
GRANT OF EASEMENT

STATE OF ALABAMA
SHELBY COUNTY

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THIS GRANT OF EASEMENT is made and entered into by **William W. Cunningham, III and Michele B. Cunningham**, husband and wife (collectively hereinafter referred to as the "Grantor") in favor of **Charles B.W. Hoke and Lisa W. Hoke**, husband and wife (collectively hereinafter referred to as the "Grantee").

RECITALS:

A. By instrument recorded at Instrument #1994-22956 in the Probate Court for Shelby County, Alabama, William W. Cunningham, III was granted an easement (hereinafter referred to for convenience as the 60' Easement) over a tract of land 60 feet in width for ingress and egress to property conveyed to the Grantee in said instrument. The 60' Easement is more particularly described in Exhibit A attached hereto. Grantor is the owner of the fee simple title to a tract of land 30 feet in width which is also described in Exhibit A (hereinafter referred to for convenience as the 30' Easement). For convenience, the 60' Easement and the 30' Easement are collectively referred to as the "Easement Property".

B. Grantee has requested that Grantor grant Grantee a non-exclusive easement over and across the Easement Property for access to and from the property of the Grantee more particularly described in Exhibit B (the "Benefitted Property") and for the installation, maintenance and use of utilities to the Benefitted Property.

NOW, THEREFORE, in consideration of Ten & no/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Grantor hereby grants unto Grantee, Grantee's heirs, successors and assigns a non-exclusive easement over and across the Easement Property for ingress and egress to and from the Benefitted Property and for the installation, maintenance and use of utilities to the Benefitted Property.

SUBJECT, HOWEVER, to the following: (i) Ad Valorem Taxes; (ii) Easements, restrictions, limitations, covenants and other matters, whether or not of record, and all matters which would be disclosed by an inspection or survey; (iii) Grantor makes no warranties of any nature whatsoever, including, but not limited to, ownership or title; and (iv) Grantor reserves to Grantor all rights of ownership and use of the Easement Property, subject to Grantee's right to use the Easement Property for the purposes set forth herein.

Inst # 2000-08536

03/17/2000-08536

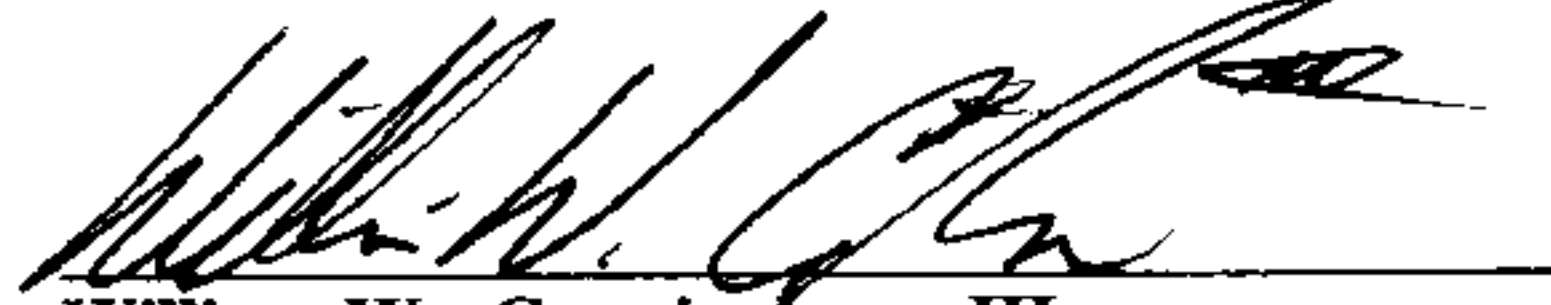
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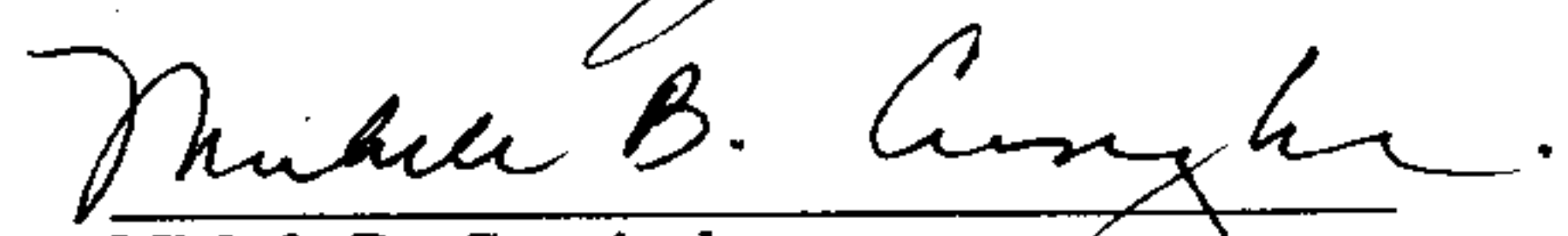
SHELBY COUNTY JUDGE OF PROBATE

004 HNS

16.00

IN WITNESS WHEREOF, the said Grantor, has executed this instrument this the 16th day of March, 2000.



William W. Cunningham, III


Michele B. Cunningham

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM W. CUNNINGHAM, III** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2000.

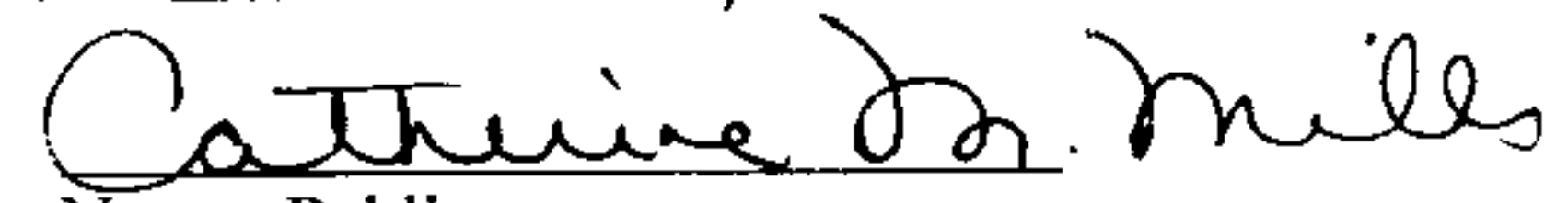

Notary Public

11-2-02
My Commission Expires

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHELE. B. CUNNINGHAM** 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 16th day of March, 2000.


Notary Public

11-2-02
My Commission Expires

EXHIBIT "A"

~~There is~~ a 60 foot easement for ingress, egress and utilities being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence South $00^{\circ}54'08''$ West, a distance of 645.96 feet to the point of beginning of the centerline of a 60 foot ingress, egress, and utility easement; thence South $67^{\circ}46'26''$ West, along said centerline a distance of 142.67 feet to a point of curve to the right having a radius of 132.89 feet and a central angle of $85^{\circ}49'46''$; thence Westerly along the arc and along said centerline a distance of 199.07 feet to a point of compound curve to the right having a radius of 715.01 feet and a central angle of $15^{\circ}55'24''$; thence Northerly along the arc and along said centerline, a distance of 198.71 feet to the end of said easement.

~~There is~~ a 30 foot easement for ingress, egress and utilities being more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence South $00^{\circ}53'33''$ West, a distance of 1,080.78 feet to the point of beginning of the centerline of a 30 foot ingress, egress and utility easement; thence South $43^{\circ}33'37''$ West along said centerline, a distance of 168.76 feet to a point of curve to the right having a radius of 185.00 feet and a central angle of $21^{\circ}18'25''$; thence Southwesterly along the arc and along said centerline a distance of 68.80 feet; thence South $64^{\circ}52'01''$ West along said centerline, a distance of 116.41 feet to a point of curve to the right having a radius of 285.00 feet and a central angle of $14^{\circ}23'16''$; thence Westerly along the arc and along said centerline a distance of 71.57 feet; thence South $79^{\circ}15'17''$ West along said centerline, a distance of 46.03 feet to a point of curve to the left having a radius of 115.00 feet and a central angle of $56^{\circ}45'21''$; thence Southwesterly along the arc and along said centerline a distance of 113.92 feet; thence South $22^{\circ}29'56''$ West along said centerline, a distance of 131.89 feet to a point of curve to the left having a radius of 215.00 feet and a central angle of $21^{\circ}28'14''$; thence Southerly along the arc and along said centerline a distance of 80.57 feet; thence South $01^{\circ}01'42''$ West along said centerline, a distance of 130.58 feet to the end of said easement.

~~There is~~ a 30 foot easement for ingress, egress and utilities, being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence South $00^{\circ}54'08''$ West, a distance of 645.96 feet to the point of beginning of the centerline of a 30 foot ingress, egress and utility easement; thence North $67^{\circ}46'26''$ East along said centerline, a distance of 619.00 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of $23^{\circ}15'16''$; thence Easterly along the arc and along said centerline a distance of 81.17 feet; thence South $88^{\circ}58'18''$ East along said centerline, a distance of 134.30 feet to the end of said centerline.

EXHIBIT B

Beginning at the NW corner of the NE 1/4 of the SW 1/4 of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning; thence S 00°53'33" W, a distance of 1,320.14'; thence N 89°50'59" E, a distance of 1,316.88'; thence N 01°06'10" E, a distance of 1,318.78'; thence S 89°54'46" W, a distance of 1,321.69' to the point of beginning.

Inst # 2000-08536

03/17/2000-08536

10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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