

TERMINATION OF EASEMENT

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

Whereas, **TSD, LLC**, an Alabama limited liability company, (Hereinafter referred to as "TSD") is the owner of property described as follows:

From the Southwest corner of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, run South 89 degrees 48.1 minutes east along the Section line a distance of 986.50 feet to the POINT OF BEGINNING; thence continue South 89 degrees 48.1 minutes east along said line 2948.27 feet to the southeast corner of the SW 1/4 of the SE 1/4 of said Section; thence North 00 degrees 05.2 minutes East, 2677.53 feet to the Northeast corner of the NW 1/4 of the SE 1/4 of said Section; thence North 89 degrees 52.6 minutes West 1887.82 feet; thence South 04 degrees 33.5 minutes East 1327.11 feet; thence North 52 degrees 15.8 minutes West, 658.61 feet; thence South 79 degrees 27.5 minutes West, 141.45 feet; thence South 27 degrees 07 minutes West 438.02 feet to the Northeast corner of the SW 1/4 of the SW 1/4 of said Section; thence North 89 degrees 49.2 minutes West 1276.06 feet to the East right of way of County Road 5; thence South 00 degrees 25.4 minutes East along said right of way 912.98 feet; thence South 89 degrees 48.1 minutes East 958.75 feet; thence South 00 degrees 25.4 minutes East 424.00 feet to the point of beginning, the same being known as:

Lots A, B, C, D, E & F, according to the Survey of Sector Two, Trail's End, as recorded in Map Book 11, Page 14 in the Probate Office of Shelby County, Alabama.

Lots 3, 4 and 5, according to the Survey of Sector One, Trail's End, as recorded in Map Book 11, Page 15, in the Probate Office of Shelby County, Alabama.

Whereas, **ASLAM KHAN** and **MARTHA A. KHAN** (hereinafter referred to as "KHAN"), are the owners of property described as Lot G, according to the Survey of Sector Two, Trail's End, as recorded in Map Book 11, Page 14 in the Probate Office of Shelby County, Alabama.

Whereas **ASLAM KHAN** and **MARTHA A. KHAN** were granted a non-exclusive easement as shown by deed recorded in Deed Book 153, Page 946 in the Probate Office of Shelby County, Alabama, and by the recorded plat filed for record in Map Book 11, Page 14;

Whereas, the parties are desirous of terminating and vacating said non-exclusive easement created by the recorded plats filed for record in Map Book 11, Page 14 and Map Book 11, Page 15 and in Deed Book 153, Page 946, in the Probate Office of Shelby County, Alabama.

Whereas, TSD, LLC, an Alabama limited liability company is desirous of granting to Khan a quit claim deed to that property being more particularly described in Exhibit "A", "B", and "C" thereby terminating for itself, its successors and assigns all rights of ingress and egress within the non-exclusive easement established by the recorded plats in Map Book 11, Page 14 and Map Book 11, Page 15 and in Deed Book 153, Page 946, in the Probate Office of Shelby

County, Alabama, except the rights granted to Alabama Power Company for power and telephone poles, maintenance of lines by instruments recorded in Deed Book 236, Page 147 and Deed Book 167, Page 305 in the Probate Office of Shelby County, Alabama.

Whereas, Khan is desirous of terminating the non-exclusive easement granted in Deed Book 153, Page 946, and in Map Book 11, Page 14 in the Probate Office of Shelby County, Alabama in exchange for TSD, LLC conveying by quit claim deed the property described in Exhibit "A", "B", and "C" which is attached hereto and made a part hereof.

NOWHEREFORE, In consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration, **TSD, LLC** and **KHAN** hereby terminate that certain non-exclusive easement as recorded in **Deed Book 153, Page 946** and as created in **Map Book 11, Page 14** and **Map Book 11, Page 15**, in the Probate Office of Shelby County, Alabama subject to the rights granted to Alabama Power Company for power and telephone poles, maintenance of lines by instruments recorded in Deed Book 236, Page 147 and Deed Book 167, Page 305 in the Probate Office of Shelby County, Alabama.

Simultaneously with the execution of this termination of easement, TSD, LLC shall convey by quit claim deed to KHAN that certain property lying along the common TSD/Khan boundary of a portion of Lot B of Trail's End Sector Two, as recorded in Map Book 11, Page 14 and a portion of Lot 5 of Trail's End Sector One as recorded in Map Book 11, Page 15, in the Probate Office of Shelby County, Alabama being more particularly described in Exhibit "A", "B", and "C" and depicted with hatch marking on the attached EXHIBIT MAP prepared by Gonzalez, Strength and Associates, Inc..

IN WITNESS WHEREOF, TSD, LLC by its duly authorized managing member, has hereunto set its hands and seals this 6th day of February, 2008.

TSD, LLC
an Alabama limited liability company

By: Kathy A. Joseph
Kathy A. Joseph,
Managing Member

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy A. Joseph, whose name as Managing Member of TSD, LLC, an Alabama limited liability company, 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 the Instrument, she as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2008.


NOTARY PUBLIC

My commission expires: 9/12/11



20080211000054800 4/8 \$32.00
Shelby Cnty Judge of Probate, AL
02/11/2008 09:28:08AM FILED/CERT

IN WITNESS WHEREOF, ASLAM KHAN and MARTHA A. KHAN have hereunto
set their hands and seals this the 6th day of February, 2008.

Aslam
ASLAM KHAN

M A Khan
MARTHA A. KHAN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify
that Aslam Khan and Martha A. Khan, husband and wife, whose names are signed to the
foregoing instrument and who are known to me, acknowledged before me on this day that,
being informed of the contents of the instrument, they executed the same voluntarily on the
day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 6th
day of February, 2008.

William R. Justice
Notary Public

My commission expires: 9/12/11

LEGAL DESCRIPTION (EXHIBIT A):

A parcel of land being a portion of Lot B of Trail's End, Sector Two as recorded in Map Book 11, Page 14, and a portion of Lot 5 of Trail's End, Sector One as recorded in Map Book 11, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama, and parcel being situated in the Southwest quarter of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at a found 1" solid iron said point being the Northwest corner of said Lot 5, said point also being on the Easternmost right of way line of Shelby County Road 5 (80' R.O.W.); thence leaving said right of way line run South 89 degrees 43 minutes 46 seconds East for a distance of 1276.03 feet to a found 1" bolt; thence run South 62 degrees 48 minutes 09 seconds East for a distance of 50.00 feet to a set capped rebar stamped GSA CA-560-LS; thence run South 27 degrees 11 minutes 51 seconds West for a distance of 41.99 feet to a point; thence run North 89 degrees 43 minutes 15 seconds West for a distance of 1165.20 feet to a point; thence run South 70 degrees 01 minutes 47 seconds West for a distance of 144.51 feet to a point on said Easternmost right of way line of Shelby County Road 5; thence run North 00 degrees 08 minutes 46 seconds West along said right of way line for a distance of 109.91 feet to the POINT OF BEGINNING. Said parcel contains 81,748 square feet or 1.88 acres more or less.



20080211000054800 6/8 \$32.00
Shelby Cnty Judge of Probate, AL
02/11/2008 09:28:08AM FILED/CERT

LEGAL DESCRIPTION (EXHIBIT B):

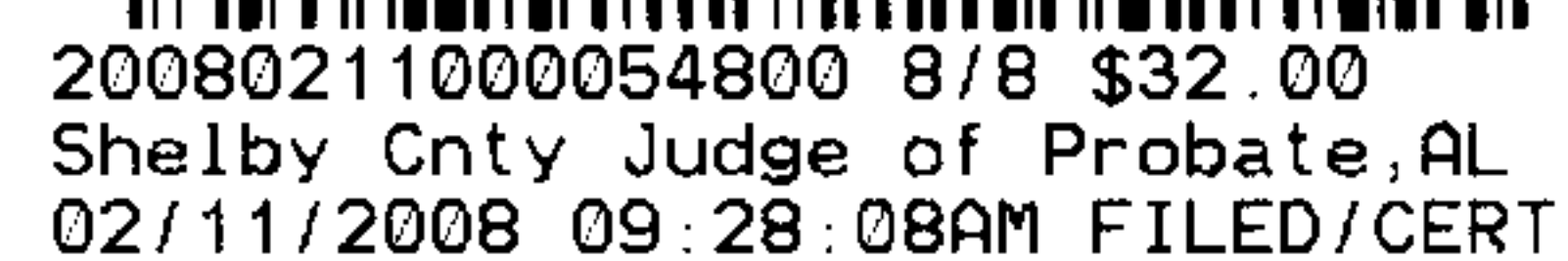
A parcel of land being a portion of Lot B and Lot G of Trail's End, Sector Two as recorded in Map Book 11, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama, and parcel being situated in the Southwest quarter of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a found 1" solid iron said point being the Northwest corner of Lot 5 of Trail's End, Sector One as recorded in Map Book 11, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89 degrees 43 minutes 46 seconds East for a distance of 1276.03 feet to a found 1" bolt, said point also being the POINT OF BEGINNING; thence run North 27 degrees 11 minutes 51 seconds East for a distance of 437.82 feet to a found 1/2" rebar; thence run North 79 degrees 24 minutes 38 seconds East for a distance of 141.47 feet to a found 1/2" rebar; thence run South 52 degrees 08 minutes 50 seconds East for a distance of 30.15 feet to a set capped rebar stamped GSA CA-560-LS; thence run South 10 degrees 35 minutes 22 seconds East for a distance of 27.44 feet to a set capped rebar stamped GSA CA-560-LS; thence run South 79 degrees 24 minutes 38 seconds West for a distance of 136.97 feet to a set capped rebar stamped GSA CA-560-LS; thence run South 27 degrees 11 minutes 51 seconds West for a distance of 413.31 feet to a set capped rebar stamped GSA CA-560-LS; thence run North 62 degrees 48 minutes 09 seconds West for a distance of 50.00 feet to the POINT OF BEGINNING. Said parcel contains 28,514 square feet or 0.65 acres more or less.

LEGAL DESCRIPTION (EXHIBIT C):

A parcel of land being a portion of Lot B of Trail's End, Sector Two as recorded in Map Book 11, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama, and parcel being situated in the Southwest quarter of Section 9, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at a found capped rebar stamped (SHACKLEFORD), said point being the Southeastern-most corner of Lot G of said Trail's End, Sector Two; thence run South 04 degrees 24 minutes 30 seconds East for a distance of 77.10 feet; thence run North 45 degrees 04 minutes 11 seconds West for a distance of 55.11 feet; thence run North 52 degrees 07 minutes 48 seconds West for a distance of 633.86 feet; thence run North 79 degrees 24 minutes 38 seconds East for a distance of 42.61 feet; thence run North 10 degrees 35 minutes 22 seconds West for a distance of 27.44 feet to the Southerly boundary line of said Lot G; thence run South 52 degrees 08 minutes 50 seconds East along said Southerly boundary line for a distance of 628.97 feet to the POINT OF BEGINNING. Said parcel contains 32,484 square feet or 0.75 acres more or less.



**EXHIBIT MAP
A, B, & C**

[illegible]

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[illegible][illegible]

Exh. b. 7
B

↑ Exh. b. + A

ETPMINTON

2
5x4x3

↑ Termin früher

