

3944

STATE OF ALABAMA)

SHELBY COUNTY)

EASEMENT FOR DRIVEWAY

WHEREAS, the undersigned, Dale Walker, a married woman (hereinafter referred to as "Dale"), is the owner of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11-A, according to the Map and Survey of Royal Oaks, as recorded in Map Book 10 Page 72, in the Office of the Judge of Probate of Shelby County, Alabama. This property is not the homestead of Dale Walker nor her spouse.

and

WHEREAS, the undersigned, H. Walker & Associates, Inc. (hereinafter referred to as "Walker"), is the owner of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Map and Survey of Royal Oaks as recorded in Map Book 10 Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.

and

WHEREAS, said Parties are desirous of creating an easement for driveway purposes by this instrument.

NOW THEREFORE, FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged the parties agree as follows:

That an easement for driveway in favor of Walker is created along the southwesterly boundary of the Dale property as shown on survey of Joseph Edward Conn, dated June 11, 1991, attached hereto and marked Exhibit "A" and specifically made a part hereof by reference. Said easement being only on that portion of property wherein the concrete drive is presently encroaching over onto the Dale property from the Walker property.

That this easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and that it is a covenant running with the land.

IN WITNESS WHEREOF, the parties have hereunto set their hands & seals this the 12th day of June, 1991.

H. Walker & Associates, Inc.

Harold Walker Pres.

Dale Walker
Dale Walker

✓ Sirate : Permutt

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Walker 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 the 12th. day of June, 19 91.

Sharon DuPriest
Notary Public
MY Commission Expires: June 5, 1994

STATE OF ALABAMA)

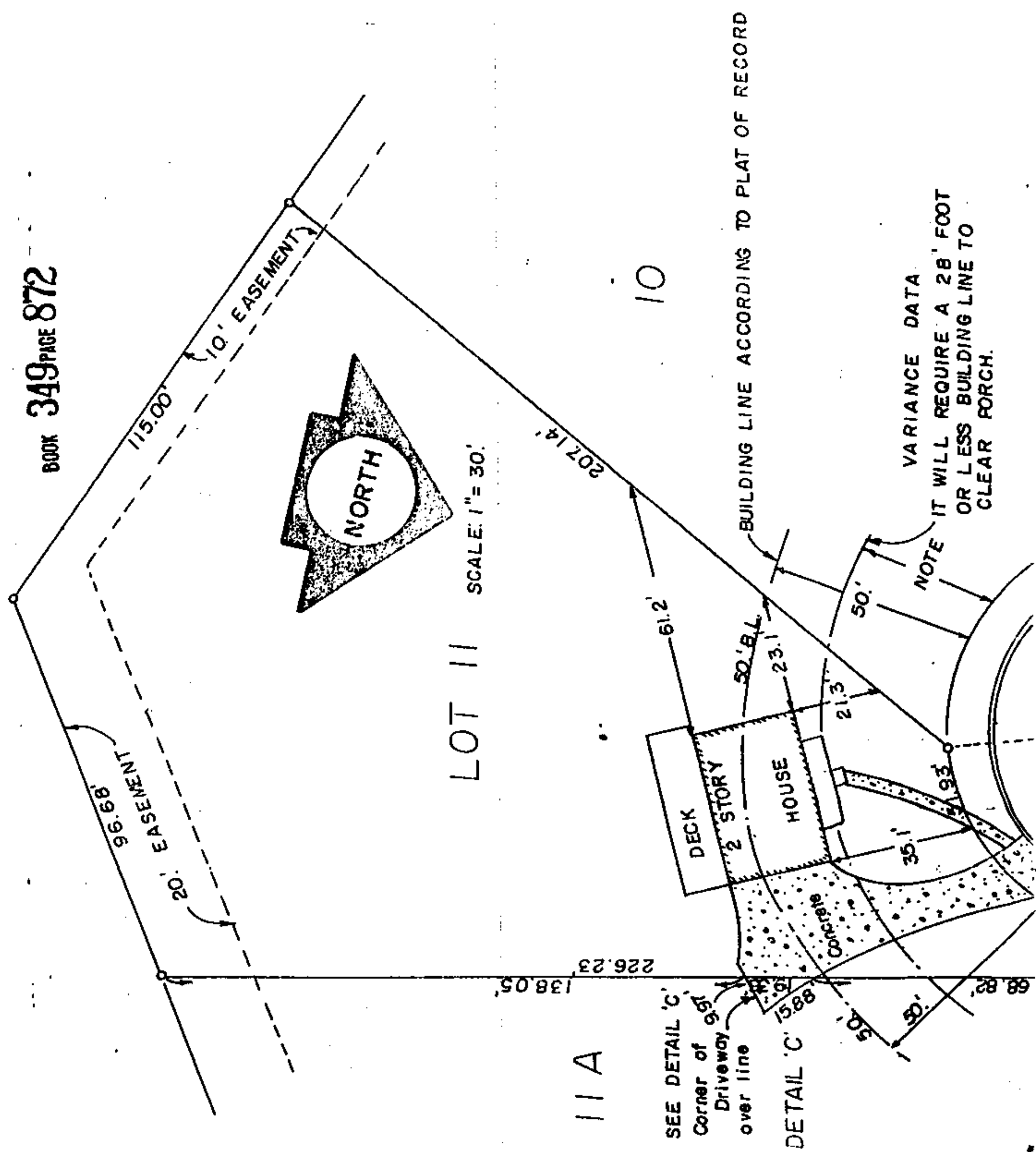
SHELBY COUNTY)

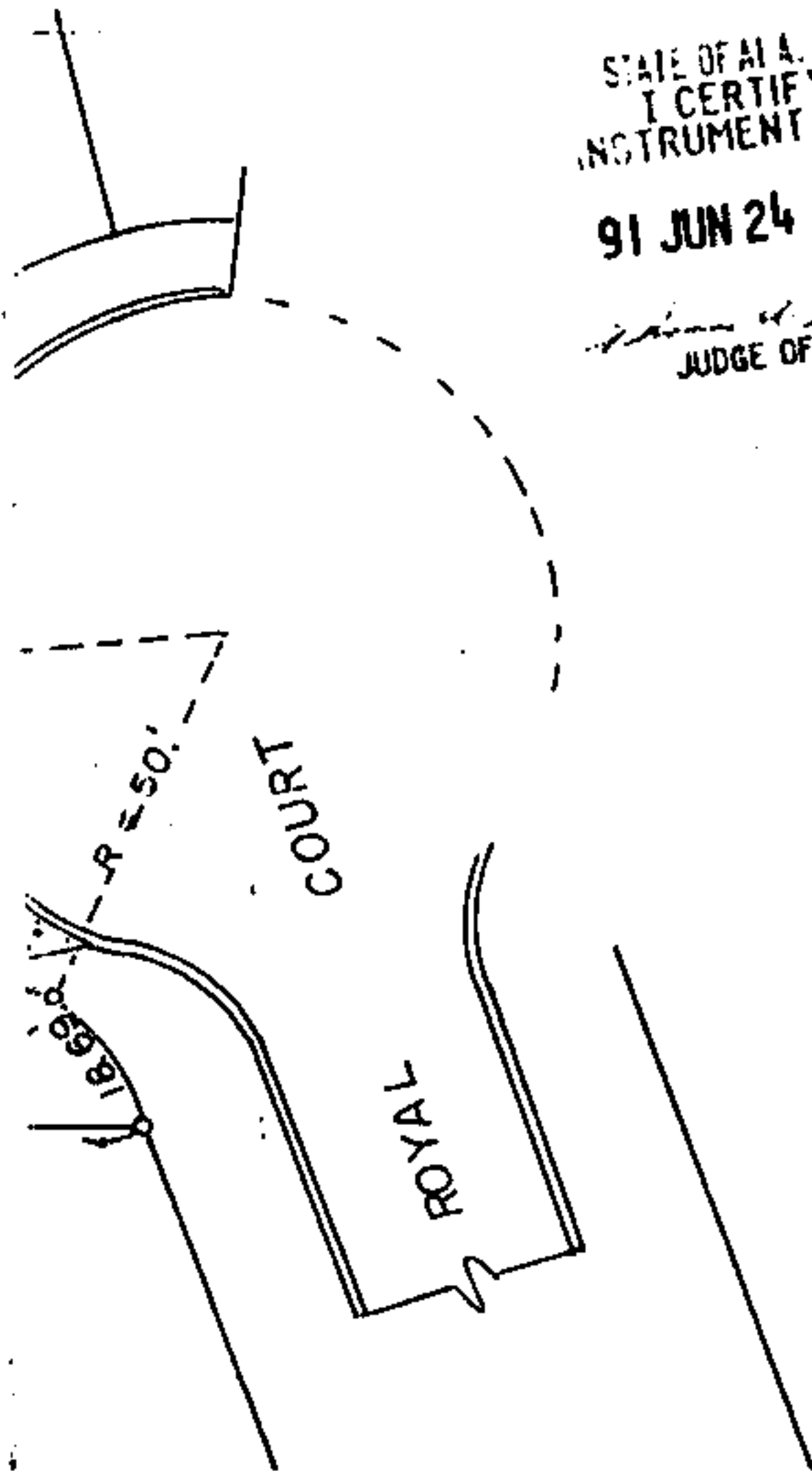
BOOK 349 PAGE 871
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker whose name as President of H. Walker & Associates, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, 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.

Given under my hand and official seal this the 12th. day of June, 19 91.

Sharon DuPriest
Notary Public
My Commission Expires: June 5, 1994

Shirley
Carroll





1	Food Tax	50
2		
3		10.00
4		3.00
5		
6		1.00
Total		14.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUN 24 AM 11:02
[Signature]
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr., a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon, that there are no visible encroachments upon the subject lot except as shown, excluding utility service lines, wires or pipes that serve the subject lot only, that the house and all related structural improvements are within the bounds of the lot as shown and noted hereon, that there is an encroachment from the subject lot onto the land of an adjacent lot as shown and noted. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map for the area and have determined that no part of the subject lot is in a flood prone area, the correct legal description being as follows:

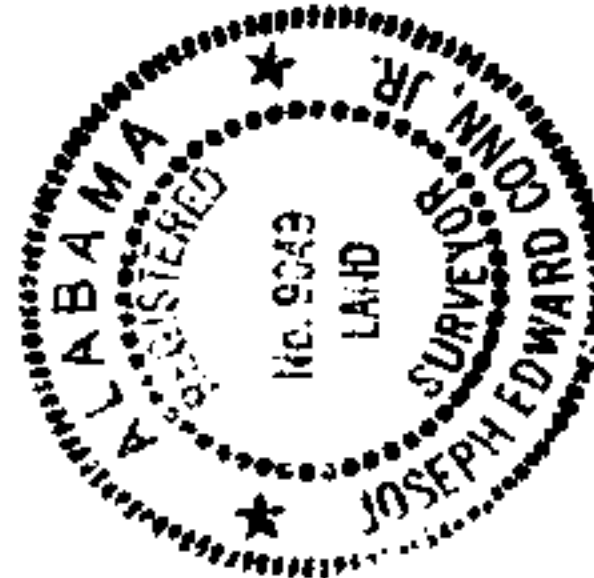
LOT 11, of A RESURVEY OF LOTS 6,7,10,11 and 12 OF ROYAL OAKS, FOURTH SECTOR, UNIT II as recorded in Map Book 10, Page 72 in the Office of the Judge of Probate of Shelby County, Alabama

According to my survey of June 11, 1991,

Joseph E. Conn, Jr.

Alabama R.P.L.S. # 9049

File No. 4216-A-8
Royal Oaks, Lot 11
Fourth Sect., Unit II
June, 1991



SURVCONN

ENGINEERS • SURVEYORS
PELIHAM HALL
PELIHAM, ALABAMA 35124