

207 \$500.00

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20120905000335410 1/7 \$30.50
Shelby Cnty Judge of Probate, AL
09/05/2012 02:20:39 PM FILED/CERT

ACCESS EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made and entered into as of the 22 day of May, 2012, by and among WALTER DAVID DICKSON, JR. and JENNIFER GAY DICKSON, ("Grantors") and CAROLYN ANN DICKSON ("Grantee").

R E C I T A L S:

Grantors are the owners of that certain real property (the "Access Easement Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Grantee is the owner of that certain real property (the "C. Dickson Property") situated in Shelby County, Alabama which is more particularly described in Exhibit B attached hereto and incorporated herein by reference.

Grantors desire to grant to Grantee a non-exclusive easement over and across the Access Easement Property for the purposes set forth below.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant of Easement to Access Easement Property.** Grantors do hereby grant to Grantee and her respective heirs, executors, administrators, personal representatives, successors and assigns, forever, a non-exclusive easement over, across, through and upon the Access Easement Property for the purposes of providing vehicular and pedestrian access to and from the C. Dickson Property.

2. **Miscellaneous.**

(a) This Agreement embodies the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior written or oral agreements and undertakings of the parties relating to the subject matter of this Agreement. This Agreement may be modified, amended or supplemented only by an instrument in writing executed by the then record owners of the Access Easement Property and the C. Dickson Property.

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State of Alabama
Deed Tax: \$.50

(b) The paragraph headings and captions used herein are for convenience of reference only and shall in no way define, limit, describe or restrict the scope or intent of this Agreement or in any way affect the terms and provisions hereof.

(c) Subject to the provisions of Paragraph 1 hereof, this Agreement and the covenants and obligations contained herein shall run with the land and shall be binding upon and inure to the benefit of all present and future owners of the Access Easement Property and the C. Dickson Property and their respective heirs, executors, personal representatives, administrators, successors and assigns.

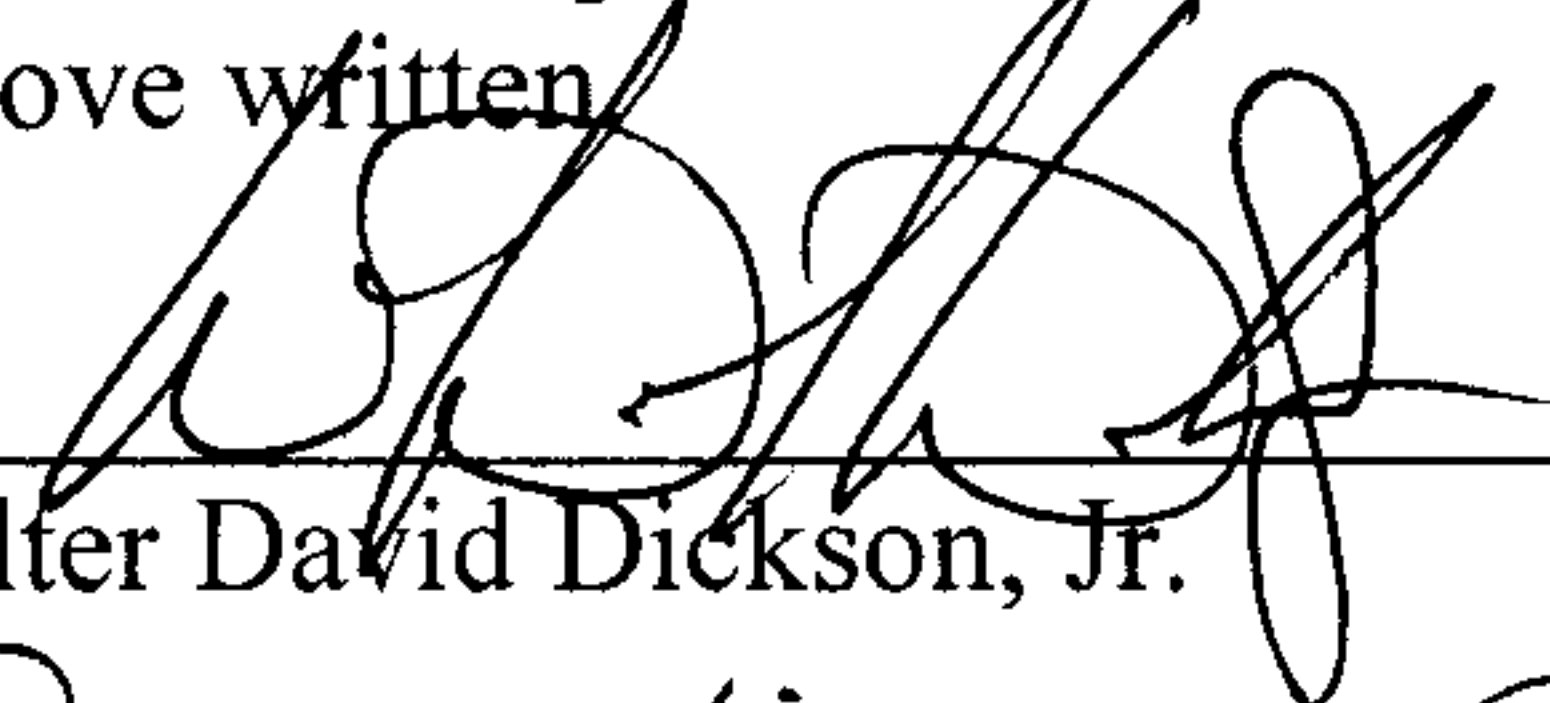
(d) Whenever the context requires or permits, the use of the masculine gender shall be deemed to include the feminine, the singular shall include the plural and vice versa.

(e) If any provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provisions to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

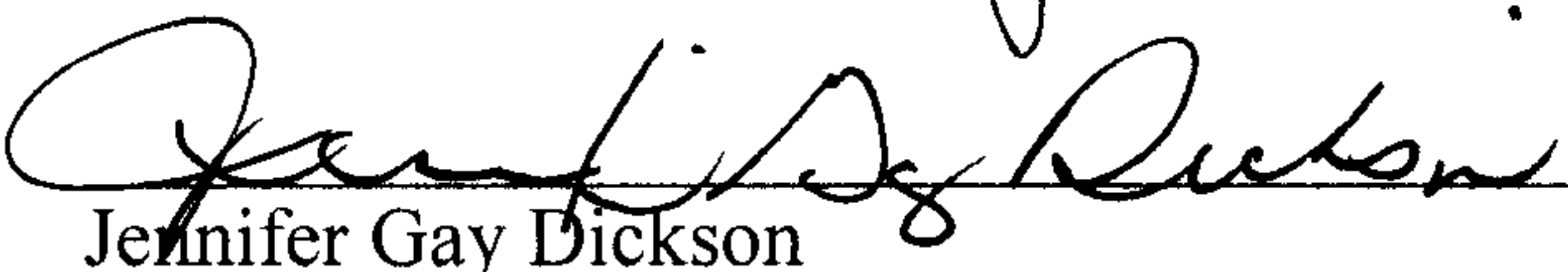
(f) This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama.

(g) The Recitals are incorporated into and made a substantive part of this Agreement.

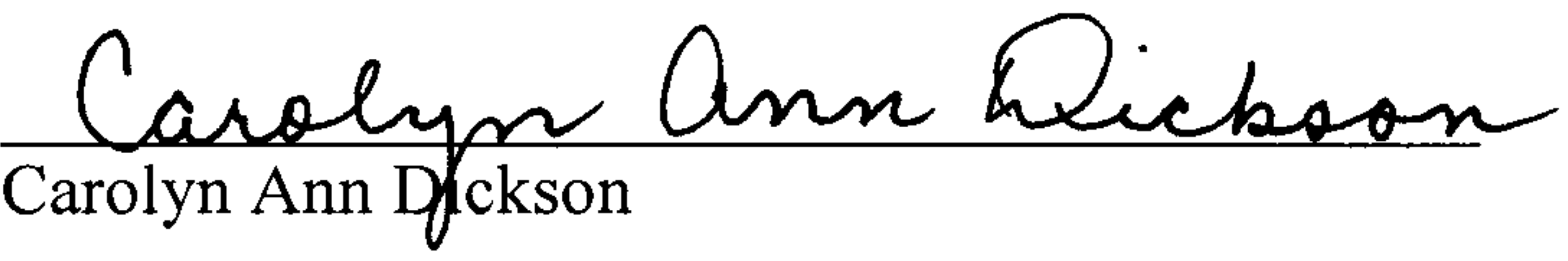
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.



Walter David Dickson, Jr.



Jennifer Gay Dickson



Carolyn Ann Dickson



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STATE OF ALABAMA)

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Walter David Dickson, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2012.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires

April 26, 2013



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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Jennifer Gay Dickson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2012.

Deborah B. Brittain
Notary Public

[NOTARIAL SEAL]

My commission expires: 8/2/12



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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Carolyn Ann Dickson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2012.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires:

April 16, 2013



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EXHIBIT A

An ingress and egress easement from Lot 1 to Lot 3, Dickson Family Subdivision being situated in the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southwest corner of said Section 22; thence run N 00 degrees 02 minutes 28 seconds W along the West line of said Section 22 for a distance of 923.18 feet to an iron pin set at the point of beginning ; thence run S 81 degrees 04 minutes 44 seconds E for a distance of 25.31 feet to point ; thence run S 00 degrees 02 minutes 28 seconds E for a distance of 185 feet to a point ; thence run N 89 degrees 57 minutes 32 seconds E for a distance of 5 feet to a point; thence run S 00 degrees, 02 minutes, 28 seconds E for a distance of 326.04 feet to a point ; thence run S 89 degrees 18 minutes 36 seconds W for a distance of 30 feet to a point; thence run N 00 degrees 02 minutes 28 seconds W for a distance of 515.32 feet to the point of beginning.


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EXHIBIT B

A Parcel of Land known as Lot 3, Dickson Family Subdivision and situated in the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped iron found locally accepted to be the Southwest corner of said Section 22; thence run N 00 degrees 02 minutes 28 seconds W along the West line of said Section 22 for a distance of 153.58 feet to an iron pin set ; thence run N 53 degrees 09 minutes 05 seconds E for a distance of 150.55 feet to an iron pin set; thence run S 57 degrees 13 minutes 14 seconds E for a distance of 434.02 feet to an iron pin set ; thence run S 88 degrees 57 minutes 06 seconds W for a distance of 485.35 feet to the point of beginning. Said parcel containing 1.5585 acres, more or less.

