


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20150311000074820 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
03/11/2015 10:28:30 AM FILED/CERT

EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **THOMAS W. BELL, JR.**, (herein "Grantor") for and in consideration of the sum of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS and other good and valuable consideration, this day in hand paid to it by **THE BROADWAY GROUP, LLC**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **THE BROADWAY GROUP, LLC**, an Alabama limited liability company (herein "Grantee"), the following described easement over, under and upon the below described portion of Grantor's property for the purpose of access and construction of a barbed wire fence in the easement area, said easement area lying and being in the County of SHELBY, State of Alabama, to-wit:

A LOT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, IN THE TOWN OF VINCENT, ALABAMA, SHELBY COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 88 DEGREES 33 MINUTES 35 SECONDS WEST A DISTANCE OF 258.64 FEET TO A POINT; THENCE NORTH 1 DEGREE 26 MINUTES 9 SECONDS WEST A DISTANCE OF 265.06 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS) ON A FENCE LINE; POINT IS FURTHER DESCRIBED AS BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 20 DEGREES 10 MINUTES 46 SECONDS EAST A DISTANCE OF 246.83 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS); THENCE NORTH 70 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 146.63 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS); THENCE SOUTH 20 DEGREES 10 MINUTES 46 SECONDS WEST A DISTANCE OF 74.62 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS); THENCE NORTH 70 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 20 DEGREES 10 MINUTES 46 SECONDS EAST A DISTANCE OF 89.62 FEET TO A POINT; THENCE SOUTH 70 DEGREES 59 MINUTES 40 SECONDS EAST A DISTANCE OF 176.64 FEET TO A POINT; THENCE SOUTH 20 DEGREES 10 MINUTES 46 SECONDS WEST A DISTANCE OF 260.58 FEET TO A POINT; THENCE NORTH 75 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 15.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES MORE OR LESS.

(the "Easement Area").

Shelby County, AL 03/11/2015
State of Alabama
Deed Tax: \$.50

The Easement Area is free and clear of all encumbrances, excepting any restrictions, right-of-ways and easements pertaining to the above-described property of record with the Office of the Judge of Probate, Shelby County, Alabama.

Together with the specified easement, the Grantor acknowledges and agrees that Grantee has the ability to cross Grantor's property in a reasonable manner and for reasonable access to the Easement Area in order for Grantor to complete the anticipated construction. The herein specified easement rights shall automatically expire and terminate on the two hundredth (200) day following the Effective Date. At the termination of the easement rights, the Grantor shall be responsible for maintaining any slope created by the grading done by the Grantee on the Easement Area.

Grantor acknowledges that the above-described easement shall become effective upon the transfer of a parcel of property contiguous to the Easement Area, currently owned by Grantor, to Grantee (the "Effective Date").

IN WITNESS WHEREOF, the undersigned Grantor does hereunto set its hand and seal this the 20th day of February, 2015.

GRANTOR:

THOMAS W. BELL, JR.

By: Spencer Collins Personal Rep
Spencer Collins, Personal Representative of the
Estate of Thomas W. Bell, Jr.

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Spencer Collins, in his capacity as Personal Representative of the Estate of Thomas W. Bell, Jr., whose name is signed to the foregoing instrument, who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he, in his capacity as Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal on the 20th day of February, 2015.

[Signature]
Notary Public

My Commission Expires: 9/18/2017