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Shelby Cnty Judge of Probate, AL
07/26/2013 12:48:45 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

INGRESS/EGRESS EASEMENT AND MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT whereas, Michael C. and Sharon Lettrich are the owners of the following described easement located in Shelby County, Alabama:

Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence South 89 deg. 09 min. 12 sec. East and run along the South line of said 1/4 Section a distance of 588.87 feet; thence North 00 deg. 31 min. 28 sec. West and run a distance of 820.04 feet; thence North 83 deg. 50 min. 45 sec. West and run a distance of 283.44 feet to the point of beginning; thence continue along the last described course run a distance of 30.28 feet; thence North 01 deg. 41 min. 13 sec. West and run a distance of 478.99 feet; thence North 89 deg. 16 min. 33 sec. East and run a distance of 30.00 feet; thence South 01 deg. 41 min. 13 sec. East and run a distance of 482.62 feet to the point of beginning.

This easement serves as a driveway to our properties and to the property purchased by Benjamin D. Jones on July 9, 2013, described as follows:

Lot 2, according to the Survey of Tyler's Mountain, a Family Subdivision, as recorded in Map book 23, Page 9, in the Probate Office of Shelby County, Alabama.

WHEREAS, the undersigned use said easement as a common driveway; and

WHEREAS, the undersigned are desiring to assure REGIONS BANK d/b/a REGIONS MORTGAGE (Lender), TITLESOUTH CLOSING CENTER, LLC (Closing Agent) and TITLESOUTH, LLC (Title Company) of their covenant to provide for continued and perpetual maintenance and upkeep of such "Ingress and Egress Easement" and to cause the same to hereinafter be a covenant running with the land;

We, the undersigned grant unto Benjamin D. Jones use of the ingress and egress easement.

DONE this 9th day of July, 2013.

(SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES.)

Michael C. Lettrich
Michael C. Lettrich

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michael C. Lettrich whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of July, 2013.

Jennifer M. Segon
Notary Public
My Commission Expires: 08/2014

Sharon Lettrich
Sharon Lettrich

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sharon Lettrich, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of July, 2013.

Jennifer M. Segon
Notary Public
My Commission Expires:
08/2014

Benjamin D. Jones
Benjamin D. Jones

STATE OF ALABAMA)
COUNTY OF *Jefferson*)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benjamin D. Jones, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this *9th* day of July, 2013.

JOHN HARWELL HENSON
Notary Public, Alabama State At Large
My Commission Expires Nov. 21, 2015

[Signature]
Notary Public
My Commission Expires: