20060829000424320 1/2 $14.50
Shelby Cnty Judge of Probate,AL
08/29/2006 10:08:11AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS; that, the undersigned, Randall H. Goggans, a married man, (Grantor) for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Chandler Property, LLC (Grantee), specifically for the benefit of the Dominant Estate as hereafter described, a perpetual, non-exclusive easement for ingress, egress, drainage and utilities over, across and under as necessary the Servient Estate as hereafter described.

The Dominant Estate is described as; the SW1/4 of the NW1/4 of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama.

The Servient Estate is described on Exhibit A, attached hereto and incorporated by reference herein.

Grantor specifically reserves the right unto himself and to his successors and assigns to the Servient Estate to designate a specific location for the easement granted herein across the Servient Estate, so long as such designation results in an easement of not less than 50 feet in width and affords the Dominant Estate the use of the easement intended and conferred herein. Such designation shall be accomplished by recording such designation in the Office of the Judge of Probate of Shelby County, Alabama.

The Servient Estate is not the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD unto Grantee and the successors and assigns of grantee to the Dominant Estate forever.

Done this 18th day of August, 2006.

Randall H.

Randall H. Goggans

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2006.

Notary Public

My Commission Expires: 3-1-2010

Shelby County, AL 08/29/2006
State of Alabama

Deed Tax:$.50

20060829000424320 2/2 $14.50
Shelby Cnty Judge of Probate,AL
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[redacted]

EXHIBIT A

Parcel 1

East 1/2 of Southeast 1/4 of Section 13, Township 19, Range 1(ONE) East and the West 1/2 of the Southwest 1/4 of Section 18, Township 19, Range 2 East, in Shelby County, Alabama.

[redacted]

Less and except any portion of the land set out in the deed recorded as Inst. No. 1999-44903 in the Probate Office being further described as follows:

A part of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 19 South, Range 2 East being more particularly described as follows:

Commence at the Northeast corner of said 1/4 – 1/4 section thence South along the East line 420 feet to the point of beginning; thence run westerly along the South boundary of a tract conveyed to William Cunningham 312 feet to a point on the Southwest corner of said Cunningham tract; thence North along West line of the Cunningham tract 420 feet more or less to a point on the North boundary of said 1/4 – 1/4 section line, thence West along North line 88 feet thence left and run South parallel with the East line of said 1/4 – 1/4 section a distance of 577 feet thence left and run East 400 feet more or less to a point on the East line of said 1/4 – 1/4 section, thence left and run North along said East line 157 feet more or less to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Also Less and Except:
A part of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 19 South, Range 2 East and being more particularly described as follows:
Begin at the Northeast corner of the said 1/4–1/4 section fro the point of beginning; thence run Southerly 420 feet along the 1/4–1/4 section line to a point; thence run Westerly 312 feet to a point; thence Northerly 420 feet, more or less to the North boundary line of 1/4–1/4 section; thence Easterly 312 feet, more or less, to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 2
The West 1/2 of the Southeast 1/4 of Section 13, Township 19 South, Range 1 East in the probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel 3
The West 50 feet of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 19 South, Range 1 East, situated in Shelby County, Alabama, and that part at the West 100 feet of the Southwest 1/4 of the Northeast 1/4 Section 24, Township 19 South, Range 1 East, lying North of right of way of Florida Short Route Highway, situated in said County; in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.