

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, on the 13th day of April, 1956, Claude H. Baldwin, Sr., and wife, Edna Frances Baldwin granted to Claude H. Baldwin, Jr., his heirs and assigns, an easement over and across the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19, Range 2 West, lying West of the new Birmingham-Montgomery Highway right-of-way; and

WHEREAS, Claude H. Baldwin, Jr. was the owner of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19, Range 2 West, lying West of the new Birmingham-Montgomery Highway right-of-way, and the easement granted to him was said to run with the land; and

WHEREAS, the easement was more particularly described as being 10 feet on each side of the centerline described as follows:

Commence at the Southeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 19, Range 2 West, run thence in a Northerly direction along the East side of said quarter-quarter section for a distance of 194.49 ft.; thence turn an angle to the left of 85° and run in a Westerly direction for a distance of 71 feet to a point on the West side of the new Birmingham-Montgomery highway right-of-way, known as Highway 31, for a point of beginning of the center line of the easement hereby conveyed; thence turn an angle to the right of 41° and run in a Northwesterly direction for a distance of 87 feet; thence turn an angle to the right of 16° and run in a Northwesterly direction for a distance of 83 feet to a point on the South line of the N $\frac{1}{2}$ of S $\frac{1}{2}$ of said quarter-quarter section, said point being the end of the center line of the easement hereby conveyed.

WHEREAS, Cecil F. Adam and Ruth C. Adam are the owners of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19, Range 2 West;

NOW, THEREFORE, we the undersigned Cecil F. Adam and Ruth C. Adam, in and for the consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid by Claude H. Baldwin, Jr. and Edna Frances Baldwin, receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto Charles H. Baldwin, Jr. and Edna Frances Baldwin, owner of the servient tenement herein described, to-wit, the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19, Range 2 West, lying West of the new Birmingham-Montgomery Highway right-of-way, that easement described herein for the purpose of releasing and waiving all rights and title to said easement owned by the undersigned, and their successors in title.

Claude H. Baldwin, Jr.
2238 Hiram

Pelham Ala 352124

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TO HAVE AND TO HOLD to the said Claude H. Baldwin, Jr. and Edna Frances Baldwin, their successors and assigns, to said parcel of land.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this the 7th day of March, 1984.

Cecil F. Adam

Cecil F. Adam

Ruth C. Adam

Ruth C. Adam

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cecil F. Adam and Ruth C. Adam whose names are signed to the foregoing easement, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of March, 1984.

Carol A. [Signature]

Notary Public

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

1984 MAR -8 AM 8:51

Thomas A. [Signature]
JUDGE OF PROBATE

Deed TAX .50
Rec 3.00
Fees 1.00
4.50

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