

This instrument prepared by:  
Rob Rimer  
The Westervelt Company, Inc.  
P. O. Box 48999  
Tuscaloosa, AL 35404-8999  
Source of Title: Deed Book 218 Page 523

Grantee's Address:  
Central State Bank, an Alabama Banking Corporation  
P.O. Box 180  
Calera, AL 35040

*\$ 500.00*

STATE OF ALABAMA )  
SHELBY COUNTY )

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That **THE WESTERVELT COMPANY, INC.**, a Delaware corporation, herein referred to as GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by **CENTRAL STATE BANK, AN ALABAMA BANKING CORPORATION**, herein referred to as GRANTEE, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its, successors and assigns, a non-exclusive perpetual easement Forty feet (40') in width for ingress and egress, and the right to install within the easement public utilities, such as water, sewer, and power, over, under and across the land of Grantor, the easement being described as follows:

DESCRIPTION:

An existing woods road located in the NW/4 of the NE/4 and the NE/4 of the NW/4 of Section 23, Township 24N, Range 15E and further identified on the attached Exhibit, which is made part of this document.

SEE ATTACHED EXHIBIT

SUBJECT TO all rights of way, easements and restrictions which may exist as a matter of record or exist de facto.

GRANTOR RESERVES unto itself, its agents, contractors, employees, successors and assigns, the right to use said right-of-way as stipulated below.

TO HAVE AND TO HOLD the aforementioned easement to the Grantee, it's, successors and assigns, subject however, to the following:

The easement hereby granted is non-exclusive and Grantor reserves to itself, its agents, contractors, employees, successors and assigns the right to use said easement for any purpose, including, but not limited to the transportation, managing and harvesting of timber. However, such use by Grantor shall not impede Grantee's use of said easement.

Grantor understands that Grantee may improve the condition of the easement, but Grantee agrees that in the event the easement is paved, Grantor will not be responsible for any damage or destruction caused by Grantor, its agents, contractors, employees or assigns to any improvements of the easement beyond the current condition as a passable unpaved woods road, and Grantor shall also not be responsible for damages to utilities installed by Grantee, to the extent such damages are caused by normal timber transportation, managing or harvesting operations.

Grantor also reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

Grantee hereby agrees to indemnify, defend and hold harmless Grantor, its officers, employees and assigns from and against any and all liabilities, claims, losses, fines, costs and expenses, including reasonable attorneys' fees, for damage to property of whatsoever kind or nature or injury to persons, including but not limited to death, arising out of or in any way related to Grantee's improvements to or use of the above described easement.

The terms and conditions set forth herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto caused this instrument to be executed on this the 8<sup>th</sup> day of July, 2011.

**THE WESTERVELT COMPANY, INC.**

By: James J. King, Jr.  
Name : James J. King, Jr.  
Its: Vice President

STATE OF ALABAMA     )  
TUSCALOOSA COUNTY    )

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **THE WESTERVELT COMPANY, INC.**, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of July, 2011.

Teressa Blaylock  
Notary Public in and for the  
State of Alabama at Large  
My commission expires: MY COMMISSION EXPIRES FEB. 16, 2014



20110801000221640 3/4 \$21.50  
Shelby Cnty Judge of Probate, AL  
08/01/2011 09:56:14 AM FILED/CERT

Central State Bank

By: Shane D. Schroeder

Its: Senior Vice President

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Shane Schroeder, whose name as Senior Vice-President of Central State Bank**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2011.

Notary Public in and for the  
State of Alabama

My Commission Expires Aug 13, 2011



RECORDER'S MEMORANDUM  
At the time of recordation, this  
instrument was found to be  
inadequate for the best photo-  
graphic reproduction.



20110801000221640 4/4 \$21.50  
Shelby Cnty Judge of Probate, AL  
08/01/2011 09:56:14 AM FILED/CERT

