

634
EASEMENT AND RIGHT-OF-WAY

STATE OF ALABAMA)
SHELBY COUNTY)


19810220000019500 Pg 1/4 .00
Shelby Cnty Judge of Probate, AL
02/20/1981 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That

WHEREAS, EDWARD A. CHILDS, or his successors in title,
are the owners of 27.1 acres of land situated in the NE 1/4 of
the NE 1/4 of Section 25, Township 18 South, Range 2 West, Shelby
County, Alabama, being more particularly described as follows:

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Begin at a point on the south line of said 1/4-1/4
section, said point being in the center of the
Little Cahaba River; thence in an easterly direc-
tion along the south line of said 1/4-1/4 section,
a distance of 962 feet to the SE corner of said 1/4-
1/4 section; thence 91° 51' 01" left, in a northerly
direction along the east line of said 1/4-1/4 sec-
tion, a distance of 1067.19 feet; thence 88° 14' 59"
left, in a westerly direction, a distance of 870.00
feet; thence 88° 14' 59" right, in a northerly direc-
tion, a distance of 250.34 feet to a point in the
north line of said 1/4-1/4 section; thence 88° 14' 59"
left, in a westerly direction along the north line
of said 1/4-1/4 section, a distance of 376.21 feet
to a point in the center of the Little Cahaba River;
thence in a southerly direction along the center of
the Little Cahaba River, a distance of 1765 feet,
more or less, to the point of beginning;

which said property is hereinafter referred to as "the Childs Pro-
perty"; and

WHEREAS, JOHN B. RUDULPH and wife, CHARLOTTE G. RUDULPH,
are the owners of those portions of Section 25, Township 18 South,
Range 2 West, lying southeasterly of the Cahaba River situated in
Shelby County, Alabama; and more particularly described as follows:

PARCEL I:

All that portion of the southeast quarter of the
northeast quarter of Section 25, Township 18 South,
Range 2 West, which is southeasterly of the Cahaba
River, in Shelby County, Alabama; less and except
the following described parcel of land;

Commence at the intersection of the east line of
the southwest quarter of the northeast quarter of
Section 25, Township 18 South, Range 2 West, and
the south boundary of the Cahaba River as the
point of beginning; thence south along said east
line for a distance of 635.43 feet to a point;
thence left 90° 0' 00" for a distance of 50.0 feet
to a point; thence left 90° 0' 00" to the souther-
ly boundary of the Cahaba River; thence in a south-
westerly direction along the southerly boundary of
the Cahaba River to the point of beginning.

PARCEL II:

Commence at the northeast corner of the northwest
quarter of the southeast quarter of Section 25,
Township 18 South, Range 2 West, which corner is
the point of beginning of the real estate described

herein; thence south along the east line of said northwest quarter of the southeast quarter for a distance of 585.48 feet, more or less, to the intersection of said east line with the northerly right of way line of the existing county road (Cahaba Beach Road); thence in a northwesterly direction along the northerly right of way line of said road to the point on said road which is 50 feet west of the east line of said northwest quarter of the southeast quarter; thence in a northerly direction and parallel to said east line to the south line of the southwest quarter of the northeast quarter of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90° 00' 00" right in an easterly direction and parallel with said south line for a distance of 50 feet, more or less, to the point on the east line of said southwest quarter of northeast quarter of Section 25 which is 50 feet north of the point of beginning; thence 90° 00' 00" to the right and along said east line for a distance of 50 feet to the point of beginning;

which said property is hereinafter referred to collectively as "the Rudolph Property"; and

WHEREAS, it is the desire of JOHN B. RUDULPH and wife, CHARLOTTE G. RUDULPH, to grant an Easement and Right-of-Way over the Rudolph Property to EDWARD A. CHILDS, his heirs, successors and assigns, as a means of ingress and egress to and from the Childs Property.

NOW, THEREFORE, in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, JOHN B. RUDULPH and wife, CHARLOTTE G. RUDULPH, do hereby grant to EDWARD A. CHILDS, his, heirs, successors and assigns, a non-exclusive easement for a roadway and utility purposes over and across the Rudolph Property, said non-exclusive easement being more particularly described as follows:

A 50-foot wide Right-of-Way located in the SE 1/4 of the NE 1/4 of Section 25, Township 18 South, Range 2 West, said Right-of-Way being 25 feet on each side of the following described center line: Commence at the Southwest corner of said 1/4-1/4 section; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distance of 25.02 feet to the beginning of herein described Right-of-Way; thence 92° 04' 30" right, in an easterly direction, parallel to the southerly line of said 1/4-1/4 section, a distance of 67.00 feet to the beginning of a curve to the left, having a radius of 148.70 feet; thence in a northeasterly direction along said curve, a distance of 114.06 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a

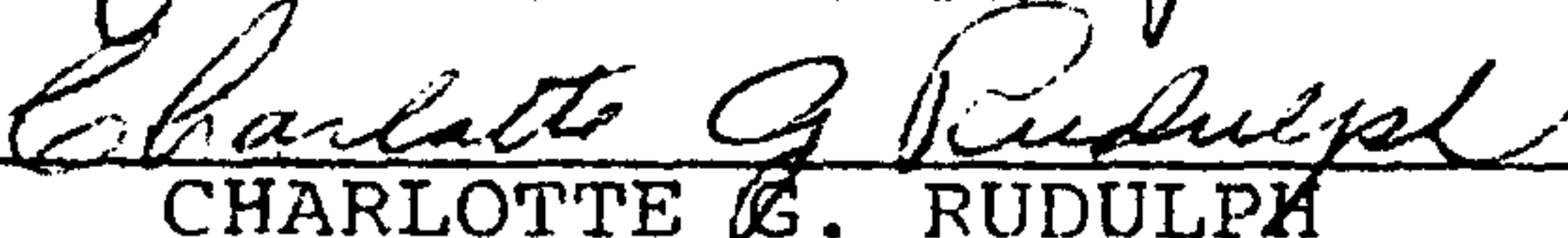
distance of 464.66 feet to the beginning of a curve to the right, having a radius of 110.70 feet; thence in a northeasterly direction along said curve, a distance of 117.55 feet to end of said curve, and the beginning of a curve to the left, having a radius of 101.39 feet; thence in a northeasterly direction along said curve, a distance of 123.01 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 257.46 feet to the beginning of a curve to the left, having a radius of 390.30 feet; thence in a northeasterly direction along said curve, a distance of 148.19 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 550.66 feet to a point on the northerly line of said 1/4-1/4 section, said point being 184.00 feet west of the Northeast corner of said 1/4-1/4 section, said point also being end of herein described Right-of-Way;

together with a 50-foot Right-of-Way as follows:

Commence at the northeast corner of the northwest quarter of the southeast quarter of Section 25, Township 18 South, Range 2 West, which corner is the point of beginning of the real estate described herein; thence south along the east line of said northwest quarter of the southeast quarter for a distance of 585.48 feet, more or less, to the intersection of said east line with the northerly right of way line of the existing county road (Cahaba Beach Road); thence in a northwesterly direction along the northerly right of way line of said road to the point on said road which is 50 feet west of the east line of said northwest quarter of the southeast quarter; thence in a northerly direction and parallel to said east line to the south line of the southwest quarter of the northeast quarter of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90° 00' 00" right in an easterly direction and parallel with said south line for a distance of 50 feet, more or less, to the point on the east line of said southwest quarter of northeast quarter of Section 25 which is 50 feet north of the point of beginning; thence 90° 00' 00" to the right and along said east line for a distance of 50 feet to the point of beginning.

TO HAVE AND TO HOLD the said Easement and Right-of-Way unto EDWARD A. CHILDS, his heirs, successors and assigns, forever, which said Easement and Right-of-Way shall touch and concern and run with the land.

IN WITNESS WHEREOF, JOHN B. RUDULPH and wife, CHARLOTTE G. RUDULPH, have hereunto set their hands and seals on this the 12 day of February, 1981.

 (SEAL)
JOHN B. RUDULPH
 (SEAL)
CHARLOTTE G. RUDULPH

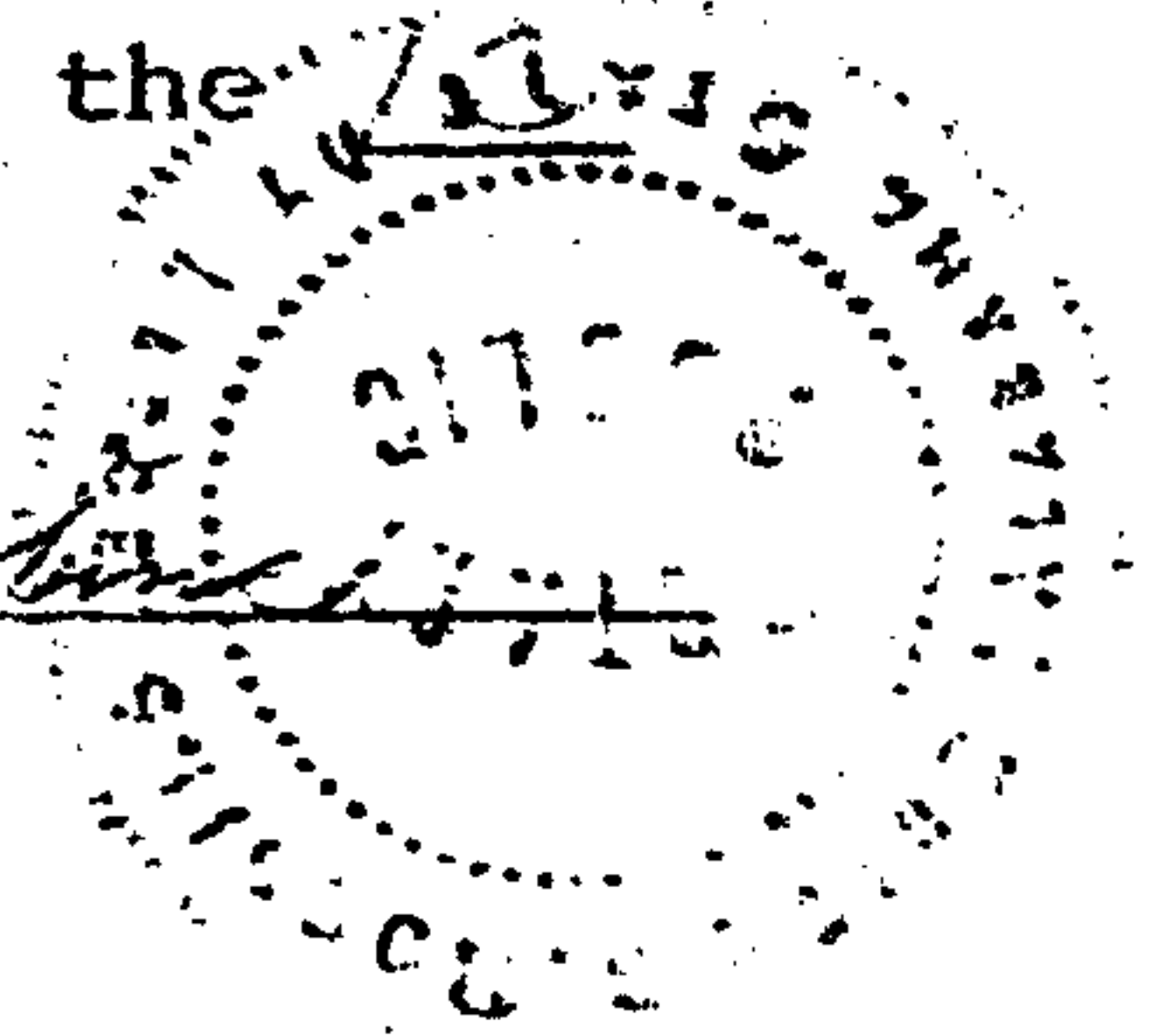
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that JOHN B. RUDULPH and wife,

CHARLOTTE G. RUDULPH, 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 the
day of February, 1981.

Edith B. Robinson
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 FEB 20 AM 8:56

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed TAX	.50
Recd	6.00
Ind	1.00
	<u>7.50</u>