

This instrument was prepared by: Courtney Mason & Associates 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244

State of Alabama)
County of Shelby)

## Corrective Easement



That in consideration of ten dollars (\$10.00) to the undersigned grantor, James Davis Baker and wife, Merry Baker, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, do grant bargain, and convey unto Elizabeth Gertrude Phillips, Douglas H. Ballard, Sr. and Betty Ballard the following described easement for ingress, egress and utilities:

See Attached Exhibit "A" for legal description.

The above description is a new description which corrects the inaccurate description in the easement from grantor to the above listed grantees in an instrument dated October 18, 1983 in Deed Book 351 page 87 in the Probate Court in Shelby County, Alabama.

The corrected description correctly describes where the access road has been physically located since 1983.

To have and to hold, to the said Grantees, their heirs, or successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs or assigns, that I am lawfully seized in fee simple the ownership of the land where this granted easement is located; that they are free from all encumbrances; that I have good right to transfer the herein described corrected easement; that I will, any of my heirs, executors and administrators shall warrant and defend the same to said grantees their heirs ans assigns forever against the lawful claims of all persons.

State of Alabama)
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Davis Baker and wife, Merry Baker, 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 THIS \_\_\_\_\_\_\_

My commission expires:

2 25 2003

DAY OF JUNE, 2002.

Notary Public

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## EXHIBIT "A" A NON-EXCLUSIVE EASEMENT

Commence at the SE corner of the SW ½ of the SE ½ of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 deg. 00 min. 00 sec. West, a distance of 42.80 feet; thence North 02 deg. 03 min. 42 sec. West, a distance of 546.39 feet to the Point of Beginning, said point lying on the westerly right of way line of Shelby county Highway # 107 (60' ROW); thence continue along the last described course and sai I ROW line, a distance of 30.49 feet; thence South 77 deg. 40 min. 30 sec. West and leaving said ROW line, a distance of 528.26 feet; thence South 12 deg. 19 min. 30 sec. East, a distance of 30.00 feet; thence North 77 deg. 40 min. 30 sec. East, a distance of 522.83 feet to the point of beginning.