

Prepared By: Anthony D. Snable
Attorney at Law
1629 11th Avenue South
Birmingham, AL 35205

STATE OF ALABAMA)

SHELBY COUNTY)

UTILITY EASEMENT

July 13, 1999

THIS AGREEMENT, made and entered into on the 10th day of July, 1999, by and between Eleanor Jane Faulkner, and unmarried woman, hereinafter referred to as the Grantor, and Anthony D. Snable and Robin C. Snable and Frank Lister, hereinafter referred to as the Grantees.

WHEREAS, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor does grant, bargain, sell, convey, transfer, and deliver to the said Grantees a permanent easement and right of way, for the purpose of construction, installation, maintaining and repairing water lines, cablevision lines, over, across, through and under the lands hereinafter described, together with the right to remove trees, brushes, undergrowth and other obstructions interfering with the location, construction, installation and maintenance of said easement together with all the necessary rights of access, ingress and egress thereto and therefrom, in, under, over and along the following described property, situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

Eleanor J. Faulkner and Eleanor Jane Faulkner are one and the same person and is the surviving grantee of that certain deed recorded in Real 21, Page 378, in the Probate Office of Shelby County, Alabama with the other grantee, James H. Faulkner, having died on or about the 28 day of December, 1994.

Any other persons, parties or entities who may later accept the benefits of the easement hereby granted shall also share equally in the cost of any maintenance of said easement.

Said easement is given for the sole purpose above mentioned and is not to be construed as an easement given to the exclusion of the grantor, her heirs, successors and assigns. This easement inures to the benefit of the grantor and grantees and to their

07/14/1999-29511
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MMS 14.00

Inst # 1999-29511

heirs, successors and assigns and is a perpetual easement and shall run with the land.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the day and year first above written.


ELEANOR JANE FAULKNER

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eleanor Jane Faulkner, an unmarried woman, whose name is signed to their foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day and year the same bears date.

Given under my hand and seal this the 10th day of July, 1999.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-20-2001

EXHIBIT "A"

A 10 foot easement for installation and maintenance of a water line, said easement lying 5 feet on each side of and parallel to the following described centerline; Commence at the Northwest corner of Section 28 and run in an Easterly direction along the North line of said Section 388.52 feet; thence deflect 87 degrees 04 minutes 50 seconds and run to the right in a Southerly direction 289.46 feet to the point of beginning of the herein described centerline easement; thence deflect 113 degrees 36 minutes 49 seconds and run to the left in a Northeasterly direction 85.00 feet; thence deflect 39 degrees 07 minutes 00 seconds and run to the left in a Northeasterly direction 32.11 feet; thence deflect 18 degrees 06 minutes 55 seconds and run to the right in a Northeasterly direction 43.14 feet; thence deflect 21 degrees 01 minutes 05 seconds and run to the right in a Northeasterly direction 79.53 feet; thence deflect 13 degrees 53 minutes 40 seconds and run to the right in a Northeasterly direction 96.63 feet; thence deflect 2 degrees 29 minutes 00 seconds and run to the left in an Easterly direction 162.27 feet to the West line of Lot 13 according to the survey of Indian Highlands Estates as recorded in Map Book 13, Page 69 in the Probate Office of Shelby County and the end of the herein described easement.

Inst # 1999-29511

07/14/1999-29511
01:54 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.00

EJF