

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

MIKE BEARDEN and

hereinafter referred to as GRANTOR, by JAMES L. KING
hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove

AS CONSTRUCTION OF SAME IS DEEMED NECESSARY

over, across, and through the land of the GRANTOR situate in SHELBY County

State of AL. said land being described as follows:

* SEE BELOW

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this easement.

The easement shall be 15 feet in width, the center line of which is described as follows:
15 FOOT UTILITY EASEMENT

Commencing at the SW Corner of the NE 1/4 of the NE 1/4, Section 26, Township 20 South, Range 3 West; Thence North 88 Degrees 26 Minutes 43 Seconds West, a distance of 25.06 feet to a point; Thence North 01 Degrees 56 Minutes 34 Seconds West, a distance of 40.00 feet to a point; Thence North 88 Degrees 27 Minutes 54 Seconds West, a distance of 49.55 feet to a point; Thence South 01 Degrees 08 Minutes 39 Seconds West, a distance of 10.97 feet to the POINT OF BEGINNING and center line of said 15 foot easement; Thence South 44 Degrees 16 Minutes 31 Seconds East, a distance of 74.32 feet to a point; Thence South 44 Degrees 16 Minutes 31 Seconds East, a distance of 264.17 feet to the end of said easement.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 23RD day of FEBRUARY

19 94.

Mike W. Bearden (SEAL)
Inst # 1994-06278

(SEAL)
02/25/1994-06278
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00
FHA 442-20 (3-4-68)

STATE OF ALABAMA.

SHELBY County

I, FRANCIS F. NOTER, a Notary in and for said

County, in said State hereby certify that MIKE W. BEARDEN
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 this conveyance, DOES execute the same voluntarily on the day the same bears date.

Given under my hand this 23RD day of FEBRUARY, A.D. 1994.

Francis F. Noter
Notary
(Official Title)

P.O. Box 356
Pelham, AL 35124

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