

LIMITED EASEMENT DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS:

This Easement Deed is made by and between Robert A. Smith, an unmarried man, hereinafter call "Grantor", and Ray Bailey Const. Co., Inc., an Alabama corporation, hereinafter called "Grantee".

The Grantor, for and in consideration of Two Thousand Five Hundred Dollars (\$2,500.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain and convey to Grantee an easement for use as a reserve area for septic tank field lines serving Lot 67, according to an Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, page 79, Probate Office of Shelby County, Alabama, in and to that portion of Lot 74, according to said Amended Map of Hickory Ridge Subdivision, described as follows:

Begin at the most southeasterly corner of said Lot 74; thence in a southwesterly direction along the southerly line of said Lot 74, a distance of 92.20 feet; thence 90 degrees right in a northerly direction, a distance of 31.00 feet; thence 62 degrees, 25 minutes, 51 seconds right in a northeasterly direction, a distance of 93.90 feet to a point on the most easterly line of said Lot 74; thence 110 degrees, 42 minutes, 26 seconds right in a southeasterly direction, a distance of 75.00 feet to the Point of Beginning.

This Easement is limited to the single purpose of serving as a reserve area for field lines for said Lot 67 and no other purpose.

Upon the use of this limited easement, the user shall limit as far as is practical the disturbance of trees, shrubs and other plantings located in such easement.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And Grantor does for himself and his heirs and assigns covenant with the said Grantee, its successors and assigns that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid, that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Robert A. Smith has caused this easement to be signed on this the 25 day of February, 1993.


ROBERT A. SMITH

Inst # 1993-05631

03/01/1993-05631
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Wheeler Johnson
128 Tall Timber Rd.
A Labaster, AL
35007

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Robert A. Smith, an unmarried man, whose name is signed to the foregoing Easement Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 1993.

Helen J. Johnson
NOTARY PUBLIC

Inst # 1993-05631

03/01/1993-05631
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

THIS INSTRUMENT PREPARED BY: THOMAS A. RITCHIE, RITCHIE & REDIKER, P.C.
312 NO. 23RD STREET, BIRMINGHAM, ALABAMA 35203 (205) 251-1288