20050805000399310 1/1 $21.00
Shelby Cnty Judge of Probate,AL
08/05/2005 10:25:03AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS
Denman Builders, Inc.
2162 Highway 31 South
Pelham, AL 35124

Shelby County, AL 08/05/2005
State of Alabama

Deed Tax:$10.00

STATE OF ALABAMA )

# EASEMENT AGREEMENT

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and no/100ths ($10,000.0) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Denman Builders, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Denman Builders, Inc., a corporation,** (hereinafter referred to as GRANTEE), the following described access easement, lying and being in the County of SHELBY, State of Alabama, to-wit:

THIS EASEMENT IS TO GRANT INGRESS, EGRESS AND UTILITIES INCLUDING SEWER ALONG AN EASEMENT DESCRIBED AS FOLLOWS:

Begin at the most Northwesterly corner of Lot 724 and the most Northeasterly corner of Lot 725, Kilkerran at Ballantrae Phase 2 as recorded in Map Book 33, Page 103, Shelby County, Alabama; thence South 68 deg. 56 min. 19 sec. West, 46.32 feet; thence South 74 deg. 05 min. 58 sec. West, 41.54 feet; thence North 81 deg. 59 min. 08 sec. West 9.59 feet to a point on the common lot line between said Lots 724 and 725; thence North 73 deg. 56 min. 00 sec. East, 96.43 feet to the Point of Beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and right of way, if any, of record.

IN WITNESS WHEREOF, said GRANTOR by its President, Rodney B. Denman who is authorized to execute this conveyance, has hereunto set his signature and seal this the 5th day of August, 2005.

Denman Builders, Inc.

Rodney B. Denman, President

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rodney B. Denman, whose name as President of Denman Builders, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 5th ~~DAY OF AUGUST~~, 2005.

My Commission Expires: 2-20-07

Notary Public

PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

PEGGY I. MANN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE