

This instrument was prepared by:
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20101103000368120 1/1 \$12.50
Shelby Cnty Judge of Probate, AL
11/03/2010 11:28:11 AM FILED/CERT

Send Tax Notice to:

Gerald L. Carter
368 Shady Acres Road
Alabaster Al. 35007

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

500' 14"

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS and NO/00 (\$10.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **CHARLES M. TYNDAL AND WIFE, ELVEREE C. TYNDAL** grant, bargain, sell and convey unto, **GERALD L. CARTER AND CYNTHIA E. CARTER** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A perpetual easement for ingress/egress and utilities including, Alabama Power Company over and across an existing road lying within the boundaries of the following described property, easement shall include property not occupied by a roadway lying East of the roadway and West of grantees property. All this as shown by survey of Brad Lucas dated 25 March, 2010.

A tract of land located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
COMMENCING at the Northeast corner of said Section 13, thence South 00 degrees 14 minutes 47 seconds East along the East boundary line of said Section 13 for a distance of 704.91 feet to the intersection of the East boundary line of said Section 13 and the North right of way line of CSX Railroad; thence North 85 degrees 36 minutes 33 seconds West along the North right of way of said CSX Railroad for a distance of 144.47 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said right of way North 85 degrees 36 minutes 33 seconds West for a distance of 50.16 feet; thence leaving said right of way North 00 degrees 14 minutes 47 seconds West parallel to the East boundary line of Section 13 for a distance of 475.01 feet to the North right of way line of Shady Acres Road (formerly Saginaw Road); thence North 68 degrees 53 minutes 16 seconds East along the North boundary line of Shady Acres Road for a distance of 53.51 feet; thence leaving said North right of way line South 00 degrees 14 minutes 47 seconds East parallel to the East boundary line of Section 13 for a distance of 498.14 feet to the POINT OF BEGINNING. Less and Except right of way of Shady Acres Road (formerly Saginaw Road).

This easement shall inure to the benefit of the grantees, their successor and assign, forever.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of Oct., 2010.

Elveree C. Tyndal
Elveree C. Tyndal

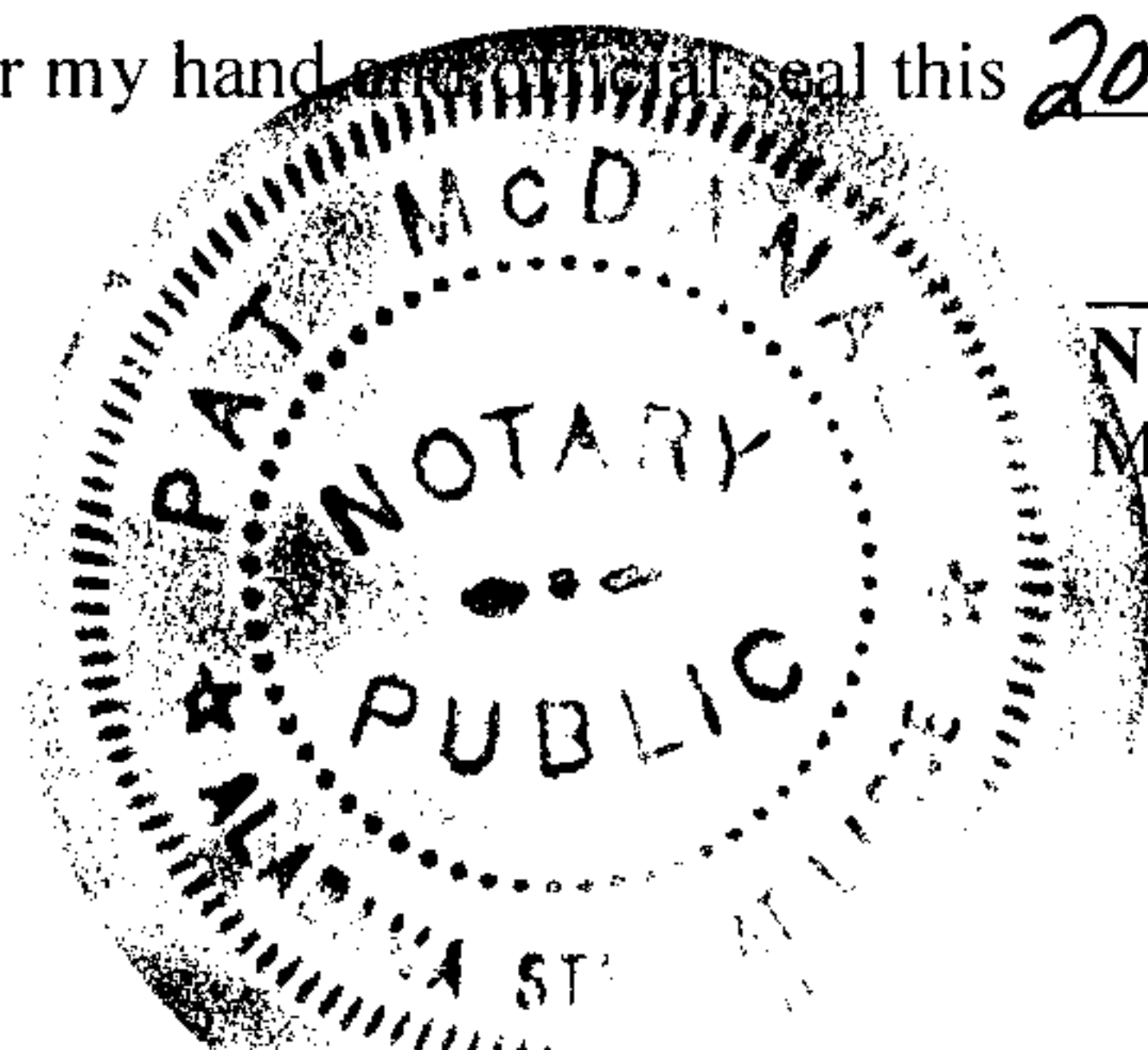
Charles Tyndal
Charles Tyndal

STATE OF ALABAMA
Shelby COUNTY

Deed Tax : \$.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles Tyndal and wife, Elveree C. Tyndal** 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 20th day of October, 2010.



Pat M. McDaniel
Notary Public
My Commission Expires: 07-17-2011