

1602

STATE OF ALABAMA)
SHELBY COUNTY)

GRANT OF EASEMENT

WITNESSETH THAT: WHEREAS David F. Byers is the owner of two subdivided lots located in Shelby County, Alabama, being described as Lot 12, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12 at pages 44-47, in the Probate Office of Shelby County, Alabama ("Lot 12"), and Lot 11 according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12 at pages 44-47, in the Probate Office of Shelby County, Alabama ("Lot 11"); and

WHEREAS, the concrete driveway and parking area located on Lot 12 encroaches on Lot 11 and it is desired that an easement be granted on Lot 11 for the benefit of Lot 12 for such driveway; and

WHEREAS, David F. Byers ("Byers") was the owner of both Lot 11 and Lot 12, but immediately prior to the execution of this Grant of Easement Byers has conveyed Lot 12 to Edward M. Hauser and wife, Sharon L. Hauser (the "Grantees"), and it is the desire of the Grantees that this easement be granted to benefit Lot 12;

NOW, THEREFORE, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration by the Grantees, Byers does hereby grant, bargain, sell and convey to the Grantees, their successors and assigns, an easement on Lot 12 which shall run along the boundary line between Lot 11 and Lot 12 for a length of approximately 15 feet and with a width of between 4 inches and 12 inches onto Lot 11, which area shall be, more specifically, all of that area on which the concrete driveway and parking area on Lot 12 currently overlaps and encroaches onto Lot 11. This easement shall be perpetual, shall run with the land, and shall only be terminable with the consent of the Grantees or their successors or assigns. This easement shall be used for and exist for the sole purpose of allowing such driveway and parking area to encroach on Lot 11 on the area that is described herein and for no other purpose.

This Grant of Easement executed this 21st day of March, 1990.


David F. Byers

✓ Frank Bynum

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David F. Byers, 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 this 21ST day of March, 1990.

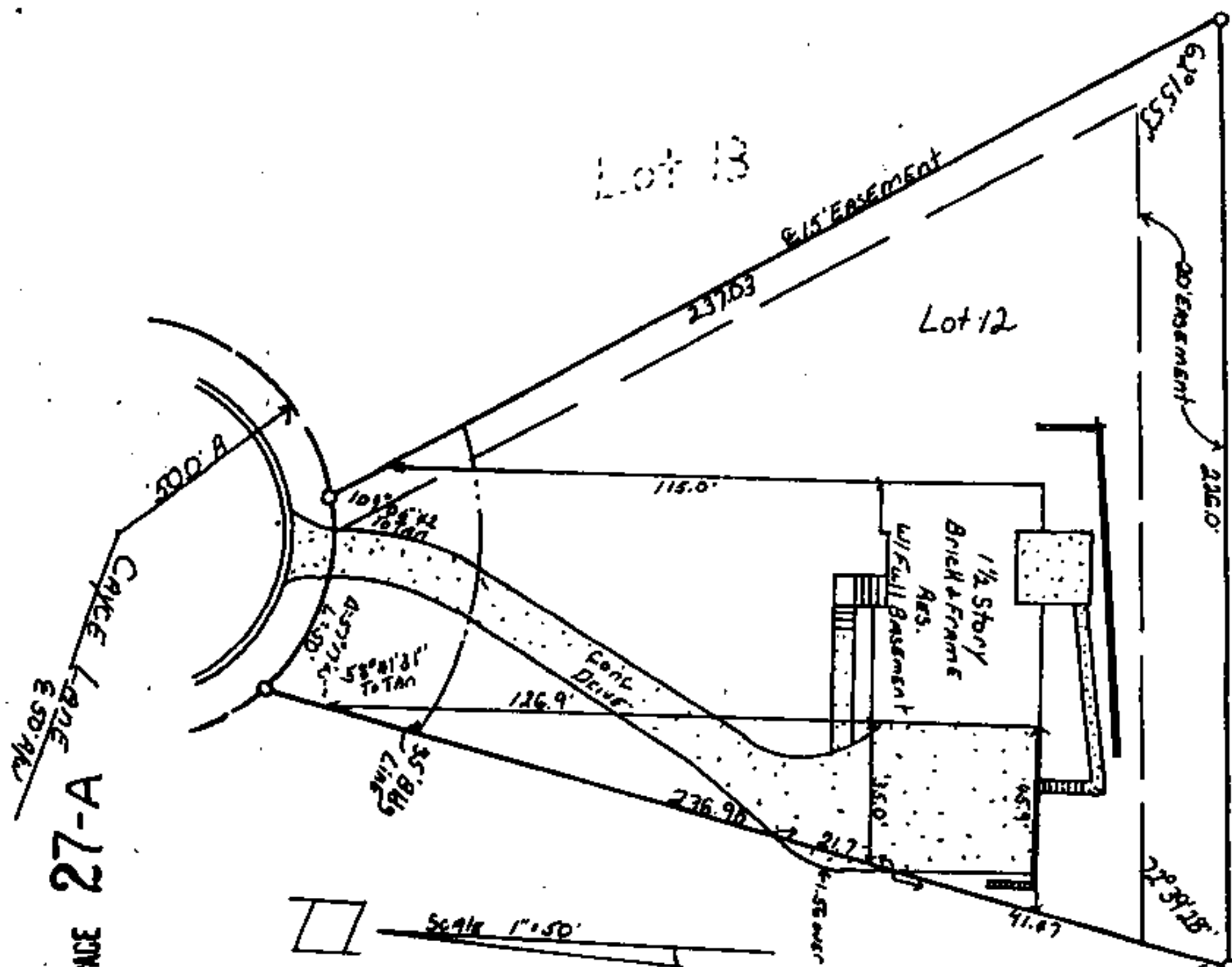
Frank L. Byers

NOTARY PUBLIC

[SEAL]

My Commission Expires: 11-20-92

BOOK 284 PAGE 27



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 26 AM 10:06

1. Deed Tax	—	\$
2. Mtg. Tax	—	\$
3. Recording Fee	—	\$ 2.50
4. Indexing Fee	—	\$ 3.00
5. No Tax Fee	—	\$
6. Certified Fee	—	\$ 1.00
Total	—	\$ 6.50

STATE OF ALABAMA
Shelby COUNTY.

I, C.J. Richardson, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING
IS A TRUE AND CORRECT MAP OR PLAT OF MY SURVEY OF Lot 12 of
Sandpiper Trail Subdivision Sector II
AS RECORDED IN MAP BOOK 12, PAGE 44, 45, 46, 47 IN THE PROSTATE OFFICE OF Shelby COUNTY,
ALABAMA.

I FURTHER CERTIFY THAT THE RESIDENCE NOW ERECTED ON SAID LOT IS WITHIN THE LINES OF
SAME AND THAT THERE ARE NO RIGHTS OF WAYS, EASEMENTS OR ENCROACHMENTS OVER OR ACROSS
SAID LOT VISIBLE TO ME OR KNOWN TO EXIST, EXCEPT AS SHOWN ON MY SURVEY, THIS THE 12th DAY
OF March, 1990.

STREET ADDRESS 4543 CAYCE LANE

The purpose of this certificate is to
satisfy mortgage loan requirements only.
No other use is implied or intended.

Said Lot Located in Flood Zone C
SEE PANEL 010191-0045 B

C.J. Richardson
C.J. Richardson #9225



RICHARDSON SURVEYING & ENGINEERING CO., INC.
3195 Cahaba Heights Road
BIRMINGHAM, ALABAMA 35243
267-2193