

\$500.00 BA.

20070327000138020 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
03/27/2007 03:11:45PM FILED/CERT

EASEMENT

It is hereby agreed that Larry Kelley and Connie Kelley, hereinafter called Grantors, for One Dollar and other valuable consideration including the granting of an easement to the Grantor by Adair Properties, LLC, hereinafter called Grantee, do hereby grant, sell and convey unto Grantee an easement and right-of-way upon and across that real estate as described in the attached legal description (referenced as Easement "A") said description being incorporated as if fully set forth herein.

The right-of-way, easement, rights, and privileges herein granted shall be used as means of ingress and egress to the property of the Grantee and for sufficient consideration, the receipt whereof is hereby acknowledged, Grantors further grant to Grantee, its grantees, tenants, visitors and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment of said land of Grantee, to pass and repass along said right-of-way. The Grantors do further grant and convey unto the Grantee and its grantees, the right and privilege to construct, erect or authorize the installation of electrical transmission lines, telephone lines, water, gas or other utilities on, upon, along over, through and across said real estate.

This easement, rights and privileges herein granted shall be perpetual. Grantors hereby binds themselves, their heirs, and legal representatives, to warrant and forever defend the above described easement and rights unto Grantee, its successors, assigns and grantees, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement, rights, and privileges granted herein are nonexclusive .

This instrument shall be binding on, and shall inure to the benefit of, the heirs, executors, administrators, successors, grantees and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is executed this 22 day of March, 2007.

Larry Kelley
Larry Kelley, Grantor


Connie Kelley
Connie Kelley, Grantor

Signed and acknowledged
in the presence of:

Charles S. King

STATE OF ALABAMA

COUNTY OF Jefferson


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I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Larry Kelley, whose name is signed to the foregoing Easement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Easement, he executed the same voluntarily on this date.

Given under my hand and official seal this 22 day of MARCH, 2007.

Aleen L. Runnels
Notary Public

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that Connie Kelley, whose name is signed to the foregoing Easement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Easement, she executed the same voluntarily on this date.

Given under my hand and official seal this 22 day of MARCH, 2007.


Aleen L. Runnels
Notary Public

This Instrument Prepared By:

Charles P. Gaines
Gaines, Gaines & Rasco, P.C.
127 North Street
Talladega, AL 35160

expires November 19th, 2009

LEGAL DESCRIPTION


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STATE OF ALABAMA

SHELBY COUNTY

Easement "A":

An easement located in the Southwest Quarter of the Southeast Quarter of Section 19, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at a 2" capped steel rod representing the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 00°29'20" E along the monumented East line of the Southwest Quarter of the Southeast Quarter of said Section 19 for 30.00'; thence run S 89°16'14" W for 30.50' to the beginning of a curve to the right with a central angle of 53°06'11" and a radius of 270.00'; thence run along said curve on a chord bearing N 64°10'41" W for a chord distance of 241.38'; thence run N 37°37'35" W for 138.07'; thence run S 89°15'50" W for 37.51'; thence run S 37°37'35" E for 160.58' to the beginning of a curve to the left with a central angle of 53°06'11" and a radius of 300.00'; thence run along said curve on a chord bearing S 64°10'41" E for a chord distance of 268.20' to the point of intersection with the monumented South line of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 89°16'14" E along the monumented South line of the Southwest Quarter of the Southeast Quarter of said Section 19 for 29.86' to the point of beginning.

Shelby County, AL 03/27/2007
State of Alabama

Deed Tax: \$.50