

STATE OF ALABAMA

571

COUNTY OF SHELBY

EASEMENT

It is hereby agreed that SOUTHERN READY MIX, INC., a Corporation, hereinafter called Grantor, for the sum of \$1.00 and other good and valuable consideration, paid by CROSS - KIMBRELL PARTNERSHIP, an Alabama General Partnership, hereinafter called Grantee, does grant, sell and convey unto Grantee an easement and right of way 60 feet in width for ingress and egress being situated in the southeast quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

BOOK 079 PAGE 889

Beginning at the northeast corner of the northeast quarter of the southeast quarter of said Section 31; run thence in a southerly direction along the east line of said quarter-quarter section, for a distance of 1,118.3 feet to the north right-of-way line of U.S. Highway 280; thence turn an angle to the right of 69 degrees-32'-00" more or less and run in a southwesterly direction along said north line of said Highway 280 for a distance of 64.04 feet which is 60 feet measured at right angles from the east line of said quarter-quarter section; thence turn an angle to the right of 110 degrees-28'-00" more or less and run in a northerly direction parallel to said east line of said section and 60 feet west of same for a distance of 1,140.69 feet more or less to the north line of said northeast quarter of southeast quarter; thence turn an angle to the right and run in an easterly direction along the north line of said quarter-quarter section for a distance of 60.0 feet to the point of beginning.

The right-of-way, easement, rights and privileges herein granted shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between Grantor's property and the property of Grantee and to provide an easement for utility lines.

The easement rights and privileges herein granted shall be perpetual. Grantor hereby binds itself, its heirs and legal representatives, to warrant and forever defend the above described easement and rights unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement, rights and privileges granted herein are exclusive, and Grantor covenants that it will not convey any other easement or conflicting rights within the area covered by this grant.

This instrument shall be binding on, and shall inure to the benefit of, the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is executed this 24th day of April, 1986.

Signed and Acknowledged in the presence of:

SOUTHERN READY MIX, INC.

James VanCannon

By: William E. Pritchard, Jr.
Its President
GRANTOR

STATE OF ALABAMA

COUNTY OF SHELBY

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

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I, the undersigned, a notary public in and for said county in said state, hereby certify that William E. Pritchard, Jr., whose name as President of the SOUTHERN READY MIX, INC., a corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 24th day of April, 1986.

Bobbie C. Stafford
Notary Public

This Instrument was prepared by:
John T. Campbell, Attorney at Law
100 Chase Park South, Suite 128
Birmingham, Alabama 35244

My Commission Expires March 27, 1988

Land Title