

## WATER LINE EASEMENT AGREEMENT

A 10' easement is hereby granted to Dr. Richard Davis and Mrs. Lyn Davis, their successors and assigns, for water line access to Parcel #15-5-15-0-001-001. This 10' wide easement will run across Parcel #15-5-15-0-001-002, underneath the existing power line, from the eastern boundary at Parcel #15-6-14-0-001-002-000, then along side the new driveway.

Witness: Debra L. Svensson Grantor: Richard Davis  
Lyn L. Davis

Subscribed and sworn before me this 20<sup>th</sup> day of

JUNE, 20 11  
 Notary Public: [Signature]

My Commission expires: MY COMMISSION EXPIRES APRIL 23, 2015

Witness: [Signature] Grantee: Richard Davis  
Lyn L. Davis

Subscribed and sworn before me this 20<sup>th</sup> day of

JUNE, 20 11  
 Notary Public: [Signature]

My Commission expires: MY COMMISSION EXPIRES APRIL 23, 2015



20110620000180330 1/7 \$30.50  
 Shelby Cnty Judge of Probate, AL  
 06/20/2011 01:43:55 PM FILED/CERT

Shelby County, AL 06/20/2011  
 State of Alabama  
 Deed Tax: \$.50

Lyn L. Davis & Richard O. Davis  
3504 Wyngate Trace  
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

15-5-15-0-001-00100)

STATE OF ALABAMA:  
JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND TWENTY THOUSAND AND NO/100.....(\$120,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **WILLIAM TYNDAL, An Unmarried Man (herein referred to as GRANTOR)**, do grant, bargain, sell and convey unto **LYN L. DAVIS and RICHARD O. DAVIS (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama; to-wit:

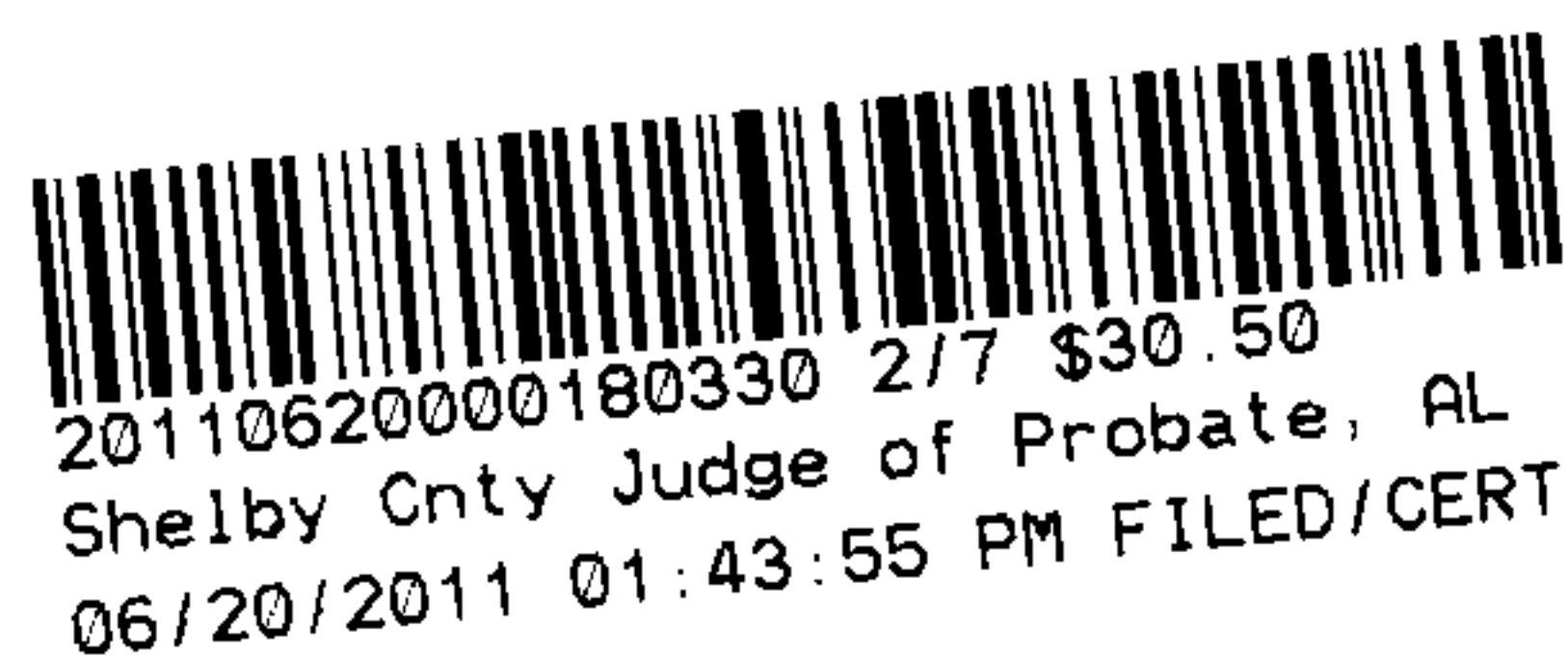
**See attached "Exhibit A" for legal description.**

Subject to:

1. Property taxes for 2010 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1995-7086.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

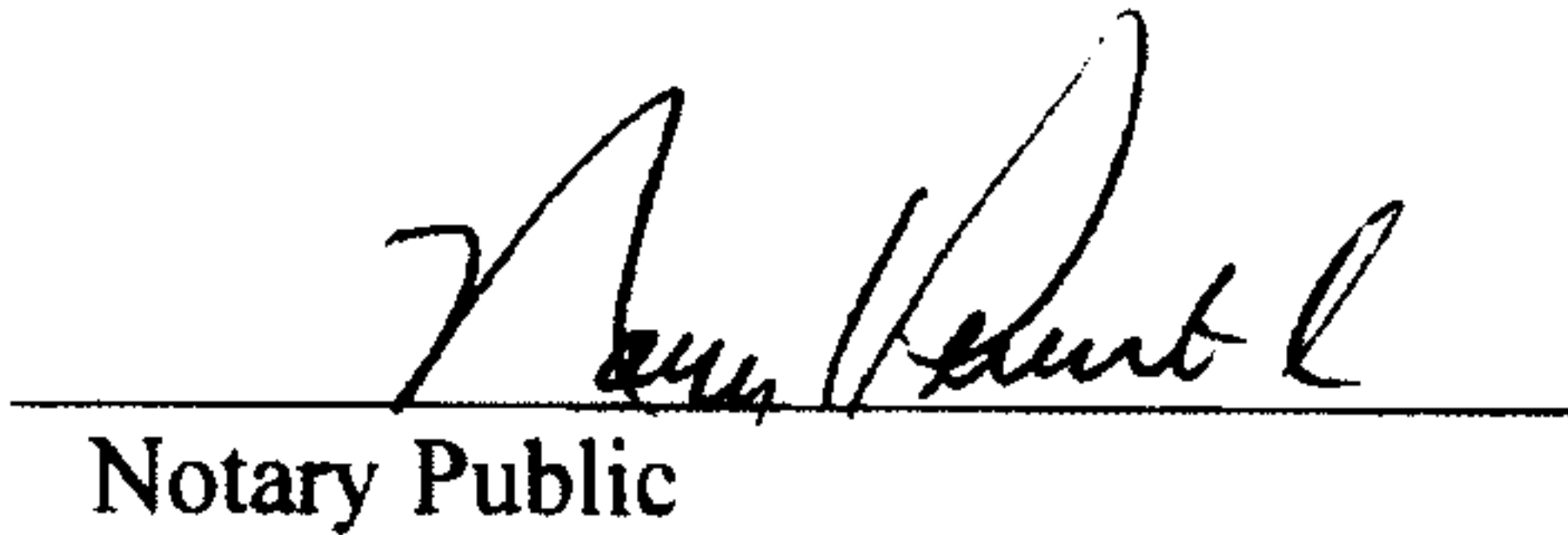


 (Seal)  
WILLIAM TYNDAL

STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM TYNDAL, An Unmarried Man**, 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 5<sup>th</sup> day of May, 2010.


  
Notary Public



My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 05/07/2010  
State of Alabama  
Deed Tax : \$120.00

  
20110620000180330 3/7 \$30.50  
Shelby Cnty Judge of Probate, AL  
06/20/2011 01:43:55 PM FILED/CERT



**Parcel I:**

Beginning at the Northeast corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the North line of said Section 15 a distance of 829.17 feet to a point; thence turn 89 degrees 38 minutes 30 seconds right and run southerly 395.17 feet to a point; thence turn 90 degrees 21 minutes 30 seconds left and run easterly 381.95 feet to a point; thence turn 41 degrees 31 minutes 17 seconds left and run northeasterly 600.65 feet to the point of beginning.

**Parcel II:**

Beginning at the Northeast corner of Section 15, Township 20 South, range 1 West, Shelby County, Alabama and run thence Southerly along the east line of said Section 15 a distance of 845.00 feet to a point; thence turn 89 degrees 38 minutes 30 seconds right and run westerly 447.22 feet to a point; thence turn 90 degrees 21 minutes 40 seconds right and run northerly 246.83 feet to a point; thence turn 48 degrees 07 minutes 13 seconds right and run northeasterly 600.65 feet to the point of beginning.

**Parcel III Easement:**

Commence at the northeast corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama and run thence southerly along the east line of said Section 15 a distance of 1,315.68' to a point; thence turn 89°43'42" right and run westerly 59.55' to a point in the centerline of an existing road and the point of beginning, on the centerline, of proposed easement; thence turn 50°30'03" right and run northwesterly along centerline of said road 101.16' to a point; thence turn 3°02'30" left and continue along centerline of said road 356.72' to a point; thence turn 4°59'35" right and run along centerline of said road 131.30' to a point; thence turn 52°22'20" left and run westerly along the south line of just described parcels 3 and 2 a distance of 1,343.35' to a point; thence turn 90°21'30" right and run northerly along the west line of just described parcel 2 a distance of 870.0' to the end of proposed easement.

**Parcel IV Easement:**

A strip of land ten feet wide for ingress and egress that lies along the west line of Parcel No. 5 beginning at the southeast corner of Parcel No. 3 and run northerly ten feet east of and contiguous with the east line of Parcel No. 3 for a distance of 225.0' to the south line of Parcel No. 4 and the end of easement.



20110620000180330 4/7 \$30.50  
Shelby Cnty Judge of Probate, AL  
06/20/2011 01:43:55 PM FILED/CERT

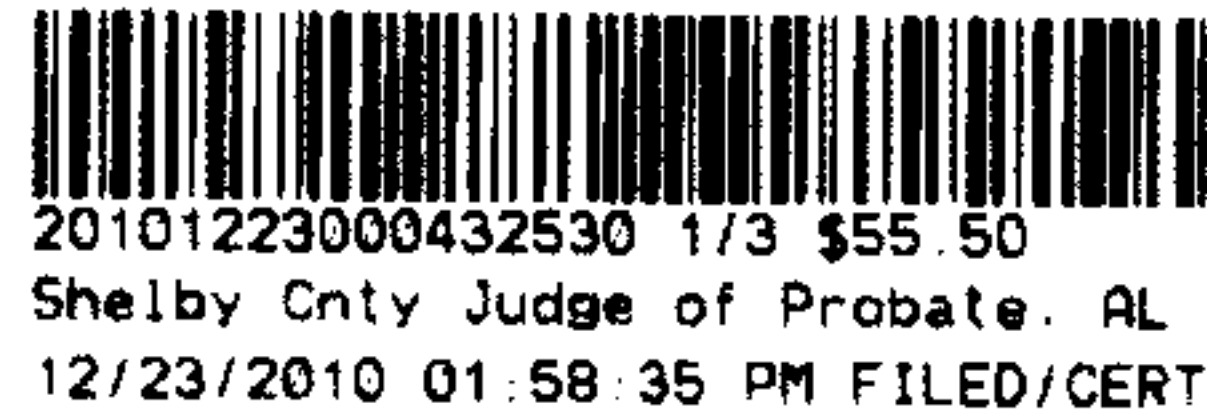
15-5-15-6-601-001.002

SEND TAX NOTICE TO:

Lyn L. Davis & Richard O. Davis  
3504 Wyngate Trace  
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216



Shelby County, AL 12/23/2010  
State of Alabama  
Deed Tax: \$37.50

STATE OF ALABAMA:  
JEFFERSON COUNTY:

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THIRTY-SEVEN THOUSAND, FIVE HUNDRED AND NO/100.....(\$37,500.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **CHARLES M. TYNDAL, A Married Man (herein referred to as GRANTOR)**, do grant, bargain, sell and convey unto **LYN L. DAVIS and RICHARD O. DAVIS (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama; to-wit:

**See attached "Exhibit A" for legal description.**

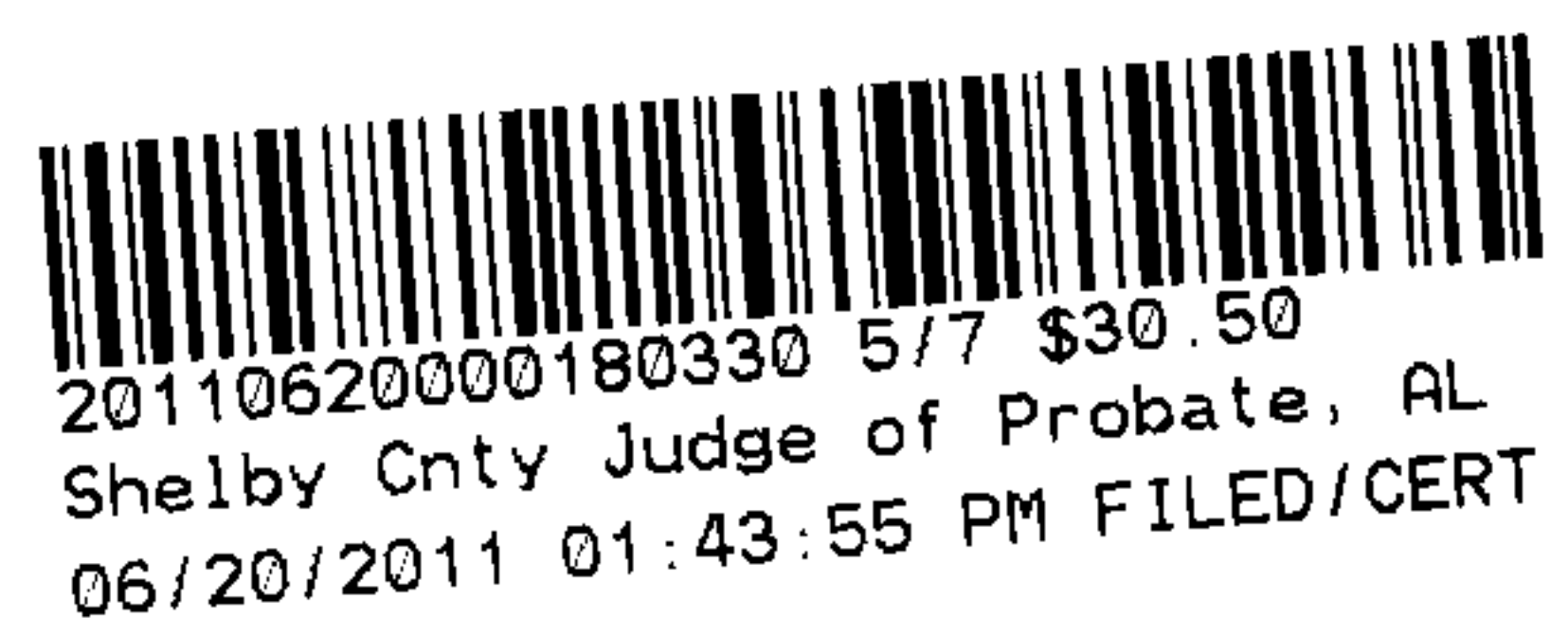
**The above described property is not the homestead property of the Grantor, or of the Grantor's spouse.**

Subject to:

1. Property taxes for 2011 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1995-7086.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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





IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of December, 2010.

Charles M. Tyndal (Seal)  
CHARLES M. TYNDAL

STATE OF ALABAMA:  
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLES M. TYNDAL, A Married Man**, 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 21st day of December, 2010.

V. L. Hummel  
Notary Public



20101223000432530 2/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
12/23/2010 01:58:35 PM FILED/CERT

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 5, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20110620000180330 6/7 \$30.50  
Shelby Cnty Judge of Probate, AL  
06/20/2011 01:43:55 PM FILED/CERT

"Exhibit A"

LEGAL DESCRIPTION

A part of the NE ¼ of the NE ¼ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama and run thence southerly along the east line of said Section 15 a distance of 645.0' to the point of beginning of the property being described; thence continue along last described course 670.68' to an existing old axle corner; thence turn 89°43'42" right and run westerly 59.55' to a point in the centerline of an existing road; thence turn 50°30'03" right and run northwesterly along centerline of said road 101.16' to a point; thence turn 3°02'30" left and continue northwesterly along centerline of said road 356.72' to a point; thence turn 4°59'35" right and run northwesterly along centerline of said road 131.30' to a point; thence turn 37°49'10" right and run northerly 225.0' to a point; thence turn 89°38'20" right and run easterly 447.22' to the point of beginning.

Easement No. 1

Commence at the NE corner of Section 15, Township 20 South, Range 1 West Shelby County, Alabama and run thence southerly along the east line of said Section 15 a distance of 1,315.68' to a point; thence turn 89°43'42" right and run westerly 59.55' to a point in the centerline of an existing road and the point of beginning, on the centerline, of proposed easement; thence turn 50°30'03" right and run northwesterly along centerline of said road 101.16' to a point; thence turn 3°02'30" left and continue along centerline of said road 356.72' to a point, thence turn 4°59'35" right and run along centerline of said road 131.30' to a point; thence turn 52°22'20" left and run westerly along the south line of just described parcels 3 and 2 a distance of 1,343.35 to a point; thence turn 90°21'30" right and run northerly along the west line of just described parcel 2 a distance of 870.0 to the end of proposed easement.

Easement No. 2

A strip of land ten feet wide for ingress and egress that lies along the west line of Parcel No. 5 beginning at the SE corner of Parcel No. 3 and run northerly ten feet east of and contiguous with the east line of Parcel No. 3 for a distance of 225.0' to the south line of Parcel No. 4 and the end of easement.

20101223000432530 3/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
12/23/2010 01:58:35 PM FILED/CERT

20110620000180330 7/7 \$30.50  
Shelby Cnty Judge of Probate, AL  
06/20/2011 01:43:55 PM FILED/CERT