

This Instrument Prepared By:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

EASEMENT

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **WILLIAM F. SPRATLIN**, a married man (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **CATHERINE S. BOWDEN, JERRY R. KERSEY, LIBBY H. KERSEY, WARREN HALE, DAWNA HALE, JEFFREY DALE HARPER AND GAIL E. BAILEY CARLTON**, their heirs, successors and assigns, (hereinafter referred to as Grantees) a non-exclusive easement in, to, upon and over the property described in Exhibit A attached hereto and made a part hereof for ingress and egress with the Grantor reserving the same rights to himself, his heirs, successors and assigns those same rights of ingress and egress and the right to construct and maintain a road and utilities in, to, upon and over said easement. The Grantor herein agrees to maintain the roadway constructed and utilities placed in said easement until such time as the roadway is dedicated to the county as a public road. Upon acceptance by the county of the roadway for maintenance, the easement granted herein shall terminate and all rights therein shall merge into the public road.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of July, 2003.


William F. Spratlin

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM F. SPRATLIN, 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 30th day of July, 2003.

My commission expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW

A parcel of land situated in Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a railroad rail found locally accepted to be the Northeast corner of the Northeast quarter of Section 25, Township 20 South, Range 2 West and run in a Westerly direction along the North line of said Northeast quarter for a distance of 487.05 feet to a point; thence turn an angle to the right of 00 degrees, 03 minutes, 21 seconds and run in a Westerly direction along the North line of said Northeast quarter for a distance of 835.08 feet to a point; thence turn an angle to the left of 92 degrees, 04 minutes, 03 seconds and run in a Southerly direction for a distance of 727.69 feet to the point of beginning; thence continue on last stated course for a distance of 70.46 feet to a point on a curve to the left, having a central angle of 22 degrees, 44 minutes, 56 seconds and a radius of 170.00 feet; thence turn an angle to the chord of said curve of 63 degrees, 59 minutes, 54 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 67.50 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 134.27 feet to a point on a curve to the left, having a central angle of 39 degrees, 32 minutes, 57 seconds and a radius of 173.28 feet; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 119.61 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 199.41 feet to a point on a curve to the left, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 530.83 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 94.40 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,100.09 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 329.18 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 89.72 feet to a point on a curve to the right, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 205.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 252.60 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 245.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 148.19 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 122.96 feet to a point on a curve to the left, having a central angle of 115 degrees, 32 minutes, 42 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Northwesterly to Southwesterly direction for a distance of 50.42 feet to a point on the Easterly right of way line of Shelby County Highway No. 331 also known as Fire Tower Road; thence turn an angle to the right from the chord of said curve of 122 degrees, 13 minutes, 39 seconds and run in a Northwesterly direction along the Easterly right of way line of said Shelby County Highway No. 331 for a distance of 121.92 feet to a point on a curve to the left, having a central angle of 64 degrees, 27 minutes, 18 seconds and a radius of 25.00 feet; thence turn an angle to the right to the chord of said curve of 147 degrees, 46 minutes, 21 seconds and run in a Southeasterly direction along the arc of said curve for a distance of 28.12 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 175.53 feet to a point on a curve to the right, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 305.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 184.48 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 145.00 feet; thence run along the arc of said curve in a Southeasterly to Northeasterly direction for a distance 178.67 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 89.72 feet to a point on a curve to the left, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,040.09 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 311.22 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 590.83 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 105.07 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 199.41 feet to a point on a curve to the right, having a central angle of 39 degrees, 32 minutes, 57 seconds and a radius of 233.28 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 161.02 feet to a point; thence run tangent to last stated curve for a distance of 134.27 feet to a point on a curve to the right, having a central angle of 12 degrees, 01 minutes, 56 seconds and a radius of 230.00 feet; thence run along the arc of said curve in a Southeasterly direction for a distance of 48.30 feet to the point of beginning; said parcel of land containing 2.45 acres, more or less.