

This instrument prepared by:

Everett A. McKnight, Jr.
1951 Hoover Court
Birmingham, AL 35226

Inst # 1996-00045

01/03/1996-00045
EASEMENT FOR RIGHT-OF-WAY
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP M. BURROW and wife, CYNTHIA A. BURROW, hereinafter referred to as Grantors, do hereby grant to JERRY D. OWEN, hereinafter referred to as Grantee, his heirs and assigns, a right-of-way for a road and an easement for public utilities, being (30) feet in width for the construction and maintenance of a road on, over and across land described as follows:

A strip of land located in the NE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, and more particularly described as follows:

Description of center line of 30.00 feet wide easement:

Commence at the northeast corner of the NE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence run south along the east line of said section a distance of 30.00 feet to a point on the south side of an existing 30.00 feet easement; thence turn right 91 degrees 06 minutes westerly along the south line of said easement a distance of 162.78 feet to the center line of a proposed 30.00 feet wide easement running southerly across Mr. Burrow property, said point being the point of beginning of following described center line and said proposed easement being 15.00 feet each side of said center line; thence turn 90 degrees 00 minutes left southerly along said center line a distance of 78.68 feet to the P.I. of a curve to the right, said curve having a Central Angle of 34 degrees 55 minutes a Radius of 250.17 feet and forming an arc of 152.46 feet; thence turn right 34 degrees 55 minutes SWly along said center line a distance of 187.93 feet to the P.I. of a curve to the left, said curve having a Central Angle of 14 degrees 09 minutes, a Radius of 880.24 feet and forming an Arc of 217.39 feet; thence turn left 14 degrees 09 minutes SWly along said center line a distance of 172.10 feet to the P.I. of a curve to the left, said curve having a Central Angle of 36 degrees 11 minutes, a Radius of 192.38 feet and forming an Arc of 121.49 feet; thence turn left 36 degrees 11 minutes SEly along said center line a distance of 340.62 feet to the P.I. of a curve to the right, said curve having a Central Angle of 21 degrees 39 minutes 30 seconds, a Radius of 331.12 feet and forming an Arc of 125.17 feet; thence turn right 21 degrees 39 minutes 30 seconds SWly along the said center line a distance of 108.34 feet to the P.I. of a curve to the left, said curve having a Central Angle of 07 degrees 24 minutes 46 seconds, a

Radius of 694.67 feet and forming an Arc of 89.87 feet; thence turn left 07 degrees 24 minutes 46 seconds southerly along said center line a distance of 45.00 feet to the northerly property line of Mr. Lipscomb and the termination of this easement.

Said lands of the Grantee are not adjacent or contiguous to any public road or highway, and the Grantors are the owners of other lands which intervene and lie between the said lands of the Grantee and the nearest and most convenient public road thereto.

Grantee shall have the right to construct and to maintain a roadway suitable for his purpose and the right, both prior to construction and from time to time thereafter as deemed necessary, to clear timber and other growth from such right-of-way.

Said easement for road right-of-way may be improved, or used by Grantors, their heirs and assigns.

TO HAVE AND TO HOLD the above described rights, privileges, and easements unto the said Grantee and his heirs and assigns for the uses and purposes for which said land is granted; it being the intention of the parties to this conveyance that said easement for right-of-way run with the lands of the Grantee, being the SW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, in perpetuity, for the purpose of allowing access and public utilities for such lands to and from the nearest public road.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of December, 1995.


Phillip M. Burrow


Cynthia A. Burrow

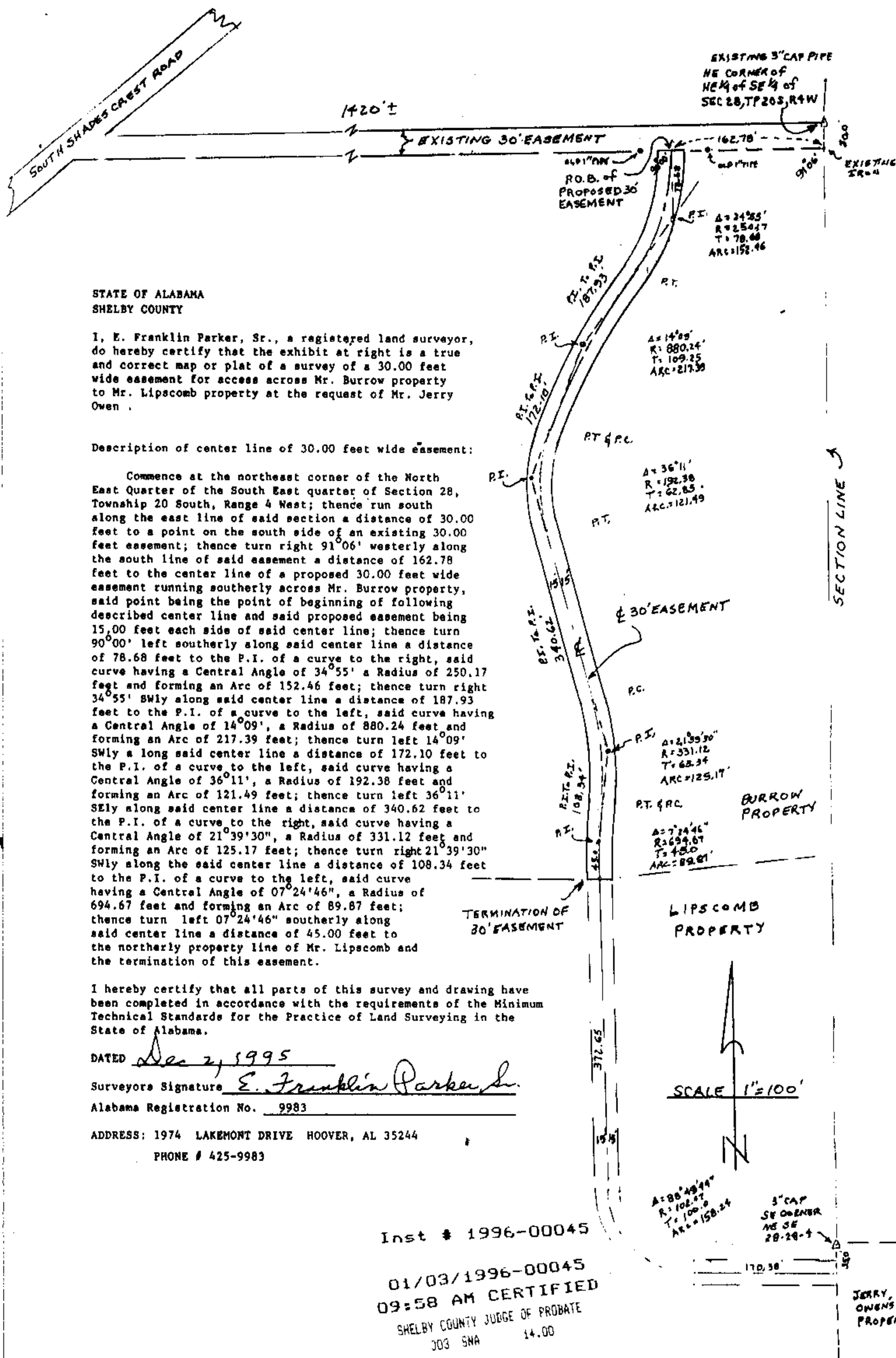
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip M. Burrow and Cynthia A. Burrow whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December A.D., 1995.

MY COMMISSION EXPIRES


Notary Public



STATE OF ALABAMA
SHELBY COUNTY

I, E. Franklin Parker, Sr., a registered land surveyor, do hereby certify that the exhibit at right is a true and correct map or plat of a survey of a 30.00 feet wide easement for access across Mr. Burrow property to Mr. Lipscomb property at the request of Mr. Jerry Owen.

Description of center line of 30.00 feet wide easement:

Commence at the northeast corner of the North East Quarter of the South East quarter of Section 28, Township 20 South, Range 4 West; thence run south along the east line of said section a distance of 30.00 feet to a point on the south side of an existing 30.00 feet easement; thence turn right 91°06' westerly along the south line of said easement a distance of 162.78 feet to the center line of a proposed 30.00 feet wide easement running southerly across Mr. Burrow property, said point being the point of beginning of following described center line and said proposed easement being 15.00 feet each side of said center line; thence turn 90°00' left southerly along said center line a distance of 78.68 feet to the P.I. of a curve to the right, said curve having a Central Angle of 34°55' a Radius of 250.17 feet and forming an Arc of 152.46 feet; thence turn right 34°55' SWly along said center line a distance of 187.93 feet to the P.I. of a curve to the left, said curve having a Central Angle of 14°09', a Radius of 880.24 feet and forming an Arc of 217.39 feet; thence turn left 14°09' SWly along said center line a distance of 172.10 feet to the P.I. of a curve to the left, said curve having a Central Angle of 36°11', a Radius of 192.38 feet and forming an Arc of 121.49 feet; thence turn left 36°11' SEly along said center line a distance of 340.62 feet to the P.I. of a curve to the right, said curve having a Central Angle of 21°39'30", a Radius of 331.12 feet and forming an Arc of 125.17 feet; thence turn right 21°39'30" SWly along the said center line a distance of 108.34 feet to the P.I. of a curve to the left, said curve having a Central Angle of 07°24'46", a Radius of 694.67 feet and forming an Arc of 89.87 feet; thence turn left 07°24'46" southerly along said center line a distance of 45.00 feet to the northerly property line of Mr. Lipscomb and the termination of this easement.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

DATED Dec 2, 1995

Surveyors Signature E. Franklin Parker, Sr.

Alabama Registration No. 9983

ADDRESS: 1974 LAKEMONT DRIVE HOOVER, AL 35244

PHONE # 425-9983

Inst # 1996-00045

01/03/1996-00045
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JO3 SNA 14.00

JERRY,
OWENS
PROPERTY