



20050316000116940 1/3 \$17.50  
Shelby Cnty Judge of Probate, AL  
03/16/2005 08:00:04AM FILED/CERT

## GRANT OF EASEMENT

Value \$500.00 JMA

This Grant of Easement ("Grant") is made as of the 15th day of February, 2005 from John W. & Vanessa Adams ("Grantor") to Ironwood developers/John Hines ("Grantee").

Hines  
JMA

## RECITALS

WHEREAS, the Grantor is the owner of certain property located at Reese Dr, Alabaster, Alabama Sec 36 township 20 south range 3 west, Shelby county ("Servient Parcel"); and

WHEREAS, the Grantee is the owner of certain property located at Ironwood Subdivision, Shelby County AL ("Dominant Parcel").

NOW THEREFORE, in consideration of the foregoing, the mutual agreements herein contained, Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements and covenants and restrictions are made:

### 1. Incorporation of Recitals

The Recitals set forth above constitute an integral part of the Grant of Easement and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

### 2. Dominant and Servient Parcels

#### A. Servient Parcel

The Servient Parcel is located at City of Alabaster AL off County Rd 11 and is legally described as below.

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 36, Township 20 south, Range 3 west, Shelby County, Alabama: thence N 00deg-21' 36" E for a distance of 166.75' to the point of beginning" thence continue along the last described course for a distance of 113.52' ; thence N 88deg-29' 03" E for a distance of 199.73' ; thence S 00deg-19' 05" W for a distance of 113.72' ; thence S 88deg-29' 03" E for a distance of 199.64 to the point of beginning. Said parcel of land contains 0.52 acres more or less.

#### B. Dominant Parcel



The Dominant Parcel is located at Ironwood subdivision, Alabaster Al

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3. Grant

Hines  
de JMS That the Grantor, John And Vanessa Adams, grants to the Grantee, John Hines or successors, and 30 ft wide Easement over and upon the Servient Parcel for the purpose of a Access Street for the benefit of Resident utilizing the Dominant Parcel by Grantee in the operation of its business on the Dominant Parcel. Grantor has right to use of easement as grantor needs.

4. Maintenance and Insurance

The Grantee shall be obligated to maintain and keep in good repair said Servient Parcel. Such maintenance and repair shall be in accord with all state, local, county or other ordinances. The Grantee shall not be obligated to liability on the Servient Parcel. Grantor will not assume any liability for incidents that occur within the easement granted by grantor.

5. Warranties of Title

Grantor warrants to the Grantee that he has good an indefeasible fee simple title to the property sufficient to grant the rights in this Grant of Easement

6. Governing Law

This grant of Easement shall be governed by and constructed in accordance with the law of the State of Alabama

7. Running of Benefits and Burdens

All provisions of this Grant of Easement, including the benefits and burdens, shall run with the land and binding upon and inert to the benefits of the parties, their successors and/or assigns.

IN WITNESS THEREOF, this instrument has been executed by the undersigned.

DATED: 5th day of March, 2005



Grantor:

Grantee:

John W. G. Hines  
Barbara D. Hines

John Hines

Subscribed and sworn to before me

This 5 day of March, 2005.

[Signature]

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: OCTOBER 22, 2006  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Subscribed and sworn to  
before me  
This 15<sup>th</sup> day of MARCH, 2005.

Lori L. Conklin

MY COMMISSION EXPIRES NOV. 5, 2007



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