

STATE OF ALABAMA

>

SHELBY COUNTY

>

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT; the undersigned, Bent Tree Acres, L.L.C. (herein grantor) does hereby grant, bargain, sell and convey unto Bent Tree Acres Homeowner's Association, Inc., (herein Grantee) the following easements associated with real property located in Shelby County Alabama; To wit;

1. There exists a creek located on the easterly property line of lot 7 Bent Tree Acres as recorded in map book 23 page 128 A & B office of the Judge of Probate Shelby County Alabama. Grantee, by virtue of this Easement, shall have the right (but not the obligation) to enter said creek for the purpose of maintaining and cleaning out said creek.
2. That portion of Lot 7 of Bent Tree Acres as recorded in map book 23 page 128 A & B office of the Judge of Probate Shelby County Alabama which is described on Exhibit A attached hereto and incorporated by reference herein shall exist in perpetuity as a natural area for the benefit of Grantee its Successors and Assigns forever, who shall have the right to enter this easement area.

The Easements set forth here and above shall be perpetual and shall run with the land.

TO HAVE AND TO HOLD, unto Grantee and its Successors and Assigns forever.

BENT TREE ACRES, L.L.C.

By: Caroline M. Daughley
Its: Managing Member

Inst # 1998-39755

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08:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 13.50

STATE OF ALABAMA)

Jeff COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Caroline M. Raughley as managing member of Bent Tree Acres, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 1 day of OCTOBER, 1998.

Jeff
Notary Public

My Commission Expires: 3-1-2002

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Lot 7 Bent Tree Acres as recorded in Map Book 23, Page 128 A & B, in the Office of the Judge of Probate, Shelby County, Alabama and also being on the South right of way line of Bent Tree Acres in said Bent Tree Acres; thence run in a Northwesterly direction along the North line of said Lot 7 and also along the South right of way line of said Bent Tree Acres for a distance of 70.09 feet; thence turn an angle to the left of $113^{\circ}15'23''$ and run in a southeasterly direction for a distance of 76.71 feet to a point on the Southwest line of said Lot 7; thence turn an angle to the left of $127^{\circ}17'21''$ and run in a Northeasterly direction along the Southwesterly line of said Lot 7 for a distance of 80.94 feet to the point of beginning; said parcel of land containing 2,470.00 square feet more or less.

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