

STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS the undersigned, JOHN R. GULLEDGE, a married man, is the sole owner of the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW Quarter of the NE Quarter of Section 33, Township 17 South, Range 1 East; thence run Southerly along the West line for a distance of 942.30 feet; thence turn 61 degrees 28 minutes to the left for a distance of 65.86 feet to the point of beginning; thence continue along same line for a distance of 237.79 feet; thence turn 61 degrees 28 minutes to the right for a distance of 160.0 feet to a point on the Northerly right of way of a county paved road; thence turn 123 degrees 04 minutes 15 seconds to the left and along said road a distance of 240.0 feet; thence turn 102 degrees 56 minutes to the left for a distance of 169.47 feet; thence turn 90 degrees 00 minutes to the right for a distance of 160.0 feet; thence turn 121 degrees 28 minutes 17 seconds to the left for a distance of 198.34 feet; thence turn 45 degrees 27 minutes 28 seconds to the left for a distance of 245.0 feet to the point of beginning.

The said owner acquired said realty from his brother, Troy B. Gulledge, by that certain warranty deed dated May 6, 1993, and recorded on July 12, 1993 as instrument number 20161 in the Probate Office of Shelby County, Alabama; and WHEREAS, at the time of said conveyance an unpaved driveway was located alongside the east property line of said realty, running from the paved county road fronting said realty on the south boundary line thereof, extending across the full depth of said realty and continuing beyond the north property line thereof as a means of ingress and egress, not only in regard to the above-described realty, but also in regard to properties being north thereof and owned by persons other than the grantor herein; and WHEREAS, among such other property owners are the grantor's sister, Vachelle Gulledge Spiegle, and husband, Johnny Spiegle, and the grantor's sister, Elizabeth A. Gulledge Snyder and husband, Ronald E. Snyder; and WHEREAS the said common drive has served continuously as such means of ingress and egress in regard to all of said lands and parties for more than ten (10) consecutive years immediately next preceding the present date hereof; and WHEREAS the said driveway has been maintained in good, safe and proper condition by the collective efforts of all of said owners during all of said period,

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SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.00

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NOW, THEREFORE, THE PREMISES CONSIDERED, for One Dollar (\$1.00), love and affection, and other good and valuable consideration in hand paid by the grantees herein to the grantor herein, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, John R. Gulledge, do hereby grant, bargain, sell and convey unto the said Elizabeth A. Gulledge Snyder and husband, Ronald E. Snyder, and the said Vachelle Gulledge Spiegle and husband, Johnny Spiegle, an easement over, upon, and across the above-described realty and being more specifically defined and delineated as follows:

An easement of the uniform width of twenty (20) feet running from the north right-of-way line of Shelby County Road No. 101, also known as Mimosa Road, which constitutes the south boundary of the above-described realty, to the north boundary of said realty, with the outer or east boundary of said easement coinciding with the east boundary line of the above-described realty, which line runs generally northwest-southeast, with a branch of said easement constituting a fork to the right so as to afford a direct entrance into the realty owned by the said Elizabeth A. Gulledge Snyder and Ronald E. Snyder and with the said fork or branch of said easement, also being twenty (20) feet in width, running in an easterly direction across a triangular-shaped portion of the above-described realty located at the upper right side thereof, with the apex of said triangle being the easternmost point of the above-described realty. The said branch or fork of said easement has also existed and been used as a means of ingress and egress for more than ten (10) consecutive years immediately next preceding the present date hereof. The other portion of the easement continues beyond the right fork or branch in a generally northerly direction so as to serve the realty of the said Vachelle A. Gulledge Spiegle and husband, Johnny Spiegle.

As part and parcel of the consideration for this conveyance, the grantees herein jointly and severally hereby promise and agree with and unto the grantor herein to abide by the following terms and conditions:

- 1) To maintain the said driveway in good and safe condition;
- 2) To drive safely, courteously and carefully thereon;
- 3) Not to park any vehicle or other obstacle on the easement at any time, or to otherwise interrupt or obstruct vehicular travel thereon;
- 4) Not to engage in loud and boisterous conduct while on or near said easement;
- 5) To cooperate fully with each other and with the grantor herein at all times in the quiet use and enjoyment of the above easement.

No portion of the above-described property constitutes any part of the homestead of the grantor, John R. Gulledge.

TO HAVE AND TO HOLD unto the said grantees herein, their heirs and assigns forever.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this the 30th day of July, 1997.

 (L.S.)
JOHN R. GULLEDGE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that John R. Gullledge, a married man whose name 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 30th day of July, 1997.

Walter Cornelius
NOTARY PUBLIC

My Commission Expires: May 16, 2000

*This instrument was
prepared by Walter Cornelius,
Attorney at Law,
1101 Dunwoood Valley Road
Birmingham, AL 35242*

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