

TITLE NOT EXAMINED BY PREPARER

STATE OF ALABAMA)

SHELBY COUNTY)

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS; that, the undersigned, J. M. McMILLAN, JR., a married man and LUCILLE M. FLANAGAN, a married woman for ten dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto RANDALL H. GOGGANS, his heirs, successors and assigns, a thirty foot wide, perpetual easement for vehicular and pedestrian ingress and egress, for utilities and for drainage, said easement running with the land over, across, above and under (as necessary) that certain real property located in Shelby County, Alabama described on Exhibit A attached hereto and incorporated by reference herein.

~~J. M. McMillan, Jr. is one and the same person as J. M. McMillan, Grantee in that certain deed recorded in Book 162, Page 423 Office of the Judge of Shelby County, Alabama. The other Grantee in said deed, Edna L. McMillan died on or about the ____ day of _____, 19____~~ *gmm*
The property conveyed herein is not the homestead of J. M. McMillan, Jr. or Lucille M. Flanagan or their spouses. *L.M.F.*

TO HAVE AND TO HOLD, unto Randall H. Goggans, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with Randall H. Goggans, his heirs and assigns, that we are lawfully seized in fee simple of said premisses that they are free from all encumbrances, that we have a good right to convey the same as a foresaid and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Randall H. Goggans, his heirs and assigns forever against the lawful claims of all persons.

Done this 13 day of Nov., 1997.

J. M. McMillan Jr.
J. M. McMillan, Jr.

Lucille M. Flanagan
Lucille M. Flanagan

Inst # 1997-38311

**11/24/1997-38311
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00**

Inst # 1997-38311

STATE OF FLORIDA)

Volusia COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. M. McMILLAN, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

13 day of November, 1997.

MELISSA CLINTON
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXP. OCTOBER 13, 2000
COMM. # CC 593016

Melissa Clinton

Notary Public

My Commission Expires: 10-13-2000

M25445 3271320

STATE OF FLORIDA)

Volusia COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LUCILLE M. FLANAGAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 197.

MELISSA CLINTON
NOTARY PUBLIC, STATE OF FLORIDA
MY COMM. EXP. OCTOBER 13, 2000
COMM. # CC 593016

Melissa Clinton

Notary Public

My Commission Expires: 10-13-2000

F452533249610

This Instrument Prepared By:
James F. Burford, III
1318 Alford Avenue Suite 101
Birmingham AL 35226

EXHIBIT 'A'

A 30' Ingress, Egress, Utility, and Drainage easement situated in the S1/2 of the S.E. 1/4 of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the S.E. corner of Section 26, Township 20 South, Range 2 West; thence S 88deg-26'21" W along south line of said section for a distance of 476.90'; thence N 01deg-33'39" W for a distance of 804.93' to the POINT OF BEGINNING of the centerline of a 30' Ingress, Egress, Utility, and Drainage easement lying to either side of and parallel to described centerline; thence S 77deg-14'18" W along said centerline for a distance of 313.01' to a point on a curve to the left having a central angle of 2deg-59'09" and a radius of 100.00', said curve subtended by a chord bearing S 75deg-44'43" W and a chord distance of 5.21'; thence along the arc of said curve and along said centerline for a distance of 5.21'; thence S 74deg-15'08" W along said centerline for a distance of 111.97' to a point on a curve to the right having a central angle of 23deg-24'17" and a radius of 100.00', said curve subtended by a chord bearing S 85deg-57'17" W and a chord distance of 40.57'; thence along the arc of said curve and along said centerline of a distance of 40.85'; thence N 82deg-20'35" W along said centerline of a distance of 23.81' to the end of said easement.

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