

State of Alabama]
County of Shelby]

19800506000050700 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
05/06/1980 00:00:00 FILED/CERTIFIED

GRANT AND RESERVATION OF EASEMENT

In consideration of Ten Dollars and other Good and Valuable Considerations, receipt and sufficiency of which is hereby acknowledged, and the mutual benefits derived from the grants and reservations created in the following instrument, the undersigned GRANTORS hereby grant and reserve a non-exclusive easement appurtenant for the purposes of ingress and egress to the real property previously conveyed to GRANTEE as recorded in Deed Book 324, Book 05 in the Office of the Judge Probate, Shelby County, Alabama, as well as all of the real property and all portions thereof in which GRANTORS retained an interest at the time of said conveyance, and further, that this easement shall include the right to install at a convenient location or locations within said easement any and all types of utilities, including but not limited to installation and maintenance of water lines, storm sewers and drainage improvements, electrical lines above or beneath the surface, natural gas lines, television cable lines above or beneath the surface, telephone lines above or beneath the surface, and any and all other additional utilities which reasonably may be required from time to time.

The scope and location of said easement are as follows:

That certain easement which is more particularly described on Exhibit "A" which is attached hereto and made a part hereof and incorporated herein by reference.

Further, the undersigned GRANTORS to this easement, for themselves, and their heirs, successors in interest, personal representatives and assigns, proximate or remote, do hereby respectively reserve and grant to the GRANTOR in this easement, their heirs, successors in interest, personal representatives and assigns, the right at such time as they shall deem it necessary, to dedicate the herein-described easement to the County of Shelby, or to such other governing body, including a municipality, if any, as shall succeed to the power and authority appropriate, necessary and proper to receive conveyances and declarations of public easements located as herein-described, and further, to grant to such utilities or entities, public or private, as shall be necessary in order to properly and sufficiently convey to such entities such easements for utilities and related purposes as are described or referred to hereinabove. Provided, however, that the GRANTEE, his successors in interest, personal representatives, heirs or assigns, may grant and convey such easement for utilities as may be required by him or them to serve their real property herein conveyed, after first obtaining prior written consent of GRANTORS, their successors in interest, personal representatives, heirs or assigns respecting the location and scope of such easements for utilities, which consent shall not be unreasonably withheld. These grants and reservations and right reserved, granted, and conveyed herein are based on the considerations already described, and the mutual benefits to be derived from the parties.

RETURN TO:

JAMES E. DAVIS
ATTORNEY AT LAW
SUITE 10
#2 OFFICE PARK CIRCLE
BIRMINGHAM, AL 35223

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Witness our hands and seals this the 25th
day of April, 1980.

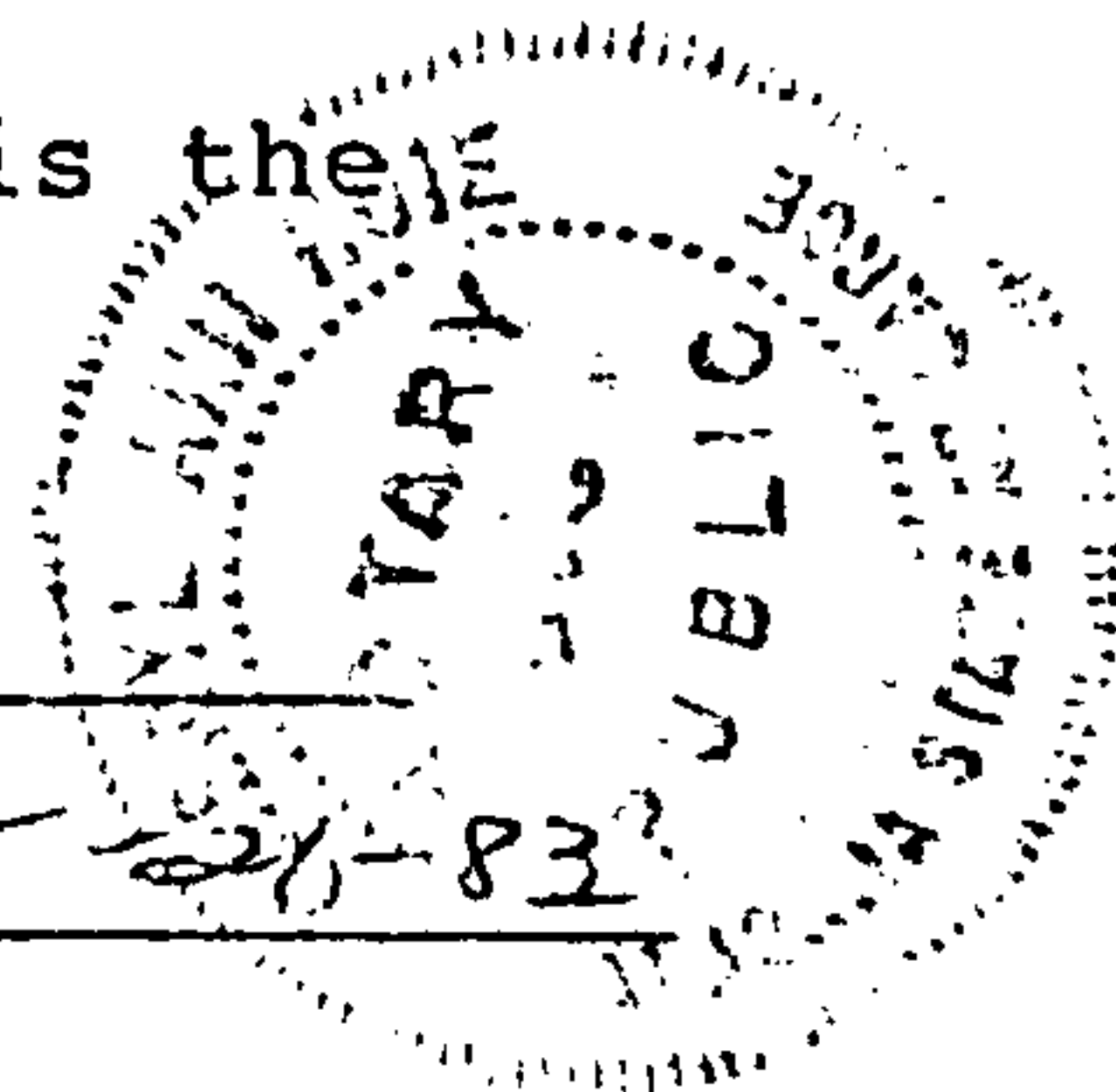
Larry H. Burchfield
Larry H. Burchfield, Grantor,
J. Arlene Burchfield
J. Arlene Burchfield, Grantor
Wife of Larry H. Burchfield

State of Alabama]
County of Jefferson]

I, the undersigned authority, a Notary Public in
said County, in said State, hereby certify that Larry H.
Burchfield and wife, J. Arlene Burchfield, whose names 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 such instrument they, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this the
25th day of April, 1980.

Cheryl A. Huie
Notary Public
My Commission Expires: 5-21-83



JH

EXHIBIT "A"
JOHNYE HORTON

Registered Land Surveyor

ROUTE 1, BOX 8303

CHELSEA, ALABAMA 35003

HOME: 678-9571

OFFICE: 603-7200

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LEGAL DESCRIPTION: A TRIANGLE SHAPED PARCEL OF LAND LYING
NORTH OF THE PARCEL OF LAND OWNED BY
ROBERT McREE, LYING SOUTH OF THE 60 FOOT
R.O.W. DESIGNATED BY LARRY BURCHFIELD AND
SOUTHWESTERLY OF HWY #51.

A parcel of land for the purpose of ingress, egress, and utilities
located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 South, Range
1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section;

Thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance
of 625.51 to the point of beginning;

Thence turn left 89° 25' 13" a distance of 134.78 feet;

Thence turn right 170° 45' a distance of 140 feet, more or less,
to the Southwesterly R.O.W. of Shelby County Hwy #51;

Thence run Southeasterly along said R.O.W. to the East line of
said $\frac{1}{4}$ - $\frac{1}{4}$ Section;

Thence run South along said East line to the point of beginning.

Johnye Horton
JOHNYE HORTON RLS #12496
L & B
JLB

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

1980 MAY -6 AM 8:23

Thomas P. Brantley, Jr.
JUDGE OF PROBATE

Recd 50
Rec 450
Ind. 1.00

6.00

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