

This Instrument was Prepared by:

* PREPARED WITHOUT BENEFIT OF TITLE INFORMATION *

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RETURN TO TITLE DEPT.
JIM WALTER HOMES INC.
P.O. BOX 31601
TAMPA, FLORIDA 33631-3601

Send Tax Notice to:

Robert C. Lucas
670 Hwy. 305
Columbiana, AL 35051

EASEMENT

It is hereby agreed that Irene Bice, an unmarried woman, hereinafter called Grantor, for the sum of \$1.00 and other valuable consideration paid by Robert C. Lucas and Wife Carol A. Lucas, hereinafter called Grantee does grant, sell, and convey unto Grantee an easement and right-of-way upon and across the following described property of the Grantor:

30' EASEMENT FOR INGRESS AND EGRESS

COMMENCE AT THE SW CORNER OF THE ROBERT C. LUCAS AND CAROL A. LUCAS PROPERTY AS RECORDED IN DEED BOOK 328 PAGE 4551 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE EAST 230 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE WEST R.O.W. OF A 30' EASEMENT, AND ALSO THE POINT OF BEGINNING. THENCE EAST 35 FEET TO AN IRON PIN; THENCE SOUTH 37° 07' 30" EAST 257 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE NORTH R.O.W. OF A COUNTY PAVED ROAD; THENCE SOUTH 84° 22' 30" WEST ALONG SAID R.O.W. 30 FEET TO AN IRON PIN; THENCE NORTH 37° 37' 59" WEST 262.46 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING. CONTAINING 0.16 ACRE, MORE OR LESS, AND IS LOCATED IN THE NW CORNER OF THE SE¼ OF THE NE¼ OF SECTION 32 TOWNSHIP 21 S, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

The right-of-way easement herein granted shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between the paved highway referred to above and the property of Grantees. The easement granted herein is exclusive, and grantor covenants that she will not convey any other easement or conflicting rights within the area covered by this grant.

This instrument shall be binding on, and shall inure to the benefit of, the heirs, administrators, successors and assigns of the parties hereto.

Irene Bice
Irene Bice, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said State and said County, personally appeared Irene Bice, who is known to me, and, after being duly sworn, deposes and says that she has read the foregoing, understands the contents thereof, and that the same are true and correct to the best of her information, knowledge and belief.

Martha L. Wood
NOTARY PUBLIC

My commission expires: 10-10-94

Inst # 1994-25878