



20060810000389070 1/4 \$20.50  
Shelby Cnty Judge of Probate, AL  
08/10/2006 12:49:00PM FILED/CERT

STATE OF ALABAMA

Shelby County, AL 08/10/2006  
State of Alabama

COUNTY OF SHELBY

Deed Tax: \$.50

EASEMENT AND RIGHT OF WAY DEED

\$500.00

KNOW ALL MEN BY THESE PRESENTS that PINSON TEXACO, LLC, an Alabama limited liability company, and ROBCAR, LLC, an Alabama limited liability company, Grantors, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto B&F REALTY #1, LLC, the Grantee, a perpetual right of way and easement for ingress and egress over the following described real property situate in the County of Shelby, State of Alabama, viz:

A parcel of land situated in the Northwest quarter Section 1 Township 21 South, Range 3 West Shelby County Alabama being more particularly described as follows:

Begin at the Southeast corner of Lot 22-A, Whataburger's Addition to Alabaster as recorded in Map Book 37, Page 50 in the Office of the Judge of Probate Shelby County, Alabama, said point also being on the Northern-most right of way of U.S. Highway #31; thence run Northwest along the South line of said Lot 22-A and along said right of way for a distance of 76.34 feet; thence leaving said South line and right of way deflect 128 degrees 34 minutes 05 seconds to the right and run in a Northeasterly direction for a distance of 38.42 feet; thence deflect 37 degrees 56 minutes 13 seconds to the left and run in a Northerly direction for a distance of 60.53 feet; thence deflect 28 degrees 36 minutes 13 seconds to the left and run in a Northwesterly direction for a distance of 65.94 feet; thence deflect 124 degrees 17 minutes 00 seconds to the right and run in a Southeasterly direction for a distance of 36.00 feet; thence deflect 85 degrees 18 minutes 30 seconds to the right and run in a Southwesterly direction for a distance of 19.74 feet; thence deflect 29 degrees 35 minutes 30 seconds to the left and run in a Southerly direction for a distance of 33.60 feet; thence deflect 28 degrees 36 minutes 13 seconds to the right and run in a Southwesterly direction for a distance of 60.45 feet; thence deflect 90 degrees 37 minutes 51 seconds to the left and run in a Southeasterly direction for a distance of 24.47 feet; thence deflect 77 degrees 19 minutes 58 seconds to the right and run in a Southerly direction for a distance of 35.87 feet to the POINT OF BEGINNING. Said parcel contains 4,565 square feet or 0.10 acres more or less.

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Said easement and right of way shall be appurtenant to and run with the following described parcel  
of land of the Grantee:

Lot 23-A Whataburger's Addition to Alabaster according to the plat thereof recorded in  
Map Book 37, Page 50, of the records in the office of the Judge of Probate, Shelby  
County, Alabama.

Grantee, its successors and assigns and its successors in interest in the above described land shall  
have full and free right and liberty for itself and its tenants, customers, servants, visitors, licensees, and in  
common with all others having the like right, at all times hereafter, with or without vehicles of any  
description, for all purposes connected with use and enjoyment of said land of the Grantee, to pass and  
repass along said right of way and easement.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and  
assigns, as appurtenant to the said land of the Grantee, forever.

IN WITNESS WHEREOF, these presents have been executed this 9th day of August, 2006.

PINSON TEXACO, LLC

By

As its Member

ROBCAR, LLC

By

As its Member

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STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Paul O. Carruth, Jr., whose name as Member of PINSON TEXACO, LLC, 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 said instrument, he, as such Member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company.

Given under my hand and official, notarial seal this 9<sup>th</sup> day August, 2006.

(AFFIX NOTARIAL SEAL)

MBM  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/09

STATE OF ALABAMA

COUNTY OF Jefferson


I, the undersigned Notary Public in and for said County, in said State, hereby certify that Paul O. Carruth, Jr., whose name as Member of ROBCAR, LLC, 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 said instrument, he, as such Member and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said limited liability company.

Given under my hand and official, notarial seal this 9<sup>th</sup> day August, 2006.

(AFFIX NOTARIAL SEAL)

MBM  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/09

  
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This instrument prepared by:

Goodman G. Ledyard

PIERCE LEDYARD, PC

Attorneys at Law

Post Office Box 161389

Mobile, Alabama 36616 1555/18762

M:\JDC\Whataburger\ALABASTER\easementwhataburger

Grantee's Address:

1100 East Park Drive, Suite 201

Birmingham, A: 35235