


This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

EASEMENT


20021202000596650 Pg 1/5 26.00
Shelby Cnty Judge of Probate, AL
12/02/2002 11:48:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

It is hereby agreed that **RONALD GUNNARSON and PAMELA GUNNARSON, husband and wife** (hereinafter the "Gunnarsons"), and **GEORGE DAVIS and EVELYN DAVIS, husband and wife** (hereinafter the "Davis's") (the Gunnarsons and the Davis's are hereinafter collectively called "Grantors") for the sum of \$1.00 and other good and valuable consideration by **NIKKI GUNNARSON WONN, a married woman**, hereinafter called Grantee, receipt of which is hereby acknowledged, do grant, bargain, sell, and convey unto Grantee an easement and right-of-way upon and across the following described real property in Shelby County, Alabama, to-wit:

The Gunnarson Easement (Easement No. 1)

Begin at the intersection of the West line of the East one-half of the Northeast Quarter of Section 30, Township 19 South, Range 1 East with the South right of way line of Shelby County Road No. 280 (formerly U. S. Highway 280); thence run south along said west line for a distance of 314 feet, thence turn an angle of 88 degrees 20 minutes 40 seconds to the left and run a distance of 197.19 feet to the point of beginning of the centerline of a easement for ingress, egress, thence turn an angle of 117 degrees 10 minutes 36 seconds to the right and run a distance of 108.35 feet to the point of ending.

The Davis Easement (Easement No.2)

Commencing at the South right of way line of Shelby County 280 at a point that is 121.46 feet East of the West Boundary Line of the East one-half of the Northeast Quarter of Section 30, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING of the centerline of a easement for ingress, egress and the centerline of a

paved driveway known as Thomas Lane; thence South 5 degrees 06 minutes 37 seconds East, a distance of 40.27 feet; thence South 30 degrees 35 minutes 01 second East, a distance of 40.86 feet, thence South 44 degrees 37 minutes 42 seconds East, a distance of 60.97 feet; thence South 36 degrees 33 minutes 53 seconds East, a distance of 53.65 feet; thence South 22 degrees 11 minutes 33 seconds East, a distance of 42.76 feet; thence South 7 degrees 20 minutes 21 seconds East, a distance of 43.63 feet; thence South 0 degrees 39 minutes 28 seconds West, a distance of 25.73 feet; thence South 21 degrees 27 minutes 50 seconds West, a distance of 26.26 feet; thence South 62 degrees 09 minutes 06 seconds West, a distance of 22.61 feet; thence South 34 degrees 42 minutes 13 seconds West, a distance of 20.77 to the point of ending of easement no. 1.

(The easements described herein are more particularly described on Exhibit "A" attached hereto.)

The right-of-way, easement, rights, and privileges herein granted shall be used only for the purpose of providing pedestrian and vehicular ingress and egress between the paved road known as Shelby County No. 280 and the property of Grantee.

The easement, rights and privileges herein granted shall be perpetual. The Gunnarsons hereby bind themselves, their heirs and legal representatives, to warrant and forever defend the above described Gunnarson Easement and rights unto Grantee, her successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The Davis's hereby bind themselves, their heirs and legal representatives, to warrant and forever defend the above described Davis Easement and rights unto Grantee, her successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This instrument shall be binding on, and shall inure to the benefit of, the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is executed this 1st day of December, 2002.



RONALD GUNNARSON

Pamela Gunnarson
PAMELA GUNNARSON

George Davis
GEORGE DAVIS

Evelyn Davis
EVELYN DAVIS

Acknowledgements

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RONALD GUNNARSON 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 the instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of December 2002.

Carol M. Kemler
Notary Public

My commission expires: 2-2-05

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAMELA GUNNARSON 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 the instrument, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of December, 2002.

Carol M. Kimbrough
Notary Public

My commission expires: 2-2-05

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GEORGE DAVIS 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 the instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of December, 2002.

Carol M. Kimbrough
Notary Public

My commission expires: 2-2-05

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EVELYN DAVIS 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 the instrument, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 1st day of December, 2002.

Carol M. Kimbrough
Notary Public

My commission expires: 2-2-05

PROPERTY DESCRIPTION

Begin at the intersection of the West line of the East one-half of the Northeast Quarter of Section 30, Township 19 South, Range 1 East, with the South right of way line of Shelby County Road No. 280 (formerly U.S. Highway 280); thence run south along said west line for a distance of 389 feet to the point of beginning; thence continue South for a distance of 135.0 feet, thence turn an angle of 88 degrees 20 minutes 36 seconds to the left and run a distance of 145.0 feet, thence turn an angle of 91 degrees 39 minutes 24 seconds to the left and run a distance of 135.0 feet, thence turn an angle of 88 degrees 20 minutes 40 seconds to the left and run a distance of 145.0 feet to the point of beginning. Containing 0.45 acres more or less.

EASEMENT NO. 1 DESCRIPTION

Commencing at the South right of way line of Shelby County Road 280 at a point that is 121.46 feet East of the West Boundary Line of the East one-half of the Northeast Quarter of Section 30, Township 19 South, Range 1 East, said point being the POINT OF BEGINNING of the centerline of a easement for ingress, egress and the centerline of a paved driveway known as Thomas Lane; thence South 5 degrees 06 minutes 37 seconds East, a distance of 40.27 feet; thence South 30 degrees 35 minutes 01 seconds East, a distance of 40.86 feet; thence South 44 degrees 37 minutes 42 seconds East, a distance of 60.97 feet; thence South 36 degrees 33 minutes 53 seconds East, a distance of 53.65 feet; thence South 22 degrees 11 minutes 33 seconds East, a distance of 42.76 feet; thence South 7 degrees 20 minutes 21 seconds East, a distance of 43.63 feet; thence South 0 degrees 39 minutes 28 seconds East, a distance of 25.73 feet; thence South 21 degrees 27 minutes 50 seconds East, a distance of 26.26 feet; thence South 62 degrees 08 minutes 08 seconds East, a distance of 22.61 feet; thence South 34 degrees 42 minutes 13 seconds East, a distance of 20.77 feet to the point of ending of easement no. 1.

EASEMENT NO. 2 DESCRIPTION

Begin at the intersection of the West line of the East one-half of the Northeast Quarter of Section 30, Township 19 South, Range 1 East, with the South right of way line of Shelby County Road No. 280 (formerly U.S. Highway 280); thence run south along said west line for a distance of 314 feet, thence turn an angle of 88 degrees 20 minutes 40 seconds to the left and run a distance of 197.19 feet to the point of beginning of the centerline of a easement for ingress, egress, thence turn an angle of 117 degrees 10 minutes 36 seconds to the right and run a distance of 108.35 feet to the point of ending.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyors Signature *Larry W. Carver*
Alabama License No 15454 Date *11-25-02*

BOUNDARY SURVEY
LARRY W. CARVER
320 HWY 437
STERRETT, AL 36147
205-678-6833

DATE - 11-25-02 1296EASEMENT

Line	Bearing	Distance
1	S 5°06'37"E	40.27
2	S 30°35'01"E	40.86
3	S 44°37'42"E	60.97
4	S 36°33'53"E	53.65
5	S 22°11'33"E	42.76
6	S 7°20'21"E	43.63
7	S 0°39'28"W	25.73
8	S 21°27'50"W	26.26
9	S 62°08'08"W	22.61
10	S 34°42'13"W	20.77

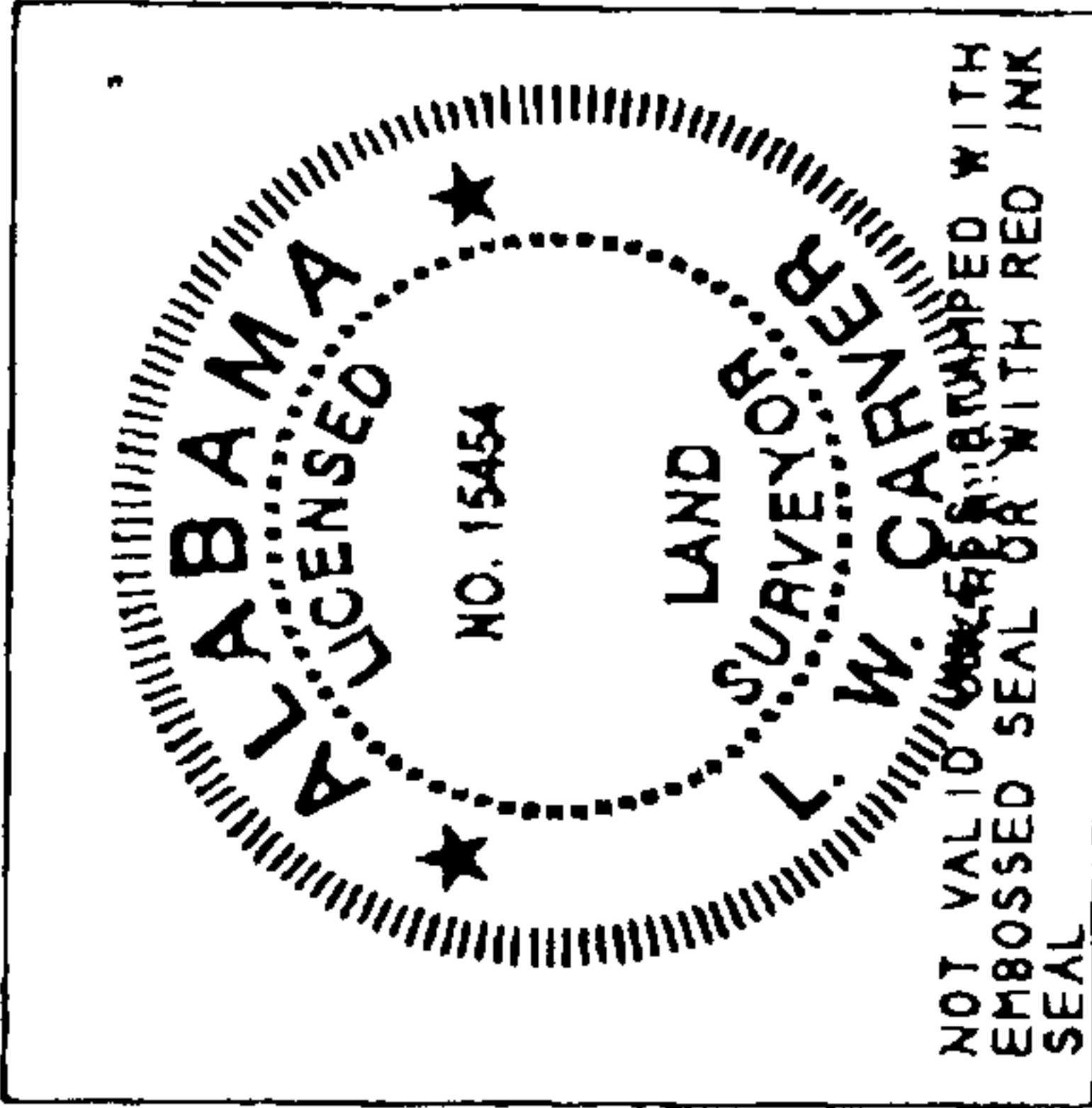
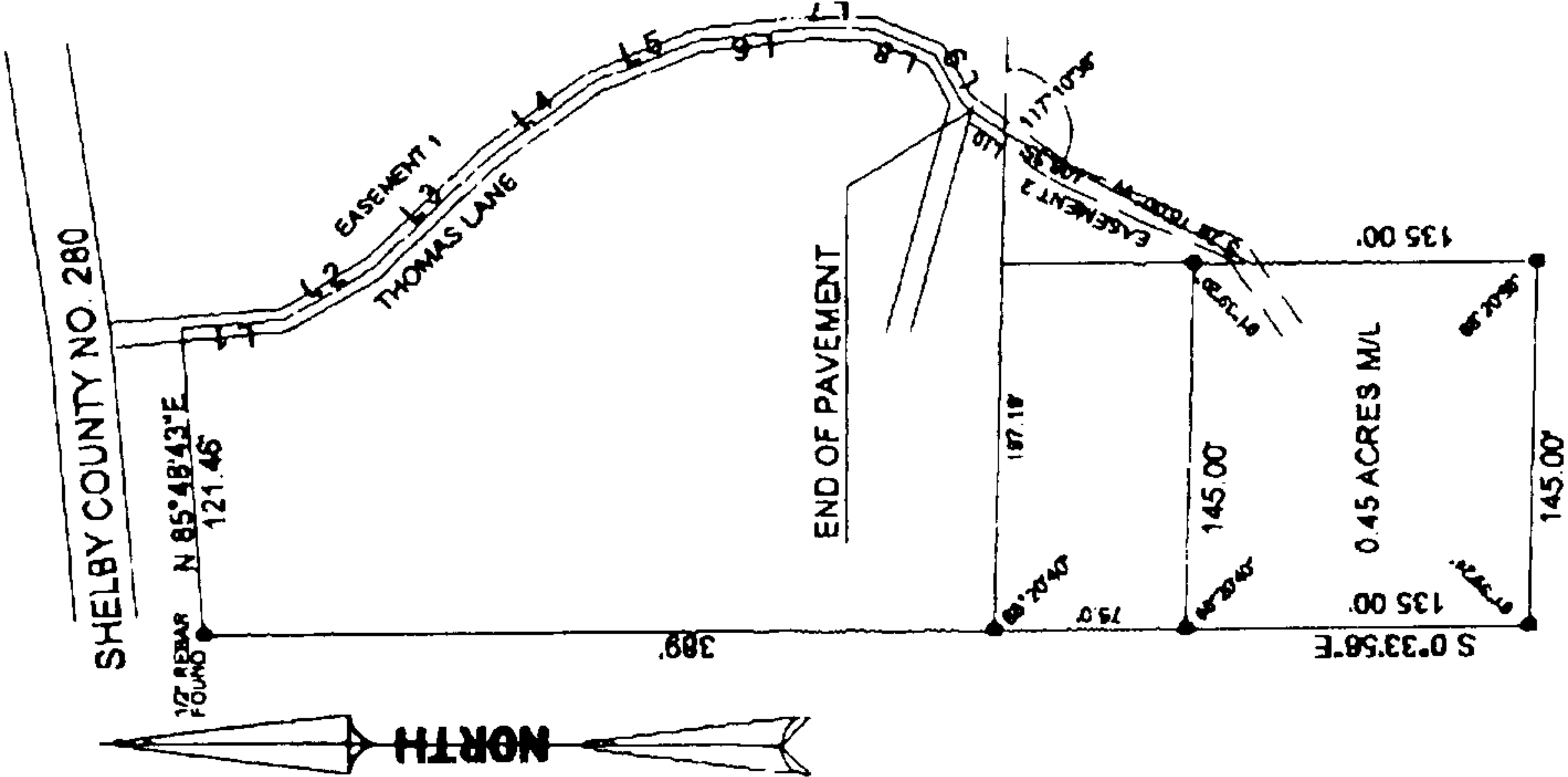


EXHIBIT *A*