

EASEMENT

STATE OF ALABAMA  
SHELBY COUNTY

It is hereby agreed that Patricia Scotch Clemmer and her husband James S. Clemmer, Jr. & Wayne J. Scotch, Jr., an unmarried man (hereinafter called Grantors), for a good and valuable consideration, receipt of which is hereby acknowledged, being paid by PATRICIA SCOTCH CLEMMER AND JAMES S. CLEMMER, JR. (hereinafter called Grantees). Grantors do grant and give the use to PATRICIA SCOTCH CLEMMER AND JAMES S. CLEMMER, JR., an easement and right-of-way upon and across the Grantors' property which is located in Shelby County, Alabama, more particularly described as follows:

A non-exclusive easement for ingress and egress, lying 17.5' on each side and parallel to the center line of which is more particularly described as follows:

See attached Exhibit A

The right-of-way easement rights and privileges herein granted shall be used for the purpose of providing pedestrian and vehicular ingress and egress between the road crossing Grantors' property and property of the Grantees which adjoins the property of the Grantors.

The easement rights and privileges herein granted shall be perpetual. Grantors hereby bind themselves and their heirs and legal representatives to warrant and defend the above described easement unto Grantees.

Grantors shall have the right to cut and trim trees or shrubs which may encroach on easement area and further they shall dispose of all cuttings and trimmings.

Grantors retain, reserve and shall continue to enjoy use of the services of subject property for any and all purposes which do not interfere with and prevent the use by the Grantees of the within easement.

06/08/2001-23558  
01:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NEL 17.00

Inst # 2001-23558

IN WITNESS WHEREOF, this instrument is executed this 5 day  
of June, 2001

  
PATRICIA SCOTCH CLEMMER

  
JAMES S. CLEMMER, JR.

  
WAYNE J. SCOTCH, JR.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county in  
said state hereby certify that Patricia Scotch Clemmer and her  
husband James S. Clemmer, Jr. and Wayne J. Scotch, Jr., Grantors  
herein, 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 the \_\_\_\_ day of  
June, 2001.

  
NOTARY PUBLIC

My commission expires: 4-2004

EXHIBIT A

Parcel II

Non-exclusive access easement described as follows:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 35, Township 19 South, Range 1 West; thence S 00 deg. 36 min. 43 sec. W a distance of 571.72 feet; thence S 89 deg. 57 min. 33 sec. E a distance of 199.63 feet; thence S 69 deg. 56 min. 08 sec. E a distance of 380.89 feet; thence S 29 deg. 56 min. 08 sec. E a distance of 360.07 feet to a point, said point being a beginning of a non tangent curve to the left, having a radius of 400.00 feet and a central angle of 05 deg. 32 min. 01 sec. and subtended by a chord which bears S 35 deg. 04 min. 16 sec. W and a chord distance of 38.62 feet; thence along the arc of said curve a distance of 38.63 feet to the point of beginning; thence N 29 deg. 56 min. 08 sec. W a distance of 11.26 feet to a point, said point being the beginning of a non tangent curve to the left having a radius of 410.00 feet, a central angle of 22 deg. 45 min. 05 sec. and subtended by a chord which bears S 21 deg. 39 min. 43 sec. W and a chord distance of 161.74 feet; thence along the arc of said curve, a distance of 162.81 feet; thence S 10 deg. 57 min. 39 sec. W a distance of 116.99 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 110.00 feet, a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears S 03 deg. 48 min. 29 sec. E and a chord distance of 56.08 feet; thence along the arc of said curve a distance of 56.71 feet; thence S 18 deg. 34 min. 37 sec. W a distance of 75.49 feet to a point said point being the beginning of a non tangent curve to the right, having a radius of 240.00 feet, a central angle of 28 deg. 35 min. 37 sec. and subtended by a chord which bears S 06 deg. 42 min. 48 sec. E and a chord distance of 118.53 feet; thence along the arc of said curve, a distance of 119.77 feet to a point, said point lying on the Northerly right of way line of Whisenhunt Road, thence S 89 deg. 33 min. 36 sec. E and along said right of way a distance of 10.08 feet to a point, said point being the beginning of a nontangent curve to the left, having a radius of 250.00 feet a central angle of 28 deg. 15 min. 27 sec. and subtended by a chord which bears N 06 deg. 49 min. 56 sec. W and a chord distance of 122.05 feet; thence along the arc of said curve and leaving said right of way a distance of 123.30 feet; thence N 18 deg. 34 min. 37 sec. W a distance of 75.28 feet to a point, said point being the beginning of a nontangent curve to the right having a radius of 100.00 feet a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears N 03 deg. 48 min. 29 sec. W and a chord distance of 50.98 feet; thence along the arc of said curve distance of 51.55 feet; thence N 10 deg. 57 min. 39 sec. W a distance of 117.05 feet to a point, said point being the beginning of a nontangent curve to the right having a radius of 400.00 feet, a central angle of 22 deg. 01 min. 36 sec. and subtended by a chord which bears N 21 deg. 17 min. 28 sec. E and a chord distance of 152.83 feet; thence along the arc of said curve, a distance of 153.77 feet to the point of beginning.

Parcel III

Non exclusive access easement described as follows:

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 35, Township 19 South, Range 1 West, thence South 00 deg. 36 min. 43 sec. W a distance of 571.72 feet; thence South 00 deg. 38 min. 09 sec. W a distance of 85.07 feet; thence South 69 deg. 45 min. 33 sec. East, a distance of 434.92 feet; thence South 29 deg. 08 min. 54 sec. East, a distance of 99.50 feet; thence South 48 deg. 43 min. 47 sec. West a distance of 68.98 feet; thence South 41 deg. 16 min. 13 sec. East, a distance of 17.5 feet to the Point of beginning is said Easement; thence North 48 deg. 43 min. 47 sec. East, a distance of 133.60 feet; thence North 80 deg. 41 min. 20 sec. East, a distance of 106.38 feet; thence South 29 deg. 56 min. 08 sec. East, a distance of 210.55 feet to the point of ending.

All being situated in Shelby County, Alabama.

List # 2001-23558

06/08/2001-23558

01:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

17.00

003 NEL