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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Joan Traywick Palestini

(Address) 1309 Hickford Rd
Vestavia Hills, AL 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Erskine R. Bentley, a single man; Erskine Ramsey Bentley, II, a man; James R. Bentley, a man; Henry H. Caldwell, Jr. and wife, Freida Louise Caldwell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joan Traywick Palestini

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A non-exclusive easement for ingress and egress/over the existing road situated in SW 1/4 of NE 1/4 and the East 10 acres of the SE 1/4 of NW 1/4, Section 25, Township 20 South, Range 1 West, Shelby County, Alabama, said road running in a generally East to West direction across said property.

Also, a non-exclusive easement for ingress and egress and utilities commencing at the East line of the Caldwell property described as the W 1/2 of E 1/2 of SE 1/4 of NW 1/4, Section 25, Township 20 South, Range 1 West, and running along the existing road in a generally Northerly direction to the South line of the Palestini property as described in Deed Book 348, Page 523, in Probate Office.

As consideration for this easement, grantors and grantees make the following agreement. Grantor, Erskine Bentley, shall contribute \$250.00 and grantee, Joan Traywick Palestini, shall contribute \$500.00 in 1997 and \$200.00 annually thereafter toward the maintenance of the above described easement. These funds shall be used for maintenance of this easement as mutually agreed by the grantor and grantee herein. Annual contributions shall terminate when the amount collected exceeds \$2,500.00 and shall resume when the amount is less. Grantor and grantee shall make an annual determination if maintenance is necessary.

12/05/1997-39774
02:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
MCD

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this day of July, 1997

Henry H. Caldwell, Jr.

Freida Louise Caldwell

Erskine R. Bentley

Erskine Ramsey Bentley

James R. Bentley

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry H. Caldwell, Jr. and Freida Louise Caldwell 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 5th day of

A. D., 1997

Notary Public.

Inst # 1997-39774