

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, Alabama 35051

625
STATE OF ALABAMA)

RIGHT-OF-WAY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt and the sufficiency whereof is hereby acknowledged, we J. L. HARDIN, SR., who is one and the same person as JESSIE L. HARDIN, and his wife, LEONA HARDIN, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey into JOHN FREDERICK DUKE, hereinafter referred to as Grantee, his heirs, executors, successors and assigns forever, a perpetual easement and right-of-way to use and enjoy the existing driveway as it now exists or may hereafter exist from the paved public road known as Cahaba Beach Road over and across that part of the Grantors' land described as follows:

All of that part of the North 495 feet of the South 825 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, which lies East of the East margin of the paved public road known as the Cahaba Beach Road, excepting lot sold to J. C. and Lorene Echols as described in that certain deed recorded in Deed Book 198, at Page 204, in the Office of the Judge of Probate of Shelby County, Alabama, and lot sold to Dewey Hardin and wife, Linda Hardin as described in that certain deed recorded in Deed Book 298, at Page 435, in said Probate Records, which latter lot is now owned by the Grantee herein,

for ingress and egress from the paved public road known as the Cahaba Beach Road and for all other lawful purposes to and into the following described land of the Grantee:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 498.27 feet; thence 89 deg. 01 min. left 100 feet to the point of beginning of tract of land herein conveyed; thence continue along the last mentioned course Westerly 236.5 feet; thence 89 deg. 01 min. right Northerly 166.09 feet; thence 90 deg. 59 min. right Easterly 236.5 feet; thence 89 deg. 01 min. right Southerly 166.09 feet to the point of beginning. Minerals and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors, successors and assigns forever, it being understood and agreed that



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the perpetual easement and right-of-way herein granted shall be appurtenant to and shall run with the land of the Grantors.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 20 day of October, 1976.

J. L. Hardin, Sr. (SEAL)

Leona Hardin (SEAL)

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. L. Hardin, Sr., who is one and the same person as Jessie L. Hardin, and his wife, Leona Hardin, 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 20 day of October, 1976.

Mary Ruth Mayfield
Notary Public

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JUDGE OF PROBATE