

This instrument was prepared by

Grantees' Address:

(Name) William R. Justice

Attn: Pat Kelly

c/o Merchants & Planters Bank

(Address) P.O. Box 977, Columbiana, AL 35051

P. O. Box 240

Montevalle, AL 35115

Form 1-1-6 Rev. 1-66

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00, conveyance of easement, and performance of covenants set out below to the undersigned grantor, First National Bank of Columbiana a corporation, in hand paid by Jerry Lucas and John P. Kelly

the receipt of which is hereby acknowledged, the said First National Bank of Columbiana does by these presents, grant, bargain, sell and convey unto the said

Jerry Lucas and John P. Kelly the following described real estate, situated in Shelby County, Alabama:

A non-exclusive easement described on the attached Exhibit A, which is intended to describe an easement from Highway No. 55 to the West line of Grantees' property

As partial consideration for the conveyance of this easement, Grantees covenant and agree as follows:

1. Any dirt, earth, or fill removed from this easement being conveyed will be used to fill in the old road easement being conveyed this day from Grantees to Grantor. at the entrance of the or cable
2. Grantees agree to place a gate across the old road easement at the point where it leaves this easement, and agree to create a barrier of earth blocking the old road at the south line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 19 South, Range 1 East
3. Grantees agree to dispose of trees and brush removed from this easement in a workmanlike manner and not to leave piles of trees and brush along the easement.

TO HAVE AND TO HOLD, To the said

Jerry Lucas and John P. Kelly, their

03/25/1994-09858
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

heirs and assigns forever.

And said First National Bank of Columbiana does for itself, its successors and assigns, covenant with said Jerry Lucas and John P. Kelly, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Jerry Lucas and John P. Kelly heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said First National Bank of Columbiana by its In house counsel, William R. Justice, who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of March, 19 94 .

ATTEST:

First National Bank of Columbiana

By William R. Justice, as In house counsel

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE undersigned a Notary Public in and for said County, in said State, hereby certify that William R. Justice whose name as In house counsel of First National Bank of Columbiana 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 25th day of March, 19 94 .

MY COMMISSION EXPIRES JULY 12, 1997

Janice L. Shelton
Notary Public

Inst # 1994-09858

Exhibit A

A 60' wide Ingress, Egress and Utility Easement situated in Section 28, Township 19 South, Range 1 West lying 30' on each side of the following described line:

Commencing at the S.E. corner of the S.E. 1/4 of the S.E. 1/4 of said section; thence N 00deg.-05'14" E and run a distance of 46.68' to the southwesterly right-of-way of the following described easement; thence N 00deg.-05'14" E and run a distance of 17.65' to the Point of Beginning of the center line of the following described easement; thence N 58deg.-06'42" W and run a distance of 38.06' to the point of a curve to the right, said curve having the following described characteristics; a central angle of 14deg.-19'52", a radius of 300.00' and continue along the arc of said curve a distance of 75.04' to the curves end, said arc being subtended by a chord which bears N 50deg.-56'47" W and a chord length of 74.84'; thence N 43deg.-46'51" W a distance of 88.19' to the point of a curve to the right and having the following described characteristics; a central angle of 11deg.-23'25", a radius of 300.00' and continue along the arc of said curve a distance of 59.64' to the curves end, said arc being subtended by a chord which bears N 38deg.-05'08" W and a chord distance of 59.54' to the end of said curve; thence N 32deg.-23'26" W a distance of 238.24' to the point of a curve to the left and having the following described characteristics; a central angle of 19deg.-03'09", a radius of 300.00' and continue along the arc of said curve a distance of 99.76' to the end of said curve, said arc being subtended by a chord which bears N 41deg.-55'00" W and a chord distance of 99.30'; thence N 51deg.-26'34" W a distance of 395.50' to the point of a curve to the right and having the following described characteristics; a central angle of 28deg.-54'10", a radius of 300.00' and continue along the arc of said curve a distance of 151.34' to the end of said curve, said arc being subtended by a chord which bears N 36deg.-59'29" W and a chord distance of 149.74'; thence N 22deg.-32'24" W a distance of 103.51' to the point of a curve to the left and having the following described characteristics; a central angle of 24deg.-36'28", radius of 375.65' and continue along the arc of said curve a distance of 161.34' to the end of said curve, said arc being subtended by a chord which bears N 34deg.-50'38" W and a chord distance of 160.10'; thence N 47deg.-08'52" W a distance of 95' more or less to the southeasterly right-of-way of Shelby County Highway No.55, said point being the end of said easement.

Inst # 1994-09858

03/25/1994-09858
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50