

STATE OF ALABAMA
COUNTY OF SHELBY

7218

EASEMENT APPURTENANT

INDENTURE made the 18th day of August, 1975, 1975
between Mrs. Barbara Marie Boyd, a widow, party of the first
part, and Chelsea Developers, Inc., an Alabama corporation,
party of the second part:

WHEREAS, the party of the first part is the sole surviving
joint tenant under conveyance recorded in Deed Volume 244, page
704, of Judge of Probate Office, Shelby County, Alabama, her
husband, Forrest H. Boyd, having died on the 8th day of August
1969, and is thus the sole owner of that certain
tract 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 party of the second part is the owner 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 contiguous in part with a portion of that
certain tract of land more particularly described in Exhibit "A"
aforesaid, and

WHEREAS, the party of the second part desires to obtain
access to Shelby Co. Hwy. 39, said access to consist of an ease-
ment running in a westerly direction from the northern boundary
line of the tract described in Exhibit "B" aforesaid across part
of the land described in Exhibit "A" to the junction of Shelby
Co. Hwy. 39, the location of said easement to be more particularly
described hereinbelow, and

WHEREAS, the party of the first part has agreed, in consid-
eration of the sum of \$10.00 and other good and valuable consid-
erations to be paid to her by the party of the second part, to
grant to the party of the second part an easement or right of way
over her said land for the purposes and in the manner hereinafter
expressed:



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Shelby Cnty Judge of Probate, AL
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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 party of the second part to the party of the first part, the receipt whereof is hereby acknowledged, the party of the first part hereby grants unto the party of the second part, its heirs and assigns, as follows:

An access easement twenty (20) feet in width, 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, the centerline of which said easement is more particularly described as follows:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama and run in an Easterly direction along the North Line of said Quarter-Quarter a distance of ten (10) feet to the point of beginning; thence North and parallel with the West Line of the Southeast Quarter of the Southwest Quarter, Section 26, Township 19 South, Range 1 West a distance of six hundred (600) feet, more or less, to the Southern right-of-way line of a county road.

The purpose of the foregoing description is to describe a twenty (20) feet easement to serve Lot 12A, according to the survey of Chelsea Estates, Shelby County, Alabama; situated over part of lands presently owned by Barbara Marie Boyd, to provide ingress and egress to, from, and between said Lot 12A and said county road, Shelby County No. 39.

TO HAVE AND TO HOLD the said easement or right of way hereby

granted unto the party of the second part, its successors in interest and assigns, as appurtenant to the said land of the party of the second part and every part thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first written above.

* Barbara Marie Boyd
Barbara Marie Boyd

ATTEST:

CHELSEA DEVELOPERS, INC.
By: Ralph S. Tully
Ralph S. Tully, President



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STATE OF ALABAMA

COUNTY OF

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara Marie Boyd, a widow, 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 18th day of August, 1975.

Marvin S. Redden
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 Ralph S. Tully whose name as President of Chelsea Developers, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of April, 1975.

Marvin S. Redden
Notary Public



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EXHIBIT "A"

Commence at the SW corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, as a point of beginning. From this beginning point proceed East along the south boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 670.0 feet; thence turn an angle of 88 deg. 43' to the left and proceed North 2 deg. 00' West for a distance of 616.0 feet to a point on the South right of way line of a Shelby County paved highway; thence proceed westerly along the south right of way line of said highway for a distance of 677.0 feet, more or less, to its point of intersection with the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence proceed South 2 deg. 00' East along the west boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 615.2 feet to the point of beginning. The above described land is located in the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, and contains 8.7 acres.



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EXHIBIT "B"

DESCRIPTION - Lot 12A, according to the survey of Chelsea Estates, being more particularly described as follows:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Southerly direction along the West Line of said Quarter-Quarter a distance of 252.50 feet to it's intersection with the Northerly right-of-way line of the Atlantic Coast Line Railroad; thence turn an angle to the left to the chord of a curve of 113 degrees, 01 minutes, 21 seconds, said curve having a central angle of 5 degrees, 04 minutes, 17 seconds and a radius of 3,108.43 feet; thence continue along the arc of said curve for a distance of 275.13 feet to the end of said curve; thence continue in a Northeasterly direction along the tangent extended to last described curve, continuing along the Northerly right-of-way line of said railroad, a distance of 330.83 feet to it's intersection with the North Line of said Northeast Quarter of the Northwest Quarter of Section 35; thence turn an angle to the left of 156 degrees, 18 minutes and run in a Westerly direction along the North Line of said Quarter-Quarter a distance of 597.17 feet to the point of beginning.



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.
1975 AUG 28 AM 8:33
Clifford J. ...
JUDGE OF PROBATE

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BOOK CONSULTING ENGINEERS

CIVIL ENGINEERS

SURVEYORS