

3174

STATE OF ALABAMA)

ROAD EASEMENT

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that this agreement, made this the 12th day of March, 1976, by and between LILLIAN L. WARREN, a widow, hereinafter referred to as the "Prior Grantor", and JAMES A. PARSONS and wife, JOYCE N. PARSONS, hereinafter referred to as the "Grantors", and CHARLES EDWARD WARREN and wife, DORIS K. WARREN, hereinafter referred to as the "Grantees":

WITNESSETH THAT,

WHEREAS, the Prior Grantor has heretofore conveyed to the Grantors a permanent easement situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama for a right-of-way for use as a private road to a parcel of land heretofore conveyed by Prior Grantor to Grantors also situated in said $\frac{1}{4}$ - $\frac{1}{4}$ section, all as more fully appears in that certain instrument dated July 16, 1973 and recorded in Deed Book 281, at Page 349, in the Office of Judge of Probate of Shelby County, Alabama; and

WHEREAS, Prior Grantor is conveying to Grantees simultaneously with her execution of this instrument the following described parcel of land situated in said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama and run Northerly along the East side of the said $\frac{1}{4}$ - $\frac{1}{4}$ section for 305.14 feet; then continue along said course for 698.39 feet to the point of beginning; then continue along said course for 173.64 feet to a point; then turn an angle of 82 degrees, 15 minutes, 30 seconds to the left and run 106.35 feet; then turn an angle of 63 degrees, 07 minutes, 30 seconds to the left and run 117.44 feet; then turn an angle of 53 degrees, 09 minutes to the left and run 81.87 feet; then turn an angle of 66 degrees, 03 minutes to the left and run 146.73 feet back to the point of beginning on the East side of the said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, containing .6 of an acre, more or less; and

WHEREAS, the Prior Grantor and the Grantors desire to grant unto the Grantees the permanent right and easement to use the aforesaid right-of-way, as hereinafter described, as a private road for ingress and egress to the above described real estate being conveyed to Grantees simultaneously herewith.

NOW, THEREFORE, in consideration of the sum of One and no/100 (\$1.00) Dollars, and other good and valuable considerations, in hand paid by the Grantees herein, and the receipt of which is acknowledged by the Prior Grantor and the Grantors, the Prior Grantor and the Grantors do hereby grant unto the Grantees, their successors and assigns, a permanent right and easement to use the following described right-of-way for use and enjoyment as a private road or street for the purpose of ingress and egress to the above described .6 of an acre, to-wit:



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Shelby Cnty Judge of Probate, AL
03/15/1976 01:00:00 AM FILED/CERT

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From the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 20 South, Range 2 West run Northerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 17.92 feet; thence turn left 127 degrees, 43 minutes and run Southwesterly 391.6 feet; thence turn 132 degrees, 06 minutes to the right and run Northerly 37.0 feet, more or less, to a point on the North right-of-way line of Shelby County Road No. 11 for the point of beginning of the center line of the easement for a roadway 20 feet in width and being 10 feet on each side of hereinafter described center line; thence continue Northerly along last said course for 137.51 feet; thence turn 10 degrees, 41 minutes left and run 57.37 feet; thence turn 55 degrees, 13 minutes left and run 140.96 feet; thence turn 22 degrees, 13 minutes left and run 70.97 feet; thence turn 11 degrees, 11 minutes left and run 111.97 feet; thence turn 17 degrees, 07- $\frac{1}{2}$ minutes right and run 42.74 feet; thence turn 24 degrees, 53- $\frac{1}{2}$ minutes right and run 56.3 feet; thence turn 24 degrees, 25 minutes right and run 62.22 feet; thence turn 13 degrees, 56- $\frac{1}{2}$ minutes right and run 53.34 feet; thence turn 13 degrees, 45 minutes right and run 49.72 feet; thence turn 19 degrees, 29 minutes right and run 43.4 feet; thence turn 22 degrees, 54 minutes right and run 48.27 feet; thence turn 16 degrees, 05 minutes right and run 91.85 feet; thence turn 10 degrees, 27 minutes left and run 340.2 feet; thence turn 15 degrees, 51- $\frac{1}{2}$ minutes left and run 56.82 feet; thence turn 26 degrees, 57- $\frac{1}{2}$ minutes left and run 44.14 feet; thence turn 32 degrees, 34 minutes left and run 39.98 feet; thence turn 24 degrees, 08 minutes left and run 176.92 feet; thence turn 90 degrees to the right and run 20.0 feet to the ending of this described center line of easement.

TO HAVE AND TO HOLD the same unto the said Grantees, their successors and assigns, for the uses and purposes for which said right and easement is granted.

IN WITNESS WHEREOF, we have hereunto set our hands and seals.

Lillian L. Warren (SEAL)
Lillian L. Warren

James A. Parsons (SEAL)
James A. Parsons

Joyce N. Parsons (SEAL)
Joyce N. Parsons



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STATE OF ALABAMA)

SHELBY COUNTY)

I, Wade H. Morton, Jr., a Notary Public in and for said County and State, hereby certify that Lillian L. Warren, a widow, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of March, 1976.

Wade H. Morton, Jr.
Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, W. P. Hightower, a Notary Public in and for said County and State, hereby certify that James A. Parsons and wife, Joyce N. Parsons, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of March, 1976.

W. P. Hightower
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 MAR 15 AM 10:21

Need Tap, SD

Comm. of Probate

JUDGE OF PROBATE

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