


State of Alabama
County of Shelby


20060920000467780 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
09/20/2006 03:07:48PM FILED/CERT

EASEMENT AGREEMENT

This Easement Agreement made this ~~19~~²⁰ day of September, 2006, by and between Spratlin Construction Company, Inc. (hereinafter "Grantor"), and Michael Anderson and wife, Juanita Anderson (hereinafter "Grantee").

Agreement

Now, therefore, in consideration of Five Hundred and No/100ths (\$500.00) in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor, to the extent of its right, title and interest, and Lender, to the extent of its right, title and interest, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the hereinafter described easement:

A parcel of land situated in Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Lot 9, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33 page 65, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being at the Southeast corner of Lot 8, in said Hidden Ridge 1st Sector, and also on the North right of way line of Hidden Ridge in said Hidden Ridge Estates, 1st Sector; thence run in a Northerly direction along the West line of said Lot 9 and also along the East line of Lot 8 for a distance of 370.00 feet to an iron pin set at the point of beginning; thence turn an angle to the right of 12 deg. 48 min. 15 sec. and run in a Northeasterly direction for a distance of 22.56 feet to an iron pin set; thence turn an angle to the left of 25 deg. 36 min. 31 sec. and run in a Northwesterly direction for a distance of 22.56 feet to an iron pin set on the West line of said Lot 9; thence run in a Southerly direction along the West line of said Lot 9 and also along the East line of said Lot 8 for a distance of 44.00 feet to the point of beginning.

Said parcel of land containing 110.00 square feet, more or less.

To have and to hold to the said Grantee, its successors and assigns forever, for the benefit of the Grantee, subject to the following terms, conditions and reservations:

1. The Easement, with respect to access, is for the benefit of the Grantee, its customers, guest and invites, and Grantee's successors and assigns, and shall be used solely for purpose of ingress and egress to and from the Property.
2. The Easement herein granted shall run with the land, and shall be perpetual and non-exclusive.

3. The Easement, restrictions, benefits and obligations hereunder shall create mutual benefits and servitude running with the land. This Agreement shall bind and inure to the benefit of the parties hereto, their respective successors and assigns.

4. This Agreement is to be construed and interpreted pursuant to the laws of the State of Alabama.

In Witness whereof, the parties hereto have caused this Agreement to be duly executed on the date first above written.

Spratlin Construction Company, Inc.

By: William F. Spratlin

William F. Spratlin, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William F. Spratlin**, whose name as President of Spratlin Construction Company, Inc., is signed to the foregoing Easement Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of September, 2006.

William F. Spratlin
NOTARY PUBLIC

My Commission Expires: 9/19/06

Shelby County, AL 09/20/2006
State of Alabama

Deed Tax: \$.50