

GRANT OF EASEMENT

STATE OF ALABAMA

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COUNTY OF SHELBY

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The undersigned, William M. Knighten and his wife, Barbara Ann Knighten, and Vicki Hays Dawkins (also known as Vicki Claire Hays) and her husband, John Dawkins (the Owners), being the owners of all the land on which the easement hereby granted is located or abuts, do hereby grant and dedicate to each other and their respective successors and assigns a roadway easement for ingress, egress and the installation of utilities sixty (60) feet in width, being thirty (30) feet on each side of a center line described as follows:

From the SE corner of the NE 1/4 of the NW 1/4, Sec. 36, Township 18 South, Range 2 West, Shelby County, Alabama, Run West along the South Boundary of said 1/4-1/4 a distance of 44.10 ft. to the point of beginning; thence, 30 feet each side of a line described as: From the said 1/4-1/4 line, turn an angle to the right of 95°-39'-07" and go 47.13.; thence right along the arc of a curve with a radius of 280.67 ft. a distance of 199.15 ft.; thence, along the tangent line to said curve a distance of 570.51 ft., thence, along a curve to the left with a radius of 242.04 ft. a distance of 152.29 ft.; thence, along the arc of a curve to the right with a radius of 232.35 ft. a distance of 42.38 ft. said point being the end of this easement.

The Owners covenant that said roadway easement shall be appurtenant to and run with the land abutting thereon for the use and benefit of the owners from time to time of said land or parts thereof. The Owners further covenant that any of them or their respective successors or assigns in title to the land abutting on said roadway easement may at their expense pave or otherwise improve all or any part of said roadway easement in accordance with the specifications of Shelby County, Alabama, and may at any time cause said roadway easement to be dedicated as a public roadway.

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IN WITNESS WHEREOF, the undersigned owners have hereunto
set their hands and seals as of this 2ND day of January, 1985.

William M. Knighten [Seal]
William M. Knighten

Barbara Ann Knighten [Seal]
Barbara Ann Knighten


Vicki Hays Dawkins [Seal]
Vicki Hays Dawkins

John Dawkins [Seal]
John Dawkins

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, in and for said County, in said State, hereby certify that William M. Knighten and Barbara Ann Knighten, 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 the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 2ND day of January, 1985.

William L. Wood
Notary Public my commission expires 5/27/88


STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, in and for said County, in said State, hereby certify that Vicki Hays Dawkins and John Dawkins, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2ND day of January, 1985.

William L. Wood
Notary Public my commission expires 5/27/88


STATE OF ALABAMA
COUNTY OF
1985 JAN -3 PM 12:25
Thomas J. [unclear]
JUDGE

Deed TAX. 50
Rec'd 5.00
1.00
6.50

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