

This instrument prepared by:

Michael J. Brandt, Esq.  
Wallace Jordan Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Shelby County, AL 03/31/2009  
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA     )  
SHELBY COUNTY         )



20090331000117230 1/9 \$40.00  
Shelby Cnty Judge of Probate, AL  
03/31/2009 11:17:12AM FILED/CERT

### EASEMENT AGREEMENT

**WHEREAS**, Robert M. Grills, a married man ("Grantor") is the owner of that portion of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, described on Exhibit A hereto (the "Grantor Property");

**WHEREAS**, Lenn Waters Morris, a married man ("Grantee") is the owner of that certain parcel Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, described on Exhibit B hereto (the "Grantee Property"); and

**WHEREAS**, each of the Grantor Property and the Grantee Property is benefited by certain easements appurtenant to said properties, and Grantor and Grantee have agreed that it is in their best interest that each such party shall Grant to the other a nonexclusive easement and right of way for egress, ingress and utilities across existing roadways located on said properties;

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grantor hereby grants to Grantee a nonexclusive easement for ingress, egress and utilities for that portion of Grantor's property depicted on Exhibit C hereto as "Easement Area" by crosshatched drawing.
2. Grantor further grants to Grantee a nonexclusive easement and right of way for ingress, egress and utilities across the property described on Exhibit D, subject to the terms conditions and limitations of Grantor's easement rights in such property.
3. Grantee hereby grants to Grantor a nonexclusive easement for ingress, egress and utilities over the property described as "North Access Easement 'A'" and "North Access Easement 'B'" on Exhibit E hereto.

4. Grantor hereby reserves the right unto himself, his heirs and assigns the right to the use of all easements granted to Grantee hereunder.
5. Grantee hereby reserves the right unto himself, his heirs and assigns the right to the use of all easements granted to Grantor hereunder.
6. The easement rights granted hereunder are nonexclusive, and subject to the rights of other parties to the use of the above-described easements.
7. This Easement Agreement shall inure to and binding on the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor and Grantee have executed this instrument as of the 26<sup>th</sup> day of October, 2008.

**GRANTOR:**

  
Robert M. Grills

Consent of Spouse:   
Laura H. Grills

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Robert M. Grills, an individual whose name 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 said Easement Agreement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of March, 2009.

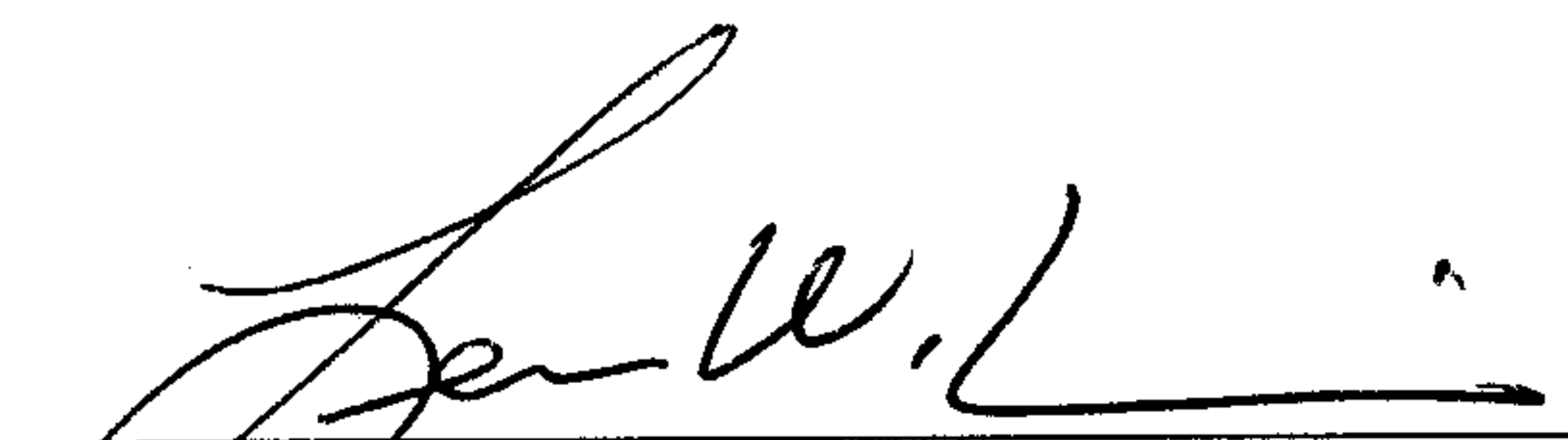
  
Notary Public

My Commission Expires

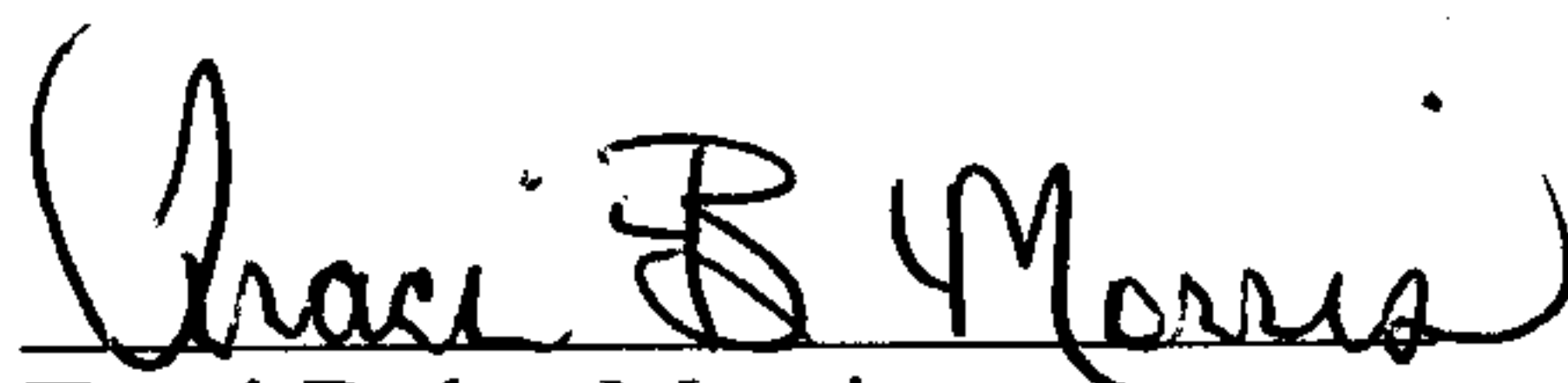
CAROLYN BURSLEY TOMPKINS  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
April 01, 2012

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GRANTEE:

  
Lenn W. Morris

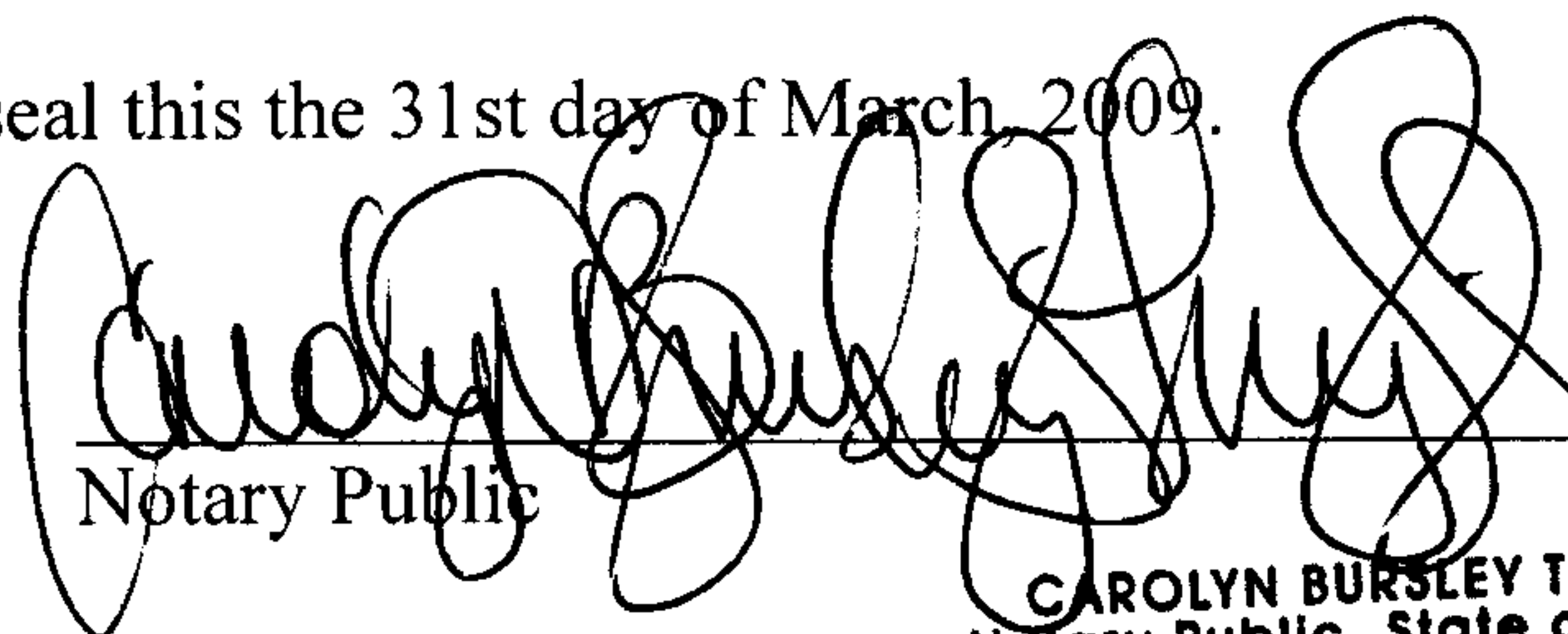
Consent of Spouse:

  
Traci Boles Morris

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Lenn W. Morris, an individual whose name 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 said Easement Agreement, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 31st day of March, 2009.

  
Notary Public

My Commission Expires:

CAROLYN BURSLEY TOMPKINS  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
April 01, 2012



  
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## EXHIBIT A

### Grantor Property

Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, less and except the following described parcels:

#### Parcel A:

A parcel of land situated in the East half of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at a Channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East, said point being the POINT OF BEGINNING of said parcel; thence proceed S 0°06'27" E (Astronomical Bearings), along the East line of said Section 27, for 400.00 feet to an iron pin set; thence proceed S 44°53'33" W for 441.24 feet to an iron pin set; thence proceed S 0°06'27" E, parallel to the East line of said Section 27, for 785.36 feet to an iron pin set; thence proceed N 89°37'25" W for 1045.71 feet to an iron pin set; thence proceed N 0°06'27" W for 498.00 feet to an iron pin set; thence proceed N 44°55'12" W for 283.77 feet to an iron pin set; thence proceed N 00°06'27" W for 802.38 feet to an iron pin set on the North line of said Section 27; thence proceed S 89°37'25" E for 1557.73 feet to the POINT OF BEGINNING of said parcel.


Said parcel contains 44.1 acres, more or less.

#### Parcel B:

A parcel of land situated in the East half of Section 27, Township 18 South, Range 1 East, Shelby County Alabama and being more particularly described as follows:

Commence at a channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East; thence proceed S 0°06'27" E (Astronomical Bearings), along the East line of said section 27 for 400.00 feet to an iron pin set at the POINT OF BEGINNING of said parcel; thence continue along previous course and along said East line of Section 27 for 1971.00 feet to an iron pin set; thence proceed S 89°53'33" W for 312.00 feet to an iron pin set; thence proceed N 0°06'27" W and parallel to the East line of said Section 27 for 1659.00 feet to an iron pin set; thence proceed N 44°53'33" E for 441.24 feet to the POINT OF BEGINNING of said parcel.

Parcel contains 13.000 acres, more or less.

  
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## **EXHIBIT B**

### **Grantee Property**

A parcel of land situated in the East half of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

BEGIN at a Channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East, said point being the POINT OF BEGINNING of said parcel; thence proceed S 0°06'27" E (Astronomical Bearings), along the East line of said Section 27, for 400.00 feet to an iron pin set; thence proceed S 44°53'33" W for 441.24 feet to an iron pin set; thence proceed S 0°06'27" E, parallel to the East line of said Section 27, for 785.36 feet to an iron pin set; thence proceed N 89°37'25" W for 1045.71 feet to an iron pin set; thence proceed N 0°06'27" W for 498.00 feet to an iron pin set; thence proceed N 44°55'12" W for 283.77 feet to an iron pin set; thence proceed N 00°06'27" W for 802.38 feet to an iron pin set on the North line of said Section 27; thence proceed S 89°37'25" E for 1557.73 feet to the POINT OF BEGINNING of said parcel.

Said parcel contains 44.1 acres, more or less.



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## **EXHIBIT C**

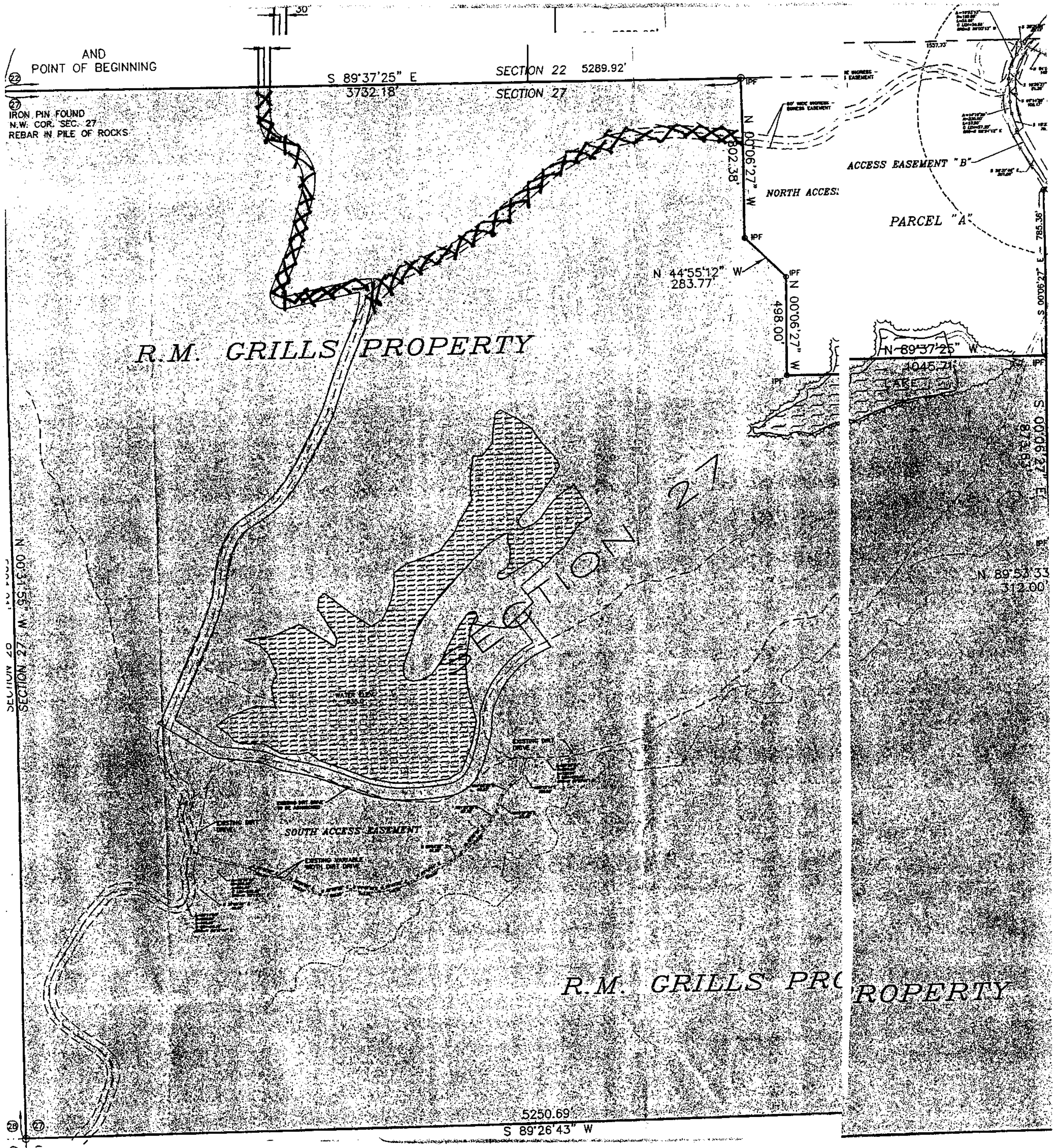
### **Easement Area**

See attached drawing.



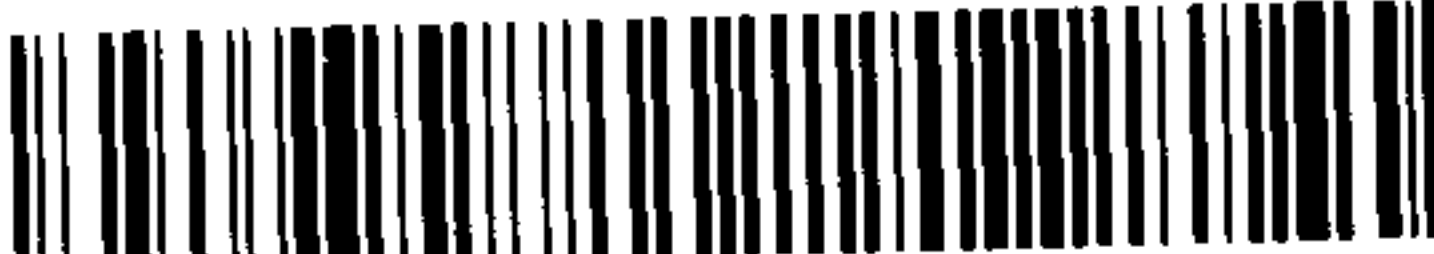


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## EXHIBIT D

  
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### Easement Area 1:

A sixty (60) foot wide road right of way being thirty (30) feet on each side of the following described centerline, and being located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama.

Beginning at a point on the West boundary of Section 23, said point being North 02 deg. 05' East 402 feet from the Southwest corner of said Section 23 and in the middle of an existing woods road; thence along the center of said woods road by the following bearings and distances: North 53 deg. 50' East 215.5 feet, North 46 deg. 20' East 200.0 feet, North 17 deg. 20' East 160.0 feet and North 62 deg. 20' East 313.5 feet, to the intersection of two existing woods roads; thence along the center of the woods road going in a Southeasterly direction by the following bearings and distances: South 55 deg. 00' East 301.9 feet; South 82 deg. 09' East 235.0 feet; South 86 deg. 09' East 60.0 feet to the West margin of Twin Pines Road, and the end of the centerline of said right of way.

### Easement Area 2:

A strip of land, situated in the West half of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

#### Parcel "A"

A strip of land, being 60 feet in width, lying East of, and adjacent to, the West line of the East half of the Northwest quarter of said Section 22, Beginning at the South line of said Northwest quarter and extending North to the Southerly Right of Way of an unnamed County Road.

#### Parcel "B"

A strip of land, lying 30 feet on the West side and 60 feet on the East side of the West line of the East half of the Southwest quarter of said Section 22 for the following described courses; Beginning where said West line of East half of Southwest quarter intersects the North line of said Southwest quarter; run South along said West line for a distance of 40 feet to a point. The remainder of said strip of land lying 30 feet on either side of said West line of East half of Southwest quarter of Section 22 for the following described course; Beginning at the last described point and continue South along said West line of East half of Section 22 to the South line of said Southwest quarter of Section 22.

Said strip being contiguous in a manner to above described Parcel "A".



## EXHIBIT E

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### North Access Easement "A"

COMMENCE at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed S 00°06'27" E along the East line of said Section 27 for 676.96 feet to a point; thence leaving said East line, proceed S 89° 53'33" W for 291.89 feet to a point, said point lying in the centerline of an existing drive, said point also being the POINT OF BEGINNING of herein described centerline; thence proceed N 37°06'56" E for 264.69 feet to a point; thence proceed N 43°08'48" E for 112.54 feet to a point; thence proceed N 21°25'26" E for 105.49 feet to a point; thence proceed N 04°10'16" E for 58.64 feet to a point; thence proceed N 43°04'14" W for 64.26 feet to a point; thence proceed N 64°19'08" W for 206.86 feet to a point; thence proceed N 64°04'53" W for 142.28 feet to a point; said point being the POINT OF ENDING of herein described centerline.

### North Access Easement "B"

COMMENCE at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed N 89°37'25" W along the North line of said Section 27 for 371.01 feet to a point, said point being the POINT OF BEGINNING of the herein described centerline; thence leaving said North line of Section 27, proceed S 35°31'50" W for 85.12 feet to a point at the beginning of a curve to the left, said curve being tangent to the last described course, having a radius of 180.00 feet, a central angle of 19°03'13" and a chord which bears S 26°00'13" W for 59.58 feet; thence proceed along the arc of said curve for 59.86 feet to a point; thence proceed S 16°28'37" W and tangent to the last described curve for 61.35 feet to a point; thence proceed S 01°14'28" E for 106.17 feet to a point at the beginning of a curve to the left, said curve being tangent to the last described course, having a radius of 230.00 feet, a central angle of 14°19'26" and a chord which bears S 8°24'12" E for 57.35 feet, thence proceed along the arc of said curve for 57.50 feet to a point; thence proceed S 15°33'55" E and tangent to the last described curve for 78.24 feet to a point; thence proceed S 28°37'48" E for 307.08 feet to the POINT OF ENDING of herein described centerline.

Said easement contains 1.033 acres, more or less.