

20121207000468330 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/07/2012 10:04:04 AM FILED/CERT

This instrument was prepared without
benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
5667 Roy Drive
Helena, AL 35080

EASEMENT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Five Hundred and no/100 DOLLARS (\$2,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Candace Hicks Lambert and husband, Martin Leon Hodge (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto Penny Miller (herein referred to as GRANTEE) the following described easement situated in Shelby County, Alabama to-wit:

A 25-foot wide easement for ingress, egress, and utilities described as follows:

Begin at the SW corner of Lot 26, Dearing Downs 12th Addition, 2nd Phase, as recorded in Map Book 16, page 17, in the Office of the Judge of Probate of Shelby County, Alabama; said point of beginning being situated on the Easterly right of way line of Roy Drive (Shelby County Road No. 281), said easement being 25 feet wide along the North side a parallel with the following described line; thence run in an Easterly direction along the South line of said Lot 26, 71.56 feet to the SE corner of said Lot 26 and the end of said easement.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/07/2012
State of Alabama
Deed Tax: \$2.50



20121207000468330 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
12/07/2012 10:04:04 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
6th day of December, 2012.

Candace Hicks Lambert
Candace Hicks Lambert

Martin Leon Hodge
Martin Leon Hodge

STATE OF ALABAMA

COUNTY OF Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Candace Hicks Lambert and Martin Leon Hodge, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2012.

[Signature]
Notary Public

PATRICIA J. CHILDERS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 19, 2016