #29
(Caldwell Mill Road); thence run southeasterly along said right-
of-way for a distance of 178.0 feet to a point; thence turn an
angle of 52°30' to the left and run for a distance of 168 feet
more or less to the Point of Beginning. Containing .73 Acres.

I further certify that the building erected on said lot is within boundary
of same; that there are no encroachments from adjoining properties; that
there are no rights-of-way, easements or joint driveways on or across said
lot visible on the surface except where shown; that there are no electric
lines or telephone wires (excluding those serving the premises) or
structures thereof including poles, guy wires or anchors over or across
said lot; that all easements and right-of-ways shown on record maps
of subject property, is made known by this survey. The correct street

address is Box 3750 Caldwell Mill Road
ACCORDING TO MY SURVEY THIS 22 DAY OF FEBRUARY 1975

I have consulted the Federal Insurance Administration flood hazard boundary
maps and found that the above described property is not located in a
flood hazard area/

SCALE 1" = 40'

Edward A. Rogers Sr.
EDWARD A. ROGERS SR.
LAND SURVEYOR #1623

