

This instrument was prepared by:
Clayton T. Sweeney, Esq.
2700 Highway 280E Suite 290E
Birmingham, AL 35223

Inst # 1998-02462

01/23/1998-02462
11:48 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MINNIE G. ACTON, an unmarried woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **SHERMAN HOLLAND, JR.** (Herein referred to as Grantees) a temporary 50 foot wide non-exclusive easement in, to, upon and over the property described in Exhibit "A" attached hereto and made a part hereof for ingress, egress, drainage and utilities with the right to construct and maintain a road and utilities upon and over said easement. Grantor reserves for itself, its successors and assigns, the same rights herein conveyed to the Grantees, and this conveyance and covenants contained herein shall be binding to the heirs, assigns and successors of the Grantor and the Grantees. The temporary 50 foot wide non-exclusive easement for ingress, egress, drainage and utilities shall be terminated upon the dedication of said easement as a public street and the acceptance thereof by the City of Alabaster for maintenance as evidenced by the approval and recordation of a final record Plat for the property to described as Spring Gate, Phase 4.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.


IN WITNESS WHEREOF, Minnie G. Acton has hereunto set her hand and seal, this the 27th day of January, 1997.


Minnie G. Acton

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Minnie G. Acton, an unmarried woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of January, 1997.


NOTARY PUBLIC
My Commission Expires: 5/29/99

SPRING GATE PHASE 4 (EASEMENT):

A 50' easement for ingress, egress, drainage, and utilities situated in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, and being more particularly described as follows:

Commence at the SE Corner of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West; thence N 88deg-16'-32" W a distance of 448.47'; thence N 38deg-47'-02" W a distance of 148.69'; thence N 55deg-28'-53" E a distance of 258.04'; thence N 62deg-53'-34" E a distance of 127.89'; thence N 21deg-41'-04" W a distance of 110.32' to a point on the southeasterly right-of-way line of King Arthur Drive (50' R.O.W.), said point being the **POINT OF BEGINNING** of the boundary of a 50' easement for ingress, egress, drainage, and utilities; thence N 06deg-01'-44" E along the southeasterly boundary of said right-of-way a distance of 56.17' to a point on a nontangent curve to the left having a radius of 150.00' and a central angle of 68deg-39'-39"; thence along the arc of said curve and leaving said right-of-way a distance of 179.75', said arc subtended by a chord which bears N 35deg-11'-01" E a distance of 169.19', to the end of said curve; thence N 00deg-51'-11" E a distance of 83.98'; thence S 89deg-08'-49" E a distance of 151.85' to a point on a curve to the left having a radius of 25.00' and a central angle of 19deg-02'-08"; thence along the arc of said curve a distance of 8.31', said arc subtended by a chord which bears N 81deg-20'-07" E a distance of 8.27', to the end of said arc, and a point on the westerly boundary of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of said section; thence S 00deg-51'-11" W along said westerly boundary a distance of 51.37'; thence N 89deg-08'-49" W a distance of 85.00' to a point on a curve to the left having a radius of 25.00' and a central angle of 90deg-00'-00"; thence along the arc of said curve a distance of 39.27', said arc subtended by a chord which bears S 45deg-51'-11" W a distance of 35.36', to the end of said curve; thence S 00deg-51'-11" W a distance of 8.98' to a point on a curve to the right having a radius of 200.00' and a central angle of 68deg-39'-39"; thence along the arc of said curve a distance of 239.67', said arc subtended by a chord which bears S 35deg-11'-01" W a distance of 225.59', to a point on a reverse curve to the left having a radius of 1199.05' and a central angle of 1deg-11'-54"; thence along the arc of said curve a distance of 25.08', said arc subtended by a chord which bears S 68deg-54'-53" W a distance of 25.08', to the end of said arc and the **Point of Beginning** of said boundary of said easement.

Inst # 1998-02462

01/23/1998-02462
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50