

STATE OF ALABAMA

§

EASEMENT

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SHELBY COUNTY

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KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Dollar and other valuable consideration to the undersigned R.W. SIMS AND WIFE, LILLIE MAE SIMS, hereinafter referred to as Grantor, in hand paid by JEREMY DEWAYNE SIMS, his heirs, successors and assigns, hereinafter referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantee the right to use and convey an easement for the purposes of ingress and egress over the following described property, located in Shelby County, Alabama:

A right to use a permanent easement for the purpose of ingress and egress over and across all existing driveways and roads currently located on the property described below and a right to use water from a well located on the property described below:

All property currently owned by R.W. Sims and wife, Lillie Mae Sims located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20, Range 2 East, situated South of Alabama Highway Number 76 and East of the East line of the Alabama Power Company's 100 foot right-of-way line.

The purpose of this instrument is to provide access to grantee's property along a mutual driveway located on the above-described property and also to provide access to water from a well located on the above-described property, located in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, and the successors and assigns of the Grantee forever.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, and the successors and assigns of the Grantee, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, and the successors and assigns of the Grantee forever against the lawful claims of all persons except as herein stated.

Inst # 1995-32694

11/13/1995-32694
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said Grantor executes this instrument
on this the 31st day of October, 1995.

R W Sims
R.W. Sims

Lillie Mae Sims
Lillie Mae Sims

STATE OF ALABAMA §
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TALLADEGA COUNTY §

I, the undersigned authority in and for said County in said State, hereby certify that R.W. Sims and wife, Lillie Mae Sims, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same, voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1995.

James L. Dwyer
Notary Public
my Commission expires Sept. 22, 1998

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
201 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150

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