

STATE OF ALABAMA)
COUNTY OF SHELBY)

20070727000351000 1/3 \$17.00
Shelby Cnty Judge of Probate, AL
07/27/2007 02:34:48PM FILED/CERT

TERMINATION OF EASEMENT

THIS TERMINATION OF EASEMENT is made as of the 26th day of July, 2007, by **BAPTIST HEALTH SYSTEM, INC.**, an Alabama non-profit corporation dba Shelby Baptist Medical Center ("BHS").

WITNESSETH:

WHEREAS, pursuant to that certain Warranty Deed dated August 22, 1997 (the "Deed"), recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #1997-26982, Callen Alred, Callen H. Alred, and Ginger L. Alred (collectively, "Sellers") sold to BHS a certain parcel of land located in Shelby County, Alabama and described in the Deed and on Exhibit A attached hereto as Parcel I (the "Dominant Estate"); and

WHEREAS, in the Deed, Sellers granted to BHS a thirty foot easement for ingress and egress (the "Easement") to the Dominant Estate over an adjacent parcel of land then owned by Sellers (the "Servient Estate") and located in Shelby County, Alabama, which Easement is more particularly described in the Deed and on Exhibit A attached hereto as Parcel II; and

WHEREAS, the Servient Estate currently is owned by Stoney Ridge Development Corp. which has requested that BHS terminate the Easement; and

WHEREAS, BHS, the sole owner of the Dominant Estate, no longer requires access to the Dominant Estate over the Servient Estate and is desirous of extinguishing, releasing and terminating the Easement.

NOW, THEREFORE, for the purposes set forth above, BHS, as the sole owner of the Dominant Estate, hereby declares that the Easement and any interest of BHS in or to the Servient Estate is terminated and is of no further force or effect.

IN WITNESS WHEREOF, the undersigned has executed this Termination of Easement under seal the day and year first above written.


**BAPTIST HEALTH SYSTEM, INC. dba
Shelby Baptist Medical Center**

By: 

Name: David C. Wilson

Its: President

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I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that David Wilson, whose name as President of BAPTIST HEALTH SYSTEM, INC., an Alabama non-profit corporation, dba Shelby Baptist Medical Center, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 26 day of July, 2007.




Notary Public

My Commission Expires: March 25, 2010

[Seal]

EXHIBIT A


20070727000351000 3/3 \$17.00
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Parcel I (Dominant Estate)

A parcel of land lying East of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 17 to 21, both inclusive, of Block 4, according to Nickerson-Scott Survey, subject parcel lying in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 34, more particularly described as follows:

Begin at a point on the East boundary of said 20 foot alley, at a point where the South boundary of Lot 22, Block 4, according to said Nickerson-Scott Survey if extended Easterly from 2nd Street N.E. (which said alley is shown on said survey as lying immediately East of Lots 1 to 24, both inclusive in Block 4, according to said subdivision); thence continue in an Easterly direction South 69 degrees 30 minutes 54 seconds East for a distance of 200 feet; thence South 19 degrees 50 minutes 23 seconds West a distance of 247.67 feet (meas.) 250 feet (deed); thence North 70 degrees 12 minutes 05 seconds West a distance of 198.37 feet (meas.) 200 feet (deed) to a point of intersection with an Easterly extension of the North boundary of Lot 16, Block 4, according to said survey and the East boundary of said alley; thence North 19 degrees 28 minutes 06 seconds East along the East boundary of said 20 foot alley a distance of 250.07 feet (meas.) 250 feet (deed) to the point of beginning; situated in Shelby County, Alabama.

Parcel II (Easement)

An easement for ingress and egress over the following described property:

Commencing at the NE corner of the above described property (Parcel I), and continue along the East boundary in a Northeasterly direction along a straight line projection on its same course for a distance of 195.93 feet to a point; thence 90 degrees to the right for a distance of 30.00 feet to a point; thence 90 degrees to the right of a distance of 245.93 feet to a point; thence 90 degrees to the right for a distance of 30.0 feet to the East boundary of said hereinabove described property (Parcel I); thence 90 degrees to the right for a distance of 50.0 feet to the point of beginning; being situated in Shelby County, Alabama.