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108 Chandalar Drive
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

766

NON-EXCLUSIVE EASEMENT FOR INGRESS
AND EGRESS RUNNING WITH THE LAND

We, the undersigned Onwers, own one-half each of that certain land in Shelby County, Alabama, more particularly set out hereinbelow across which we herewith grant an easement for ingress and egress to W. C. JERNIGAN. This easement is located in Shelby County, Alabama and is more particularly described as set out in Exhibit "A" attached hereto and incorporated herein. This easement shall run with the land W. C. Jernigan is simultaneously purchasing from J. A. Brown Company, Inc., and said easement shall be used only in conjunction with said land more particularly described as follows, to wit:

Part of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the Northeast corner of said Section 30, run in a Westerly direction along the North line of said Section for a distance of 1,971.25 feet to a point of intersection with the Southeast right of way line of Shelby County Highway #11; thence turn an angle to the right of 180 deg. and run in an Easterly direction for a distance of 558.33 feet; thence turn an angle to the right of 89 deg. 28 min. 29sec. and run in a Southerly direction for a distance of 67.43 feet to the point of beginning; thence continue along last mentioned course for a distance of 342.70 feet; thence turn an angle to the right of 71 deg. 31 min. 55 sec. and run in a Southwesterly direction for a distance of 117.00 feet to a point of curve, said curve being concave in a Northerly direction and having a central angle of 56 deg. 11 min. and a radius of 251.02 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 246.15 feet to the point of ending of said curve; thence run in a Northwesterly direction along a line tangent to end of said curve for a distance of 59.00 feet; thence turn an angle to the right of 68 deg. 21 min. and 37 sec. and run in a Northeasterly direction for a distance of 319.35 feet; thence turn an angle to the right of 74 deg. 26 min. and 23 sec. and run in an Easterly direction for a distance of 302.25 feet to the point of beginning; being situated in Shelby County, Alabama.

In the event the undersigned Owners desire to dedicate the property across which this easement runs, said undersigned Owners shall have the right to do so without the agreement or participation of W. C. Jernigan or assigns and in said event any rights of W. C. Jernigan or assigns shall automatically terminate. This is a non-exclusive easement and the undersigned owners and their assigns have the right to use the property across which the easement runs, as said owners shall choose, so long as said usage does not interfere with W. C. Jernigan's easement.

No party to this agreement has any responsibility, expressed, implied or otherwise, to construct a passable road or for any maintenance of the easement.

Done this 30th day of September, 1987.

OWNERS:

J. A. BROWN COMPANY, INC.

By: J. A. Brown, Jr.
J. A. Brown, President

Daniel M. Spitler

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Charlene H. Scott
Charlene H. Scott

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. A. BROWN whose name as President of J. A. BROWN COMPANY, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1987.

(NOTARIAL SEAL)

Don J. Gault
Notary Public

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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLENE H. SCOTT, an unmarried woman whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1987.

(NOTARIAL SEAL)

Don J. Gault
Notary Public

EXHIBIT "A"

PHONE 871-7620

WEYGAND SURVEYORS

1700 SOUTH 29TH COURT
SUITE 120
BIRMINGHAM, ALABAMA 35209

SUBDIVISION PLANNING
STREET IMPROVEMENTS
STORM DRAINAGE
AERIAL MAPPING

SANITARY SEWERAGE
TOPOGRAPHIC MAPPING
PERCOLATION TESTS
LAND SURVEYING

Description of a 60' x 423' parcel of land
as requested by Mike Melton

Part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of said Section 30, run in a Westerly direction along the North line of said section for a distance of 1,971.25 feet to an existing iron pin being on the Southeast right-of-way line of Shelby County Highway #11; thence turn an angle to the left of $52^{\circ}48'$ and run in a Southwesterly direction along the Southeast line of Shelby County Highway #11 for a distance of 195.36 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 60.00 feet to an existing iron pin; thence turn an angle to the left of 90° and run in a Southeasterly direction for a distance of 423.00 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 60.00 feet; thence turn an angle to the left of 90° and run in a Northwesterly direction for a distance of 423.00 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 13 AM 9:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	_____
2. Mtg. Tax		_____
3. Recording Fee		<u>7.50</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>