


\$ 500.00

This instrument  
prepared by:

Jesse P. Evans III  
Haskell Slaughter  
Young & Rediker, LLC  
1400 Park Place Tower  
2100 Park Place North  
Birmingham AL 35203

  
20110203000037720 1/4 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/03/2011 10:17:05 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

EASEMENT

Know all men by these presents, that in consideration of one dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, BBVA Compass Bank (Grantor) does grant, bargain, sell and convey unto Aubrey Clint Folsom (Grantee) an easement for ingress, egress, and utilities, in, on, over, and under the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out in haec verba and situated in Shelby County, Alabama.

This easement is for the express purpose of conveying to the Grantee, his successors and assigns, a permanent easement appurtenant for vehicular and pedestrian ingress and egress to and from the property presently owned by Grantee and adjacent to the Stagg Run Subdivision as recorded in Map Book 39 Page 67A, in the Office of the Judge of Probate of Shelby County, Alabama, together with the right to attach to and install and maintain any reasonably necessary utilities therein.

Grantor and Grantee acknowledge that the Stagg Run Subdivision is a gated community and that Grantee, his

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successors and assigns, shall have the free and uninterrupted right to access through any gate or other similar device installed, kept, or maintained within the Stagg Run Subdivision or near the entrance thereto as the owner of any lot within the Subdivision without the payment of any fee or charge, and that Grantee shall be provided any device, transmitter, codes, or other apparatus, thing, or information reasonably necessary or required for the use and enjoyment of the easement granted herein.

To have and to hold unto the said Grantees, their heirs and assigns forever.

In witness whereof, I have hereunto set my hand and seal this the 7th day of December, 2010.

~~BBVA~~ Compass Bank, an ALABAMA Banking Corporation  
d/b/a BBVA Compass Bank

By: Rod Hendrix  
Name: Rod Hendrix  
Title: Vice President

Angela M. Posey  
(Witness)

B. Ann Moore  
(Witness)

**My Commission Expires  
November 3, 2014**



EXHIBIT A

Those areas designated as Stagg Run Trail (A Private Roadway) and Stagg Run Circle (A Private Roadway, together with the following described property lying generally between Lots 10 and 11 of the Stagg Run Subdivision, as recorded in Map Book 39, Pages 67A and B, in the Office of the Judge of Probate of Shelby County, Alabama:

A Part of Stagg Run as recorded in map book 39 on page 67-B in the office of Judge of Probate, Shelby County, Alabama, situated in the Southeast quarter, of the Northeast quarter, of the Northwest quarter, of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows;

Commence at the Northeast corner of the Southeast quarter, of the Northeast quarter, of the Northwest quarter, of said Section 33, also being the Northeast corner of Lot 9 in said Stagg Run; thence run North 87 degrees, 10 minutes, 01 seconds West (an assumed bearing) along the North line of said quarter-quarter-quarter Section for a distance of 289.00 feet to the point of beginning; thence continue North 87 degrees, 10 minutes, 01 seconds West for a distance of 41.74 feet to an iron pin found; thence run North 88 degrees, 43 minutes, 41 seconds West for a distance of 83.89 feet to the Northeast corner of Lot 11 in said Stagg Run; thence run South 04 degrees, 29 minutes, 19 seconds West for a distance of 161.07 feet to a point; thence run South 10 degrees, 02 minutes, 08 seconds West for a distance of 76.33 feet to the Southeast corner of said Lot 11 being on a curve to the right having a central angle of 07 degrees, 07 minutes, 18 seconds, a radius of 270.00 and a chord bearing of South 70 degrees, 23 minutes, 51 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 33.56 feet to the Southwest corner of lot 10 in said Stagg Run; thence run North 04 degrees, 29 minutes, 19 seconds East for a distance of 207.80 feet to a point; thence run South 89 degrees, 46 minutes, 26 seconds East for a distance of 81.07 feet to a point; thence run North 60 degrees, 27 minutes, 31



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seconds East for a distance of 25.85 feet to a point;  
thence run North 00 degrees, 08 minutes, 03 seconds  
East for a distance of 23.48 feet to the point of  
beginning, said part containing 10,102 sq. ft. more or  
less.

Shelby County, AL 02/03/2011  
State of Alabama  
Deed Tax: \$.50