

THIS INSTRUMENT WAS PREPARED BY:  
LAW OFFICES OF CHRISTOPHER R SMITHERMAN, L.L.C.  
PO BOX 261  
725 WEST STREET  
MONTEVALLO, ALABAMA 35115  
205-665-4357

20120809000292510 1/4 \$26.00  
Shelby Cnty Judge of Probate, AL  
08/09/2012 09:32:19 AM FILED/CERT

Cons: \$5000.00

STATE OF ALABAMA     )  
                                  )     **EASEMENT FOR EGRESS AND INGRESS**  
SHELBY COUNTY         )

It is hereby agreed that Catherine Grant Kent, hereinafter referred to as Grantor, and Estate of George Agee, Jr., hereinafter referred to as Grantee, agree as follows: Grantor does grant, sell and convey unto Grantee an easement and right of way (in its current location) upon and across property in which the Grantor currently owns and which is contiguous therewith, described in the attached Exhibit "A";

The easement, rights and privileges herein granted shall be perpetual and shall inure to the benefit of the Grantee as title holder to property described in the attached Exhibit "B" and which is to the south of the subject property previously identified; the purposes of this easement is for access, egress and ingress to the property of the Grantee and which has previously served as access to the property of the Grantee;

Grantor hereby binds herself, her heirs and legal representatives, to warrant and forever defend the aforementioned easement and rights unto the Grantee, their successors, and/or assigns, against every person whomsoever lawfully claiming or claim the same or any part thereof; that this easement shall run with the land;

The easement, rights and privileges granted herein are nonexclusive and the Grantor reserves the right of use, including any and all use which does not interfere with and prevent the use by the Grantee of the within easement, and similarly, retains the rights to convey similar rights and easements to such other persons as Grantor may deem proper; and

Grantee shall have the right to maintain the easement and to cut and trim trees or shrubbery which may encroach on the easement as referenced herein, and Grantee shall dispose of all cuttings and trimmings by removing the same from the property of the Grantor.

IN WITNESS WHEREOF, this instrument is executed this the 16 day of July, 2012.

  
GRANTOR - Catherine Grant Kent

STATE OF ALABAMA

)  
)

ACKNOWLEDGMENT

COUNTY )

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, *Catherine Grant Kent*, which is signed to the foregoing Easement, who is known to me, acknowledged before me on this day that, being informed of the contents of the Easement, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16<sup>th</sup> day of July, 2012.

Angela Tubbs  
NOTARY PUBLIC  
My Commission Expires: 8/20/12

# Exhibit "A"

The land referred to in the Commitment is located in the County of Shelby, State of Alabama, and described as follows:

The West 320 feet of Lot B, in the Montevallo Coal and Transportation Company's subdivision of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , Section 19, Township 22 South, Range 3 West, and East  $\frac{1}{2}$  of Fraction 30, Township 22 South, Range 3 West, known as the Town of Aldrich, as shown on the plat filed in the Office of the Judge of Probate of Shelby County, Alabama.



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**EXHIBIT B**  
**LEGAL DESCRIPTION**

All that portion of the SE ¼ of the SE ¼ lying South and West of Shelby County Highway #304, Section 19, Township 22 South, Range 3 West, Shelby County, Alabama.



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Shelby County, AL 08/09/2012  
State of Alabama  
Deed Tax: \$5.00