

This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577
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This instrument was prepared by:
(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) Karen McKinstry
(Address) 33 Hunters Trace
Pelham, Alabama 35124

EASEMENT WARRANTY DEED
STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Shelby COUNTY } \$500

That in consideration of One Dollar and other good and valuable consideration DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Roy L. Martin, a married man
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Karen McKinstry
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A thirty foot wide easement for ingress and egress, being 15 feet on each side of the following described centerline;
Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said 1/4 1/4 699.42 feet to a point; thence turn 90 deg. 00 min. 00 sec. right and run northerly 379.71 feet to a point on the easternmost property line of just described property and the point of beginning on the centerline of easement being described; thence turn 99 deg. 19 min. 34 sec. to the right and run east-southeasterly a distance of 333.12 feet to a point in the centerline of an existing gravel driveway; thence turn 27 deg. 10 min. 57 sec. to the right and run southeasterly a distance of 136.88 feet to a point in the same said centerline of same said driveway; thence turn 4 deg. 50 min. 04 sec. left and run southeasterly a distance of 200.51 feet to a point on the northwesterly margin of Shelby County Highway No. 35 and the end of easement. Being situated in Shelby County, Alabama.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

THIS SPECIFIC EASEMENT IS TO LOCATE AND TO ENTIRELY REPLACE A PREVIOUSLY REFERENCED NON-SPECIFIC EASEMENT.

02/28/1995-05175
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th
day of February, 19 95.

_____(Seal) _____(Seal)
_____(Seal) Roy L. Martin (Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, a married man, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of February, 19 95.

My Commission Expires:

3/5/95
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

Inst # 1995-05175