

STATE OF ALABAMA)
COUNTY OF SHELBY)

283

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

I, the undersigned, own that certain land in Shelby County, Alabama, more particularly set out hereinbelow across which I herewith grant an easement for ingress and egress to GENEVA D. WHEELER, her heirs and assigns. This easement is located in Shelby County, Alabama and is more particularly described as follows, to wit:

A non-exclusive easement for ingress, egress and utilities, 60.00 feet wide, 30 feet on each side of the following described centerline: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in Map Book 9 page 111 in the Office of the Judge of Probate of Shelby County, Alabama; thence run East along the South right of way of Cedar Cove Lane 34.75 feet to the end of the South right of way of said street; thence turn left 89 deg. 08 min. 30 sec. and run North 30.00 feet to the end of the centerline of said street and the point of beginning of the centerline of said easement, thence turn right 89 deg. 08 min. 30 sec. and run East 211.35 feet to the end of the centerline of said easement.

This easement shall run with the land Geneva D. Wheeler is simultaneously purchasing from me, and said easement shall be used only in conjunction with said land more particularly described as follows, to wit:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in Map Book 9 page 111 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot 9 a distance of 107.20 feet to the point of beginning; thence turn left 90 deg. 16 min. 00 sec. 187.20 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run East 60.00 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run West 29.61 feet; thence turn left 59 deg. 15 min. 00 sec. and run Southwest 428.93 feet; thence turn right 149 deg. 31 min. 00 sec. and run North 368.62 feet to the point of beginning.

In the event the undersigned Owner desires to dedicate the property across which this easement runs for a 60 foot wide public street, said undersigned Owner shall have the right to do so without the agreement or participation of Geneva D. Wheeler, her heirs or assigns, and in said event any rights of Geneva D. Wheeler, her heirs or assigns,

shall automatically terminate. This is a non-exclusive easement and the undersigned Owner and her assigns have the right to use the property across which the easement runs, as said owner shall choose, so long as said usage does not interfere with Geneva D. Wheeler'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.

This property does not constitute the homestead of the undersigned, Martha S. Vann. The undersigned Owner owns other real property that does constitute homestead.

Done this 5th day of February, 1988.

Martha S. Vann
MARTHA S. VANN, Owner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha S. Vann, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

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

88 FEB -8 AM 7:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>6.00</u>
TOTAL	<u>6.50</u>