

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM OF DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid by 2154 Trading Corporation, the receipt whereof is hereby acknowledged, George W. Wynne and Donna M. Wynne, 5208 Kirkwall Lane, Birmingham, Alabama, (hereinafter "GRANTORS"), do hereby quitclaim unto the said 2154 Trading Corporation, its successors and assigns (hereinafter "GRANTEE"), an easement for underground drainage lines and appurtenances, including inlets for surface water, said easement being situated in Shelby County, Alabama, and being described as follows:

Easements 10 feet in width being 5 feet on either side of the following described centerlines and being contained within Lot 23, Block 1, KIRKWALL, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama:

Commence at the Northwesterly corner of Lot 23, Block 1, KIRKWALL, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the Northerly line of Lot 23, a distance of 5.61 feet to the point of beginning; thence $57^{\circ}46'$ to the right in a Southeasterly direction a distance of 118.22 feet to the point of ending, said point being on the Southerly line of Lot 23.

Commence at the Northwesterly corner of Lot 23, Block 1, KIRKWALL, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama, and run in an Easterly direction along the Northerly line of Lot 23, a distance of 5.61 feet to a point; thence $57^{\circ}46'$ to the right in a Southeasterly direction a distance of 53.17 feet to the point of beginning; thence $129^{\circ}51'$ to the right in a Westerly direction a distance of 34.27 feet to the point of ending, said point being on the Westerly line of Lot 23.



19780919000125370 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/19/1978 12:00:00AM FILED/CERT

Inverness

Box 43248
Birmingham, Alabama 35243

BOOK . 315 PAGE 40

For the consideration aforesaid, GRANTORS do quitclaim unto GRANTEE the right and privilege of a perpetual use of said easement for such drainage purposes, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said easement and the right to cut and keep clear all trees, undergrowth and other obstructions on said easement when deemed reasonably necessary for the avoidance of damage to said underground drainage lines, and the right to prohibit the construction or maintenance of any improvement or obstruction on, over, across or upon said easement area herein conveyed.

GRANTORS acknowledge that the installation of such underground drainage lines and appurtenances will benefit GRANTORS, and GRANTORS hereby hold GRANTEE harmless from any damage to trees or other landscaping in the general vicinity of the easement area which may be caused during the construction and installation of said underground drainage lines and appurtenances. GRANTORS further acknowledge that GRANTEE shall have no obligation to landscape the easement area after installation of the drainage lines and appurtenances other than to provide a smooth grade over the construction area.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, all on this 14 day of September, 1978.

Witnesses:

[Signature]

[Signature]

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

1978 SEP 19 AM 9:50

George W. Wynne

Donna M. Wynne

JUDGE OF PROBATE

STATE OF

COUNTY OF

Dued 50
Rec. 3.00
Ind. 1.00
4.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that George W. Wynne and Donna M. Wynne, whose name(s) are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of September, 1978.

Anita C. Hyde
Notary Public

My Commission Expires July 22, 1980.

My commission expires: _____

19780919000125370 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/19/1978 12:00:00AM FILED/CERT

BOOK 315 PAGE 41

