

STATE OF ALABAMA  
JEFFERSON & SHELBY COUNTY

2 0 0 5 6 1 / 3 0 3 2

\$ 1,00

EASEMENT DEED

7.00  
.50  
7.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration for the use of the driveway that encroaches onto property of the undersigned, MICHAEL DAVID HUFFMAN and wife, KAREN LYNN HUFFMAN (herein called GRANTOR), does hereby grant, bargain, sell and convey to JEFFREY WITTER and JAMIE WITTER (herein called GRANTEEES), an easements as follows:

A nonexclusive easement for that portion of drive for Lot 6, which encroaches on Lot 5 as shown on attached survey.

TO HAVE AND TO HOLD unto GRANTEEES, their heirs and assigns FOREVER.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of April, 2005.

Michael David Huffman  
Michael David Huffman

Karen Lynn Huffman  
Karen Lynn Huffman

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael David Huffman and Karen Lynn Huffman, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 2005.

Caroleen F. Cray  
Notary Public

My Commission Expires: 4-8-2009

LEGEND This lot is in  
ASPH ASPHALT  
BLDG BUILDING Both  
CALCULATED

ASPH	ASPHALT
BLDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG CH	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT.	EASEMENT
HW	HEADWALL
MIN.	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC.	ACRES
S.F.	SQUARE FEET
Q	CENTERLINE
•	POLE
—	ANCHOR
—+—	FENCE
—+—	POWER LINE
PVMT.	PAVEMENT
w/	WITH
TAN	TANGENT
RES	RESIDENCE
o LGT	LIGHT
COV	COVERED
	DECK
	CONCRETE WALL

SOUTH POINTE  
SECTOR PHASE 2  
MB 16 PG 31

MB 16 PG 31

○

R.S.E. Reboar

R. S. E. Rebar

200561/3032 BESD

Recorded and \$ .50 Deed Tax and Fee Amt. \$ .50  
and \$ 7.00 Total \$ 7.50  
\$  
MARK GAINES, Judge of Probate

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2-6-14.35

Hand-drawn site plan for Lot 5, showing a two-story brick residence and surrounding property lines. The plan includes the following details:

- Lot 5:** The main building is a **TWO STORY BRICK RESIDENCE** with **# 1661** and a **DECK**.
- Dimensions:** The building footprint is **34.2' x 33.3'**. The total width of the lot is **52.1' x 52.9'**.
- Survey Information:**
  - Top left corner: **MAP 135**, **MEAS 134.92**.
  - Top right corner: **MAP 200.55**, **MEAS 200.43**.
  - Bottom right corner: **MAP 90.90**, **MEAS 90.04**.
  - Bottom left corner: **MAP 209.87**, **MEAS 209.70**.
  - Bottom center: **MAP 0.00**, **MEAS 0.00**.
- Driveway:** A **DRIVE 6.3' IN** is shown on the right side.
- Utilities:** **AC** (air conditioning) is indicated near the building. A **Power Box** is located at the bottom left corner. A **l. p. o.** (low point of outlet) is marked near the bottom center. A **0.5SCB** (0.5-inch service connection box) and a **0.5CATV** (0.5-inch cable television connection box) are also marked.
- Drainage:** A **GINLET** is shown at the bottom left. A **12.5' cross** and a **61.16' R** (radius) are marked along the bottom right curve.
- Curbs and Gutter:** A **SHADES POINTE DRIVE** is paved with **ASPHALT PAVING - CONCRETE VALLEY GUTTER**.
- Surveyor's Stamp:** A circular stamp for **LAURENCE D. WEYGAND** is present, with the text "LICENSED PROFESSIONAL LAND SURVEYOR" and "No. 10373".

A circular seal for a professional surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "NEW YORK" at the bottom. The inner circle contains "No. 10373" at the top, "PROFESSIONAL" in the middle, and "LAND SURVEYOR" at the bottom. The seal is framed by a decorative border with stars and a central emblem.

\*ALSO RECORDED IN MB 25 - PG 15 IN THE  
OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, AL

STATE OF ALABAMA)  
JEFFERSON COUNTY)  
X RECESSION DIVISION)

## CLOSING SURVEY

I, Laurence D. Weygand, a registered Engineer-Land Surveyor, or Ray Weygand, a Registered Land Surveyor, hereby certify that I have surveyed Lot 5, Block —, SHADES POINTE SECOND SECTOR, as recorded in Map Volume 30\*, Page 18\*, in the Office of the Judge of Probate, Jefferson County, Alabama; that there are no rights-of-way, easements or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that there are no encroachments on said lot except as shown and that improvements are located as shown above. 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; according to my survey of MAY 30, 2005.

Survey invalid if not sealed in red.  
Order No. 35197.

Order No.: 33112  
Purchaser: COLEMAN

Purchaser: COLLEEN M. COLE  
Address: 1661 SHADES Pointe Drive

Address: 1001 5TH AVENUE  
Flood Zone: "X" MAP # 01073C0609E (JEFFERSON County)

"C" COMMUNITY PANEL # 010191 0065B (SHELBY COUNTY)

Dear Dr. G. L. Smith

Laurence D. Weygand, Reg. P.E.-L.S. #10373

Laurence D. Weygand, Reg. I.A.  
Ray Weygand, Reg. L.S. #24973

Ray Weygand, Reg. D.S. #21975  
169 Oxmoor Road, Homewood, AL 35209

Phone: (205) 942-0086 Fax: (205) 942-0087 © Copyright

20050503000210680 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/03/2005 10:37:26AM FILED/CERT