

STATE OF ALABAMA

SHELBY COUNTY

Robert M. Rutz and
Wife, Dianne L. Rutz
1100 Highway 89
Montevallo, AL 35115

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar & other good and valuable consideration, to the undersigned grantors, Jackie Ray Lucas and wife, Deborah Joan Lucas, in hand paid by Robert M. Rutz and wife, Dianne L. Rutz, herein referred to as grantees, the receipt of which is hereby acknowledged, we, the said grantors, Jackie Ray Lucas and wife, Deborah Joan Lucas, do hereby grant, bargain, sell and convey unto the said grantees, Robert M. Rutz and wife, Dianne L. Rutz, as joint tenants, with right of survivorship, a non-exclusive easement for purposes of septic tank, percolation, and utility use, in, under, over, across, and along the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, and run North along the West line of said 1/4 1/4 Section a distance of 236.6 feet to a point of intersection with the Northerly right of way line of a public road, County Road No. 89; thence continue along the West line of said 1/4 1/4 Section 177.5 feet; thence right 63 deg. 41 min. and run Northeasterly a distance of 233.16 feet; thence right 116 deg. 19 min. and run South 211.74 feet, to the point of beginning of the parcel herein described; thence continue along the same described course a distance of 40 feet; thence left 90 deg. a distance of 50 feet; thence left 90 deg. a distance of 40 feet; thence left 90 deg. a distance of 50 feet, more or less, to the point of beginning. The said easement herein to run with the land.

The grantors, and their successors in title, reserve the right to use and enjoy the easement herein granted.

TO HAVE AND TO HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to the conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, for the uses and purposes aforesaid and for no other purposes.

05/22/1997-16070
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1997-16070

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 21th day of May, 1997.

Jackie Ray Lucas
Jackie Ray Lucas
Deborah Joan Lucas
Deborah Joan Lucas

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Jackie Ray Lucas and wife,
Deborah Joan Lucas, 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
they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 21th day of
May, 1997.

William S. Smith
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 3, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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