

Declaration of a Non-Exclusive Easement
of Ingress and Egress

STATE OF ALABAMA)
SHELBY COUNTY)

20141118000363220 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
11/18/2014 12:58:38 PM FILED/CERT

KNOW ALL MEN by these presents, That:

WHEREAS, the undersigned, Walter E Lee and wife, Mary L Lee, are the Owners of the lands of the proposed Map of Walter E Lee Resurvey (currently under submittal for approval by the City of Alabaster, AL for filing in the Shelby County Probate Records) desire to establish access to Lot B of said Walter E Lee Resurvey, situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.

See Attached Exhibit "A" for Legal Description

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 11th day of October, 2014

Walter E Lee
WALTER E. LEE
Mary L Lee
MARY L LEE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WALTER E. LEE and wife, MARY L. LEE**, 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 11th day of October, 2014

Debra D Payne
Notary Public
My commission expires:

DEBRA D PAYNE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 12/2/2015

EXHIBIT "A"

20141118000363220 2/2 \$17.50
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The purpose of the following description is to provide Egress and Ingress to Lot B of the Proposed Walter E Lee Resurvey, currently under submittal for approval by the City of Alabaster, Al, for filing in the Shelby County Probate Records. Should at any time present or future Lot B of said Resurvey be resolved, the easement is to become Nil or Mute.

Legal Description: " Non- Exclusive Easement "

An easement appurtenant, for ingress and egress, upon property situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21 South, Range 3 West, more particularly described as follows: Commence at the SE corner of that certain parcel of real property conveyed to Walter E. Lee and wife, Mary L. Lee, pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument Number 1996-08227 on March 13, 1996 (said point connecting to the Westerly right of way of Alabama Highway Number 119); thence proceed Westerly, along the South boundary line of said real property conveyed within said Deed for 209.28 feet to a point, said point being the SW corner of the before mentioned real property described in Deed Instrument Number 1996-08227; thence proceed Northerly along the West boundary line of said parcel of property for 14.20 feet, more or less; thence proceed Easterly and parallel to the South line of said property for a distance of 209.28 feet, more or less, to the Westerly right of way of Alabama Highway Number 119 (said easement line shall not encroach upon the building which is situated north of this Easement upon the premises described within the above-referenced Deed); thence proceed Southerly along the Westerly right of way of Alabama Highway Number 119 to the point of beginning, all being situated in Shelby County, Alabama.

Also, the westerly extension of the above described easement appurtenant, or ingress and egress, more particularly described as follows: Begin at the SW corner of the before mentioned real property described in Deed Instrument Number 1996-08227; thence Northerly 14.20 feet along the West boundary of said parcel; thence turn 90 degrees left and run Westerly for 30.0 feet; thence turn 90 degrees left and run Southerly for 18.20 feet, more or less, to a point on the North line of proposed Lot B, according to the Map of Walter E. Lee Resurvey (currently under submittal for approval by the City of Alabaster, Al. for filing in the Shelby County Probate Records); thence 90 degrees left and run Easterly along said North line of proposed Lot B for 30.0 feet; thence turn left 90 degrees and run Northerly 4.0 feet, more or less, to the point of beginning.

Furthermore, Grantees shall be entitled to the usage for Ibgress and Egress, of Grantors driveway which connects said easement to Alabama Highway 119, which access and easement rights shall remain unobstructed.