

5530

STATE OF ALABAMA
SHELBY COUNTY

This Agreement entered into this 25th day of May, 1976, between Vestula Vaughn Thompson, unmarried; John Harlan Thompson, III and wife, Sherry Thompson; and Penny Elizabeth Thompson, unmarried, party of the first part, and R. W. Duke and Donald Howse, party of the second part, WITNESSETH:

In consideration of the sum of One Dollar and the party of the first part conveying the hereinafter described property to the party of the second part, party of the second part hereby grant, bargain, sell and convey to party of the first part, an easement for ingress and egress over the property described on the attached sheet, marked Exhibit "A" and made a part hereof as if written herein.

Said easement is to be used as a means of ingress and egress to and from that portion of the NE $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama, lying East of the Central of Georgia Railroad right-of-way.

It is agreed between the parties hereto that this easement is personal to the party of the first part or their agents and shall not inure to the successors or heirs of the party of the first part.

The parties hereto agree further that party of the first part shall so maintain and operate the right-of-way herein granted that the operation thereof would in no way hinder or prevent the proper and reasonable use, by the party of the second part, of the property through which the easement is hereby granted.

Party of the first part agree to observe maximum safety precautions in exercising their rights under said easement and agree to hold party of the second part harmless in the event party of the first part or their agents should be negligently injured or damaged in the exercise of this easement.

PARTY OF THE FIRST PART:
Vestula Vaughn Thompson
Vestula Vaughn Thompson
John Harlan Thompson III
John Harlan Thompson
Sherry Thompson
Sherry Thompson
Penny Elizabeth Thompson
Penny Elizabeth Thompson

PARTY OF THE SECOND PART:
R. W. Duke
R. W. Duke
Donald Howse
Donald Howse

Sworn to and subscribed before me on this 25th day of May, 1976.
H. J. [Signature]
Notary Public

LR 304 837 BOOK

Exhibit A

real estate, situated in

Shelby

County, State of Alabama, to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 356.27 feet to the point of beginning; thence continue along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 311.60 feet; thence turn an angle of 68 deg. 40 min. to the right and run a distance of 1498.50 feet to a point on the South right-of-way of the A.C.L. Railroad; thence turn an angle of 73 deg. 27 min. to the right, to the tangent of a R/W curve and run along said R/W curve (whose Delta Angle is 6 deg. 37 min. to the left, Radius is 3114.93 feet; Tangent is 180.06 feet, Length of Arc is 359.72 feet) to the P. C. of said R/W curve; thence turn an angle of 90 deg. to the left from tangent of said R/W curve and run along said R/W a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run along said Railroad R/W a distance of 676.53 feet to the West R/W line of the Central of Georgia Railroad; thence turn an angle of 113 deg. 10 min. to the right and run along the West R/W line of said Railroad a distance of 1663.78 feet to the North line of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 23; thence turn an angle of 111 deg. 19 min. 30 sec. to the right and run along the North line of said S $\frac{1}{2}$, S $\frac{1}{2}$, NE $\frac{1}{4}$ a distance of 655.94 feet; thence turn an angle of 111 deg. 20 min. 20 sec. to the left and run a distance of 713.02 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama and containing 30.43 acres; subject to the following described easement; Sixty feet for a roadway, being thirty feet on either side of a center line described as follows: Commence at the SE corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19 South, Range 2 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 356.27 feet; thence turn an angle of 68 deg. 39 min. 10 sec. to the right and run a distance of 139.58 feet to the point of beginning; thence turn an angle of 68 deg. 39 min. 10 sec. to the left and run a distance of 311.60 feet to the point of ending.

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Shelby Cnty Judge of Probate, AL
05/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 26 AM 11:28
Wendell H. Taylor, Sr.
Circuit Judge
JUDGE OF PROBATE