



20101001000324740 1/4 \$21.50
Shelby Cnty Judge of Probate, AL
10/01/2010 03:19:06 PM FILED/CERT

\$500⁰⁰
ZLB

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
369 Summerchase Drive
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Rufus Carl Laminack, a single person (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Robert L. Hamilton and Carrie B. Hamilton (herein referred to as GRANTEE, whether one or more) the following described easement situated in Shelby County, Alabama to-wit:

An easement for ingress and egress described as follows:

Commence at the Southeast corner of Fractional Section 22, Township 22 South, Range 2 West; thence North 00 deg. 15 min. 04 sec. East along the East line of said Section a distance of 412.50 feet; thence South 89 deg. 41 min. 16 sec. West, a distance of 144.75 feet; thence South 89 deg. 41 min. 24 sec. West a distance of 135.03 feet; thence South 89 deg. 43 min. 30 sec. West, a distance of 135.03 feet; thence North 89 deg. 51 min. 28 sec. West a distance of 134.94 feet; thence North 00 deg. 08 min. 32 sec. East a distance of 200.19 feet to a point lying on the southerly right of way line of Dogwood Drive (60 foot right of way), said point also lying on a curve to the right having a central angle of 02 deg. 03 min. 41 sec. a radius of 406.63 feet and subtended by a cord which bears South 89 deg. 33 min. 36 sec. West a chord distance of 14.63 feet; thence along said curve and said right of way line a distance of 45.26 feet; thence North 89 deg. 49 min. 11 sec. West a distance of 137.79 feet; thence North 89 deg. 48 min. 17 sec. West, a distance of 236.49 feet; thence North 00 deg. 09 min. 49 sec. East a distance of 19.79 feet to a point lying on the southerly right of way line of Dogwood Drive (50 foot right of way); thence North 89 deg. 50 min. 00 sec. West along said right of way line a distance of 433.23 feet to its end, said point also being the beginning of the southerly right of way line of an unnamed 40 foot right of way; thence continuing along the last described course along said right of way line a distance of 40.00 feet to a point lying on the westerly right of way line of said unnamed 40 foot right of way; thence North 00 deg. 25 min. 31 sec. West along said westerly right of way line a distance of 1,396.21 feet; thence North 44 deg. 13 min. 01 sec. West and continuing along said right of way line a distance of 225.95 feet; thence South 63 deg. 53 min. 00 sec. West and leaving said right of way line a distance 246.67 feet; thence South 16 deg. 19 min. 05 sec. West a distance of 793.61; thence South 52 deg. 13 min. 04 sec. West a distance of 312.16 feet; thence North 0 deg. 10 min. 03 sec. East a distance of 212.03 feet; thence North 0 deg. 20 min. 20 sec. East a distance of 188.03 feet to a point; thence continue alone



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the last described course a distance of 112.45 feet; thence North 88 deg. 50 min. 22 sec. West a distance of 178.02 feet to the **Point of Beginning**; thence North 88 deg. 50 min. 22 sec. West a distance of 130.40 feet to the East Right of Way of First Street; thence along said Right-of-Way in a Southwesterly direction a distance of 25.11 feet to a point; thence leaving said Right-of-Way South 88 deg. 50 min. 22 sec. East a distance of 134.80 feet to a point; thence North 03 deg. 31 min. 52 sec. West a distance of 25.08 feet to the point of beginning; being situated in Shelby County, Alabama and containing 0.1 acres more or less.

The above described easement is appurtenant to and for the benefit of the following described real property:

Commence at the Southeast corner of fractional Section 22, Township 22 South, Range 2 West; thence North 00 degrees 15 minutes 04 seconds East along the East line of said Section a distance of 412.50 feet; thence South 89 degrees 41 minutes 16 seconds West, a distance of 144.75 feet; thence South 89 degrees 41 minutes 24 seconds West a distance of 135.01 feet; thence South 89 degrees 43 minutes 30 seconds West, a distance of 135.03 feet; thence North 89 degrees 51 minutes 28 seconds West a distance of 134.94 feet; thence North 00 degrees 08 minutes 32 seconds East a distance of 200.19 feet to a point lying on the Southerly right of way line of Dogwood Drive (60 foot right of way), said point also lying on a curve to the right having a central angle of 02 degrees 03 minutes 41 seconds a radius of 406.63 feet and subtended by a chord which bears South 89 degrees 33 minutes 36 seconds West a chord distance of 14.63 feet; thence along said curve and said right of way line a distance of 14.63 feet; thence North 89 degrees 51 minutes 27 seconds West and continuing along said right of way line a distance of 45.26 feet; thence South 00 degrees 10 minutes 56 seconds West and leaving said right of way line a distance of 200.00 feet; thence North 89 degrees 49 minutes 11 seconds West a distance of 137.79 feet; thence North 89 degrees 48 minutes 17 seconds West, a distance of 236.49 feet; thence North 00 degrees 09 minutes 49 seconds East a distance of 199.79 feet to a point lying on the Southerly right of way line of Dogwood Drive (50 foot right of way); thence North 89 degrees 50 minutes 00 seconds West along said right of way line a distance of 433.23 feet to its end, said point also being the beginning of the Southerly right of way line of an unnamed 40 foot right of way; thence continuing along the last described course along said right of way line a distance of 40.00 feet to a point lying on the Westerly right of way line of said unnamed 40 foot right of way; thence North 00 degrees 25 minutes 31 seconds West along said Westerly right of way line a distance of 1,396.21 feet; thence North 44 degrees 13 minutes 01 seconds West and continuing along said right of way line a distance of 225.95 feet; thence South 63 degrees 53 minutes 00 seconds West and leaving said right of way line a distance of 246.67 feet; thence South 16 degrees 19 minutes 05 seconds West, a distance of 793.61 feet; thence South 52 degrees 13 minutes 04 seconds West a distance of 312.16 feet; thence North 0 degrees 10 minutes 03 seconds East a distance of 212.03 feet; thence North 0 degrees 20 minutes 20 seconds East a distance of 188.03 feet to the Point of Beginning; thence continue along the last described course a distance of 112.45 feet; thence North 88 degrees 50 minutes 22 seconds West, a distance of 178.02 feet; thence South 03 degrees 30 minutes 11 seconds East a distance of 197.50 feet to a point lying on a curve to the left having a central angle of 49 degrees 32 minutes 21 seconds East, a radius of 198.33 feet and subtended by a chord which bears North 60 degrees 45 minutes 43 seconds East a chord distance of 166.19 feet; thence along said curve a distance of 171.48 feet to its end; thence South 89 degrees 43 minutes 56 seconds East, a distance of 20.24 feet to the Point of Beginning; being situated in Shelby County,



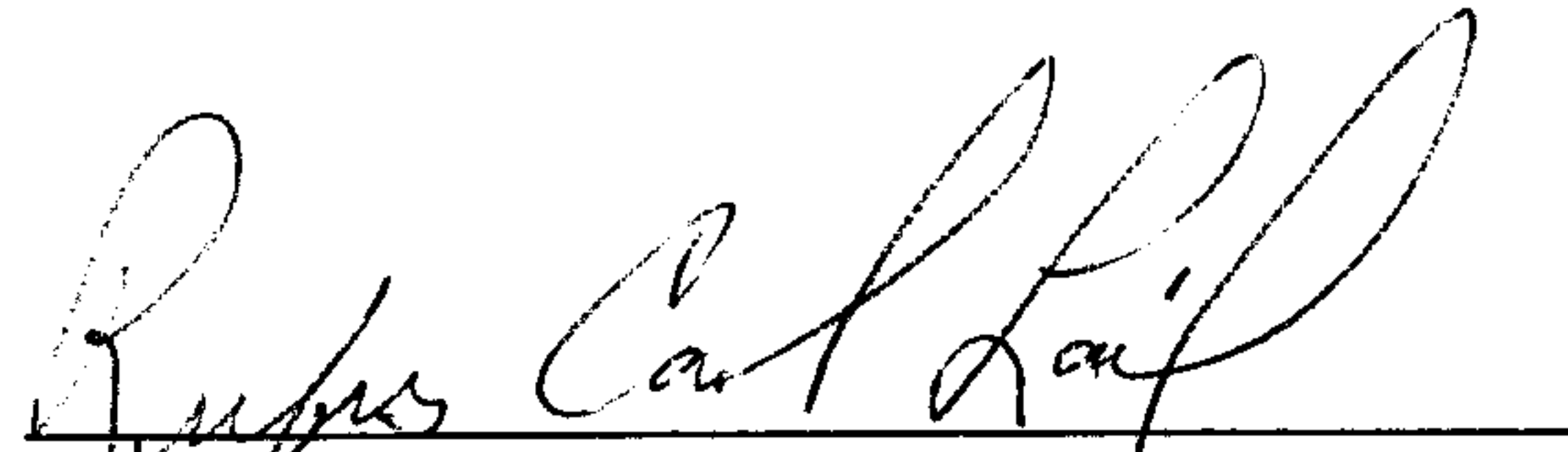
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Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

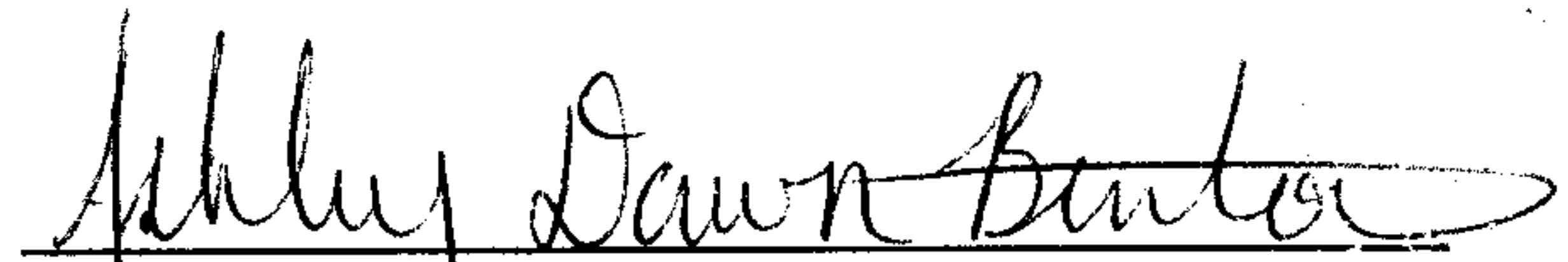
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 24 day of September, 2010.


Rufus Carl Laminack

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rufus Carl Laminack, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of September, 2010.


Notary Public

My Commission Expires July 27, 2014



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BEARING BASE
Instrument No. 2000-36085

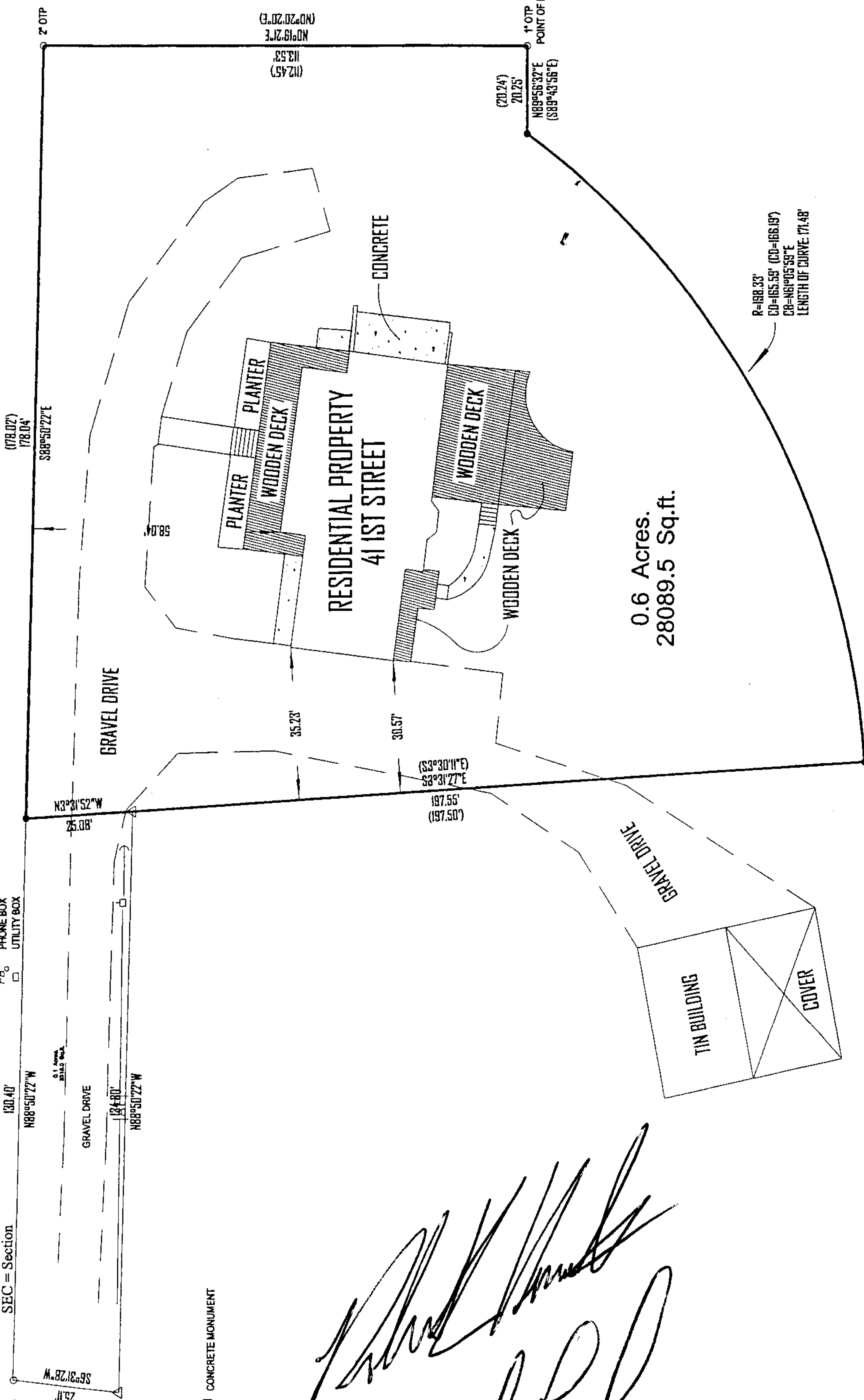


LEGEND

- | | |
|------|------------------------------|
| OTP | OPEN TOP PIPE |
| CTP | CRIMPED TOP PIPE |
| ○ | FOUND IRON PIN |
| ● | SET IRON MONUMENT (ALS-0173) |
| △ | CALCULATED POINT |
| □ | CONCRETE MONUMENT |
| * | "X" MARKED IN CONCRETE |
| XXXX | RECORDED PLAT DISTANCE |
| XXXX | FIELD MEASURED DISTANCE |
| ⚡ | LIGHTING |
| ⚡ | OVERHEAD POWER |
| ⚡ | POWER POLE |
| ⚡ | GUY WIRE |
| ⚡ | FIRE HYDRANT |
| ⚡ | STORM DRAIN MANHOLE |
| ⚡ | SANITARY SEWER MANHOLE |
| SS | SANITARY SEWER LINE |
| PB | PHONE BOX |
| □ | UTILITY BOX |

SURVEY ABBREVIATIONS

- N = North
S = South
E = East
W = West
or any combination such as NE, SW, etc.
° = Degrees
' = Minutes when used in a bearing
" = Seconds when used in a bearing
' = Feet when used in distance
" = Inches when used in distance
AC or ac = Acres
± = More or less (or plus or minus)
R = Range
T = Township
SEC = Section



□ CONCRETE MONUMENT

Ashley Dawn Benton
My Commission Expires July 27, 2014

Notary
For:

Rufus Carl Paul
Carrie Hemmick