

This Instrument Prepared By:  
Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223



20150713000234730 1/4 \$23.50  
Shelby Cnty Judge of Probate, AL  
07/13/2015 09:30:31 AM FILED/CERT

## EASEMENT

STATE OF ALABAMA        }  
COUNTY OF SHELBY       }

KNOW ALL MEN BY THESE PRESENTS,

500<sup>00</sup>

That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **BARTON'S GREENHOUSE & NURSERY, INC., an Alabama corporation,** (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **KEYSTONE, LLC, an Alabama limited liability company,** its successors and assigns (hereinafter referred to as Grantee), a non-exclusive easement for a road or right-of-way over the following described property strip of land, commonly referred to as "Primrose Drive", to-wit:

Commencing at the Southwest corner of the Northwest 1/4 of Northeast 1/4, Section 15, Township 21 South, Range 3 West; run thence North 88 degrees 30 minutes East along the South boundary of said Northwest 1/4 of Northeast 1/4, 680 feet for Point of Beginning of said right of way; run thence in a Northerly direction to a point on the South boundary of the Siluria-Maylene Road which is 655 feet West of the East boundary of said Northwest 1/4 of Northeast 1/4; run thence in a Westerly direction along said Siluria-Maylene Road 20 feet; run thence South 2 degrees 45 minutes East, to the South boundary of said Northwest 1/4 of Northeast 1/4; run thence North 88 degrees 30 minutes East, to the Point of Beginning.

for ingress and egress and utilities, together with the right to locate and maintain utilities in, to, upon and over; said non-exclusive easement to serve the property of the Grantee, its successors and assigns, said property being more particularly described on Exhibit "A" and commonly referred to as Keystone Mobile Home Community. In the event that the either the Grantors or the Grantees, their respective successors or assigns shall ever seek to upgrade the road or any portion of said road right of way, or the bridge located in said right of way, the costs associated with such upgrade shall be at the sole expense of the party or parties seeking to upgrade the road, any portion of said road right of way, or the bridge located in said right of way. The Grantee, its successors and assigns shall not share in the maintenance of the road, right of way, or maintenance of the bridge located in, upon or over said easement. Grantor reserves for itself, its successors and assigns, the same rights herein conveyed to the Grantee, its successors and assigns.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. TITLE NOT EXAMINED.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

Shelby County, AL 07/13/2015  
State of Alabama  
Deed Tax: \$.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, the Grantor, through its duly authorized officer, has hereunto set its hand and seal, this 24<sup>th</sup> day of June, 2015.

Barton's Greenhouse & Nursery, Inc.

\_\_\_\_\_  
Witness

By: Alan R. Barton  
Alan R. Barton  
(print name of officer above)  
Its: President  
(print title of officer above)

STATE OF ALABAMA       }  
COUNTY OF SHELBY     }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan R. Barton whose name as President of Barton's Greenhouse & Nursery, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, having full authority, executed the same voluntarily for and as the act of said corporation.


Given under my hand and official seal this 24<sup>th</sup> day of May, 2015.





## EXHIBIT A

### (Description of Land)

  
20150713000234730 3/4 \$23.50  
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ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in Shelby County, Alabama and being more particularly described as follows:

#### **PARCEL I:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 90 degrees, 00 minutes, 00 seconds west along the north line of said Section 15 a distance of 2,006.79 feet to a point; thence run south 01 degrees, 37 minutes, 57 seconds east a distance of 65.23 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 37 minutes, 57 seconds east along the west line of a twenty foot wide access easement a distance of 232.30 feet to a capped steel rebar corner; thence run south 83 degrees, 58 minutes, 15 seconds west a distance of 111.11 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 55 seconds east a distance of 160.00 to a capped steel rebar corner; thence run north 83 degrees, 58 minutes, 14 seconds east a distance of 111.10 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 57 seconds east along the same said west line of same said access easement a distance of 857.32 feet to a capped steel rebar corner on an existing fence line; thence run south 89 degrees, 09 minutes, 11 seconds west on, along and/or very near an existing wire fence a distance of 820.15 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 859.68 feet to a steel rebar corner; thence run south 88 degrees, 41 minutes, 46 seconds east along and/or very near an existing fence line a distance of 249.95 feet to a steel rebar corner; thence run north 01 degrees, 32 minutes, 09 seconds west along an existing fence line a distance of 420.85 feet to a capped steel rebar corner on the south right of way line of Shelby County Highway No. 26; thence run South 88 degrees, 41 minutes, 17 seconds east along said right of way line a distance of 571.30 feet to the point of beginning.

#### **PARCEL II:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence north 90 degrees, 00 minutes, 00 seconds west along the north line of said section 15 a distance of 1,323.95 feet to a point; thence run south 01 degrees, 40 minutes, 56 seconds east a distance of 80.75 feet to a steel rebar corner on the south right of way line of Shelby County Highway No. 26 and the point of beginning of the property being described; thence run south 01 degrees, 31 minutes, 32 seconds east a distance of 1,235.68 feet to a capped steel rebar corner; thence run north 89 degrees, 52 minutes, 05 seconds west along an existing fence line a distance of 331.57 feet to a capped steel rebar corner; thence run north 01 degrees, 26 minutes, 05 seconds west a distance of 132.28 feet to a steel rebar corner; thence run south 89 degrees, 23 minutes, 42 seconds west a distance of 331.56 feet to a steel rebar corner in an asphalt surfaced access road; thence run north 01 degrees, 31 minutes, 57 seconds west along the easterly line of said asphalt surfaced access road a distance of 670.04 feet to a capped steel rebar corner; thence run north 87 degrees, 53 minutes, 18 seconds east a distance of 331.19 feet to a two (2") inch open top pipe corner; thence run north 01 degrees, 33 minutes, 54 seconds west a distance of 303.34 feet to a capped steel rebar corner; thence run north 88 degrees, 18



minutes, 09 seconds east a distance of 117.39 feet to capped steel rebar corner; thence run north 01 degrees, 48 minutes, 16 seconds west a distance of 121.89 feet to a P.K. nail corner in asphalt on the south right of way line of same said Highway 26; thence run south 88 degrees, 43 minutes, 36 seconds east along said right of way line a distance of 215.31 feet to the point of beginning.

**PARCEL III:**

Commence at the Northeast corner of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence north 90 degrees, 00 minutes, 00 seconds west along the north line of said Section 15 a distance of 2,006.79 feet to a point; thence run south 01 degrees, 37 minutes, 57 seconds east along the west line of a twenty foot wide access easement a distance of 297.53 feet to a capped steel rebar corner and the point of beginning of the property being described; thence run south 83 degrees, 58 minutes, 15 seconds west a distance of 111.11 feet to a capped steel rebar corner; thence run south 01 degrees, 31 minutes, 55 seconds east a distance of 160.00 feet to a capped steel rebar corner; thence run north 83 degrees, 58 minutes, 14 seconds east a distance of 111.10 feet to a capped steel rebar corner; thence run north 01 degrees, 31 minutes, 57 seconds west along the same said west line of same said access easement a distance of 160.00 feet the point of beginning.

