


EASEMENT FOR INGRESS, EGRESS AND UTILITIES
(No title opinion is offered by Preparer)

STATE OF ALABAMA
SHELBY COUNTY


20110617000178270 1/5 \$24.50
Shelby Cnty Judge of Probate, AL
06/17/2011 09:26:59 AM FILED/CERT

THIS AGREEMENT made this the 15th day of June, 2011, by and between Demond Paulk and Martha N. Paulk, and JCD Lands, LLC, an Alabama limited liability company

WITNESSETH:

WHEREAS, Demond Paulk and Martha N. Paulk is the owner of the following described property in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Crawford's Addition to Genery Gap, as recorded in Map Book 7, Page 122, in the probate Office of Shelby County, Alabama.

WHEREAS, Demond Paulk and Martha N. Paulk represent to JCD Lands, LLC that there is no indebtedness owed by them on the above described property.

WHEREAS, JCD Lands, LLC is the owner of the following described property in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 4 West and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe being the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 4 West, said point also being the Northwest corner of Lot 3, Crawford's Addition to Genery Gap as recorded in the office of the Judge of Probate, Shelby County, Alabama in Map Book 7, Page 122; thence S $1^{\circ}23'38''$ E along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and the West line of said subdivision a distance of 1322.35 feet to a 3" capped pipe being the Southeast corner of Section 14, Township 20 South, Range 4 West and the Southwest corner of said subdivision; thence S $88^{\circ}40'46''$ W leaving said subdivision and $\frac{1}{4}$ - $\frac{1}{4}$ Section line a distance of 1113.60 feet to a 1" crimped iron being the Northeast corner of Lot 30 Chestnut Forest as recorded in Map Book 22, Page 98 in the Office of the Judge of Probate, Shelby County, Alabama; thence S $88^{\circ}38'52''$ W along the North line of said subdivision a distance of 1553.42 feet to a 3" capped pipe being the Northwest corner of Lot 14 of said subdivision and the Southwest corner of the Southeast $\frac{1}{4}$ of said Section; thence N $1^{\circ}08'12''$ W leaving said subdivision and along the west line of said $\frac{1}{4}$ Section a distance of 207.88 feet to a rebar capped EDG being the intersection of said West $\frac{1}{4}$ Section line and the Southeasterly Right-of-Way line of a 100 foot wide Norfolk Southern Railroad Right-of-Way; thence N $43^{\circ}49'21''$ E along said right of way leaving said $\frac{1}{4}$ Section line a distance of 1151.32 feet to a rebar capped EDG; thence S $62^{\circ}30'00''$ E leaving said Right-of-Way a distance of 386.30 feet to a rebar capped EDG; thence N $65^{\circ}04'28''$ E a distance of 1683.10 feet to a rebar capped EDG; thence S $39^{\circ}04'49''$ E a distance of 231.47 feet to a rebar capped EDG on the North line of said Crawford's Addition to Genery Gap said point also

lying on the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West; thence S 88°11'32" W along said subdivision and along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 173.95 feet to the POINT OF BEGINNING.

WHEREAS, the undersigned, Demond Paulk and Martha N. Paulk desires to convey to the said JCD Lands, LLC, a permanent easement for ingress, egress and utilities over and across the property so that the said JCD Lands, LLC may have an easement for ingress, egress and utilities to their property.

WHEREAS, in exchange for the above easement and as consideration for the granting of that easement, JCD Lands, LLC desires to convey a fifty (50) foot buffer on the east side of the property owned by JCD Lands, LLC.

NOW THEREFORE, in Consideration of Ten Dollars and other good and valuable consideration to the said Demond Paulk and Martha N. Paulk in hand paid by JCD Lands, LLC, the receipt and sufficiency of which is acknowledged, the undersigned, Demond Paulk and Martha N. Paulk do grant, bargain, sell and convey unto the said JCD Lands, LLC and their successors and assigns, a permanent easement for ingress, egress and utilities described as follows:

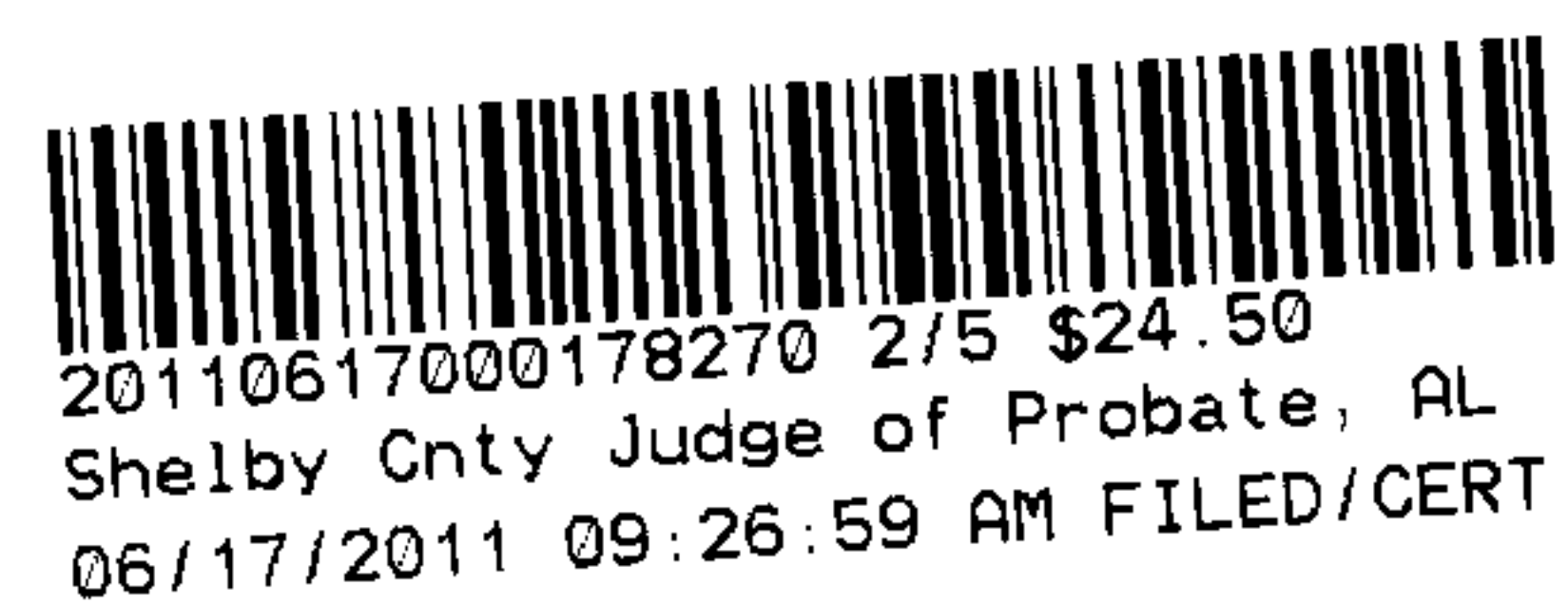
Begin at a 3" capped pipe being the Southwest corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the Southwest corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the office of the Judge of Probate, Shelby County, Alabama; thence N 1°23'38" W along the Western line of said section and Lot 1 a distance of 72.44 feet to a point; thence S 62°30'00" E, leaving said section line and lot line a distance of 91.93 feet to a point on the Northwesternly Right of Way line of Shelby County Highway 93; thence S 56°39'52" W, along said Right of Way a distance of 53.36 feet to the intersection of said Right of Way with the South line of said section; thence S 88°57'17" W, leaving said Right of Way and along the south line of said section and said lot a distance of 35.21 feet to the POINT OF BEGINNING.

See attached Easement Exhibit

TO HAVE AND TO HOLD to the said JCD Lands, LLC, their successors and assigns forever.

JCD Lands, LLC, and its successors and assigns shall be responsible for any maintenance and/or repairs to that part of the driveway that lies within the above described easement. JCD Lands, LLC shall not be responsible for any maintenance and/or repairs to that part of the driveway that does not lie within the above described easement.

NOW THEREFORE, in Consideration of Ten Dollars and other good and valuable consideration to the said JCD Lands, LLC in hand paid by Demond Paulk and Martha N. Paulk, the receipt and sufficiency of which is acknowledged, the undersigned, JCD Lands, LLC does grant, bargain, sell and convey unto the said Demond Paulk and Martha N. Paulk and their heirs, successors and assigns, a permanent fifty (50) foot buffer described as follows:



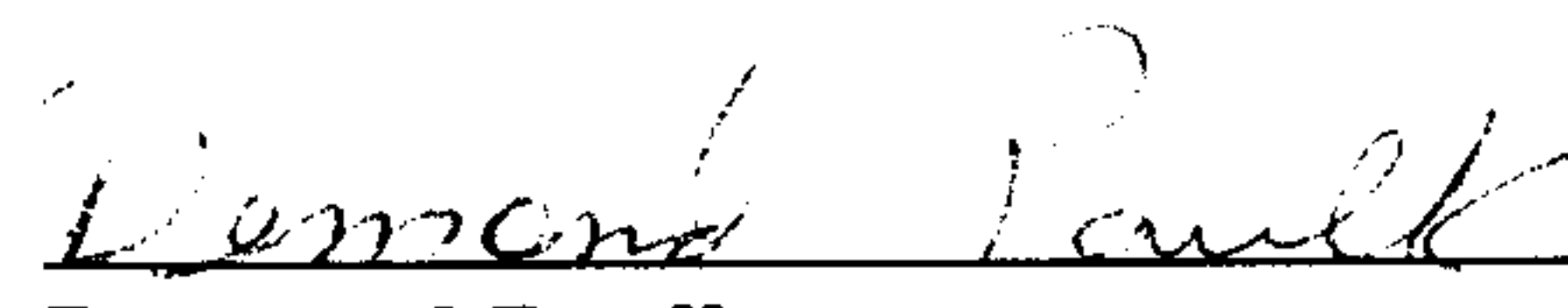
A parcel lying 50' Westerly of and parallel to the following described course:


Begin at a 1/4" rebar being the Northernmost corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the Office of the Judge of Probate, Shelby County, Alabama, said point also lying on the West line of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; thence S 1°23'38" E along the Western line of said lot and section a distance of 580.00 feet to the end of this easement.


See attached Easement Exhibit

TO HAVE AND TO HOLD to the said Demond Paulk and Martha N. Paulk, their heirs, successors and assigns forever.

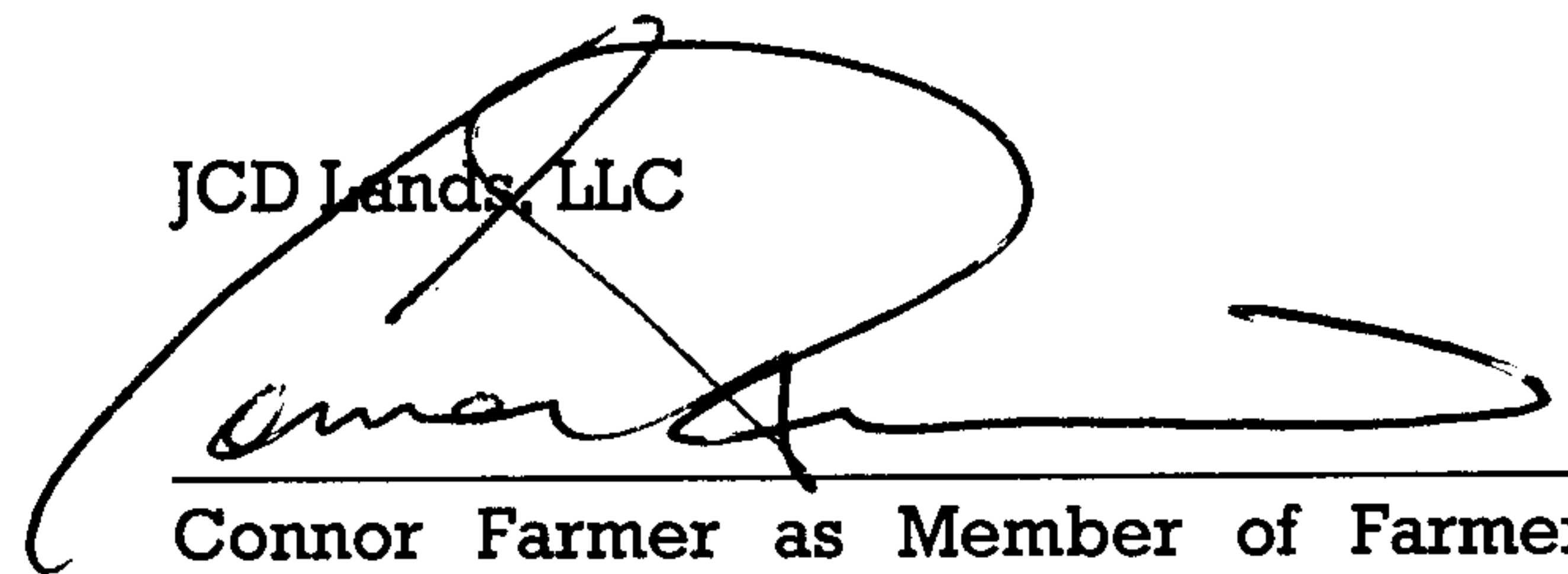
IN WITNESS WHEREOF, we have set our hands and seals this the 15th day of June, 2011


Demond Paulk


Martha N. Paulk


20110617000178270 3/5 \$24.50
Shelby Cnty Judge of Probate, AL
06/17/2011 09:26:59 AM FILED/CERT

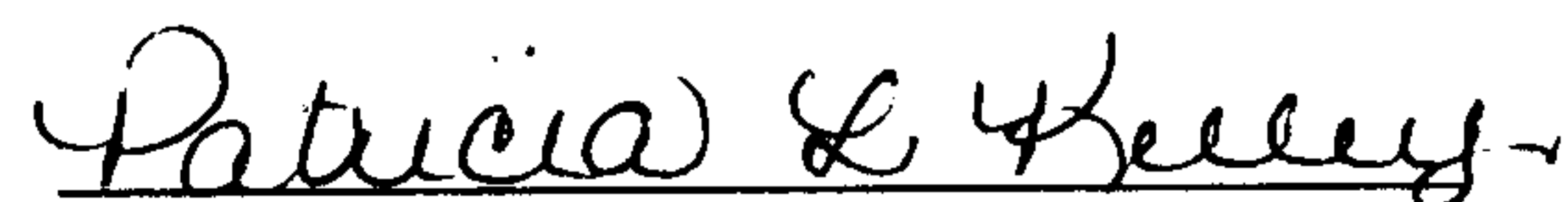
JCD Lands, LLC


Connor Farmer as Member of Farmer Keith, LLC, the Managing Member of JCD Lands, LLC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Demond Paulk and Martha N. Paulk, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily and as their act.

Given under my hand and seal this the 15th day of June,, 2011.



Notary Public

MY COMMISSION EXPIRES DECEMBER 4, 2013

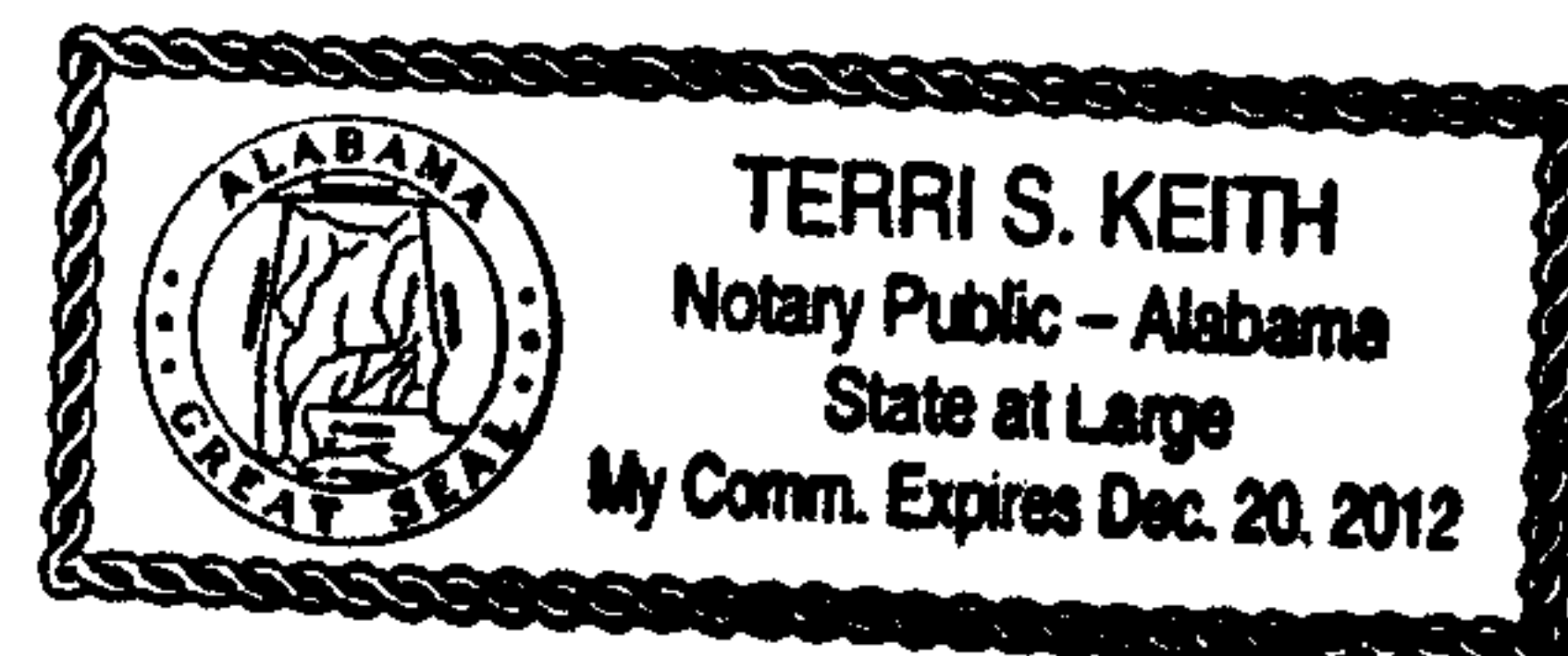
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer as Member of Farmer Keith, LLC, who is the Managing Member of JCD Lands, LLC and whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Member of the Managing Member of JCD Lands, LLC and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 15th day of June,, 2011.

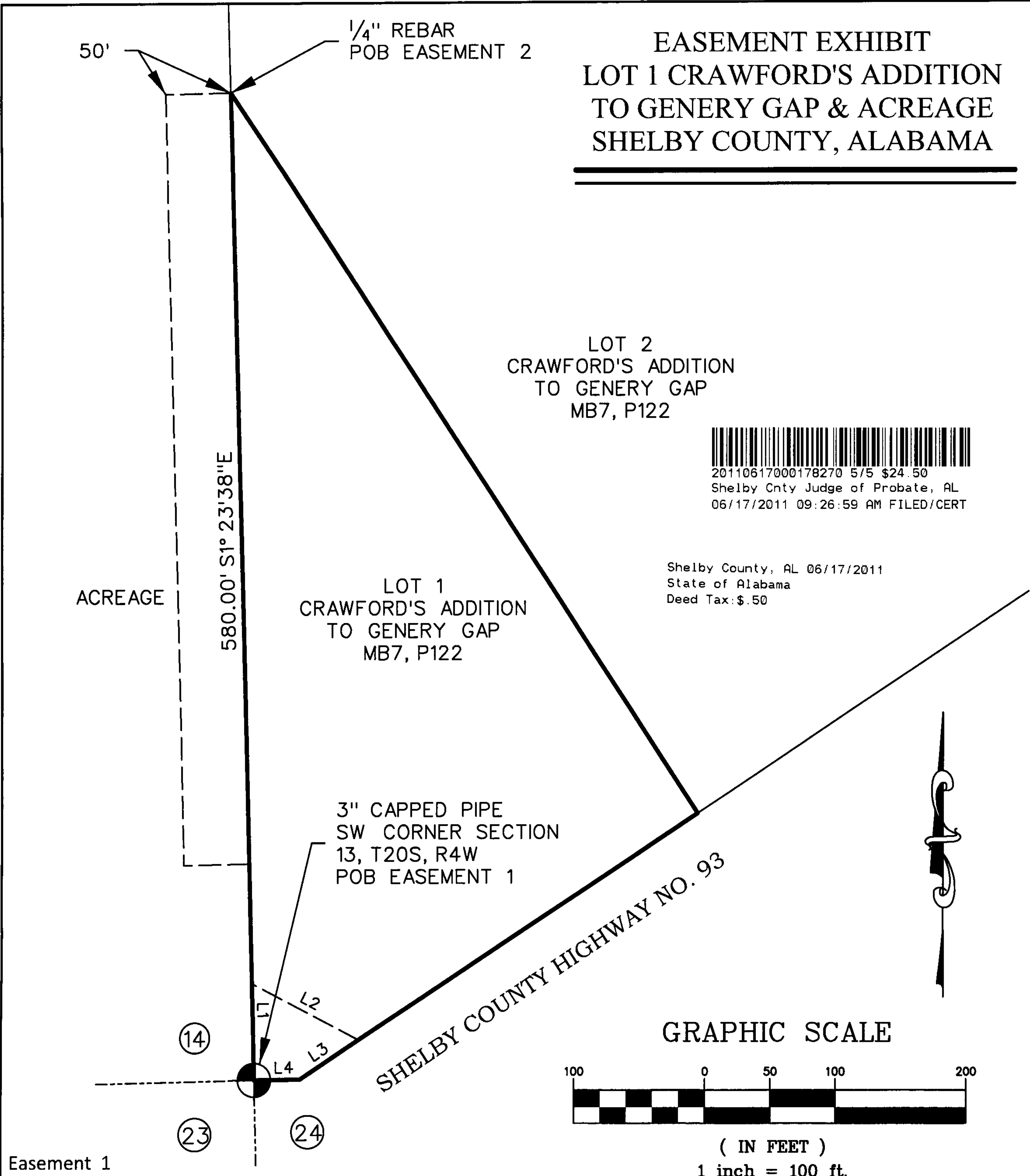

Notary Public

This Instrument Prepared By:
F. Wayne Keith
Attorney at Law
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244




20110617000178270 4/5 \$24.50
Shelby Cnty Judge of Probate, AL
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EASEMENT EXHIBIT
LOT 1 CRAWFORD'S ADDITION
TO GENERY GAP & ACREAGE
SHELBY COUNTY, ALABAMA



20110617000178270 5/5 \$24.50
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Shelby County, AL 06/17/2011
State of Alabama
Deed Tax: \$.50

Easement 1

Begin at a 3" capped pipe being the Southwest corner of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, said point also being the Southwest corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the office of the Judge of Probate, Shelby County, Alabama; thence N 1°23'38" W along the Western line of said section and Lot 1 a distance of 72.44 feet to a point; thence S 62°30'00" E, leaving said section line and lot line a distance of 91.93 feet to a point on the Northwestern Right of Way line of Shelby County Highway 93; thence S 56°39'52" W, along said Right of Way a distance of 53.36 feet to the intersection of said Right of Way with the South line of said section; thence S 88°57'17" W, leaving said Right of Way and along the south line of said section and said lot a distance of 35.21 feet to the POINT OF BEGINNING.

Easement 2

An Easement lying 50' Westerly of and parallel to the following described course:

Begin at a 1/4" rebar being the Northernmost corner of Lot 1, Crawford's Addition to Genery Gap as recorded in Map Book 7, Page 122 in the office of the Judge of Probate, Shelby County, Alabama, said point also lying on the West line of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; thence S 1°23'38" E along the Western line of said lot and section a distance of 580.00 feet to the end of this easement.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1° 23'38"W	72.44'
L2	S62° 30'00"E	91.93'
L3	S56° 39'52"W	53.36'
L4	S88° 57'17"W	35.21'



15 SOUTHLAKE LANE, SUITE 120
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