

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Mary Kay Messina
277 Narrows Dr
Birmingham 35242

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED DOLLARS and NO/00 (\$500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Deborah G. Sautter, a married woman, Lester Scott Grantham, a married man, Norma G. Dodson, a single woman, Mary Kay Messina, a single woman and Matthew Moore, grant, bargain, sell and convey unto, Norma Dodson and Mary Kay Messina the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
Easement is for Ingress, Egress and Utilities.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of August, 2015.

Deborah G. Sautter

Lester Scott Grantham

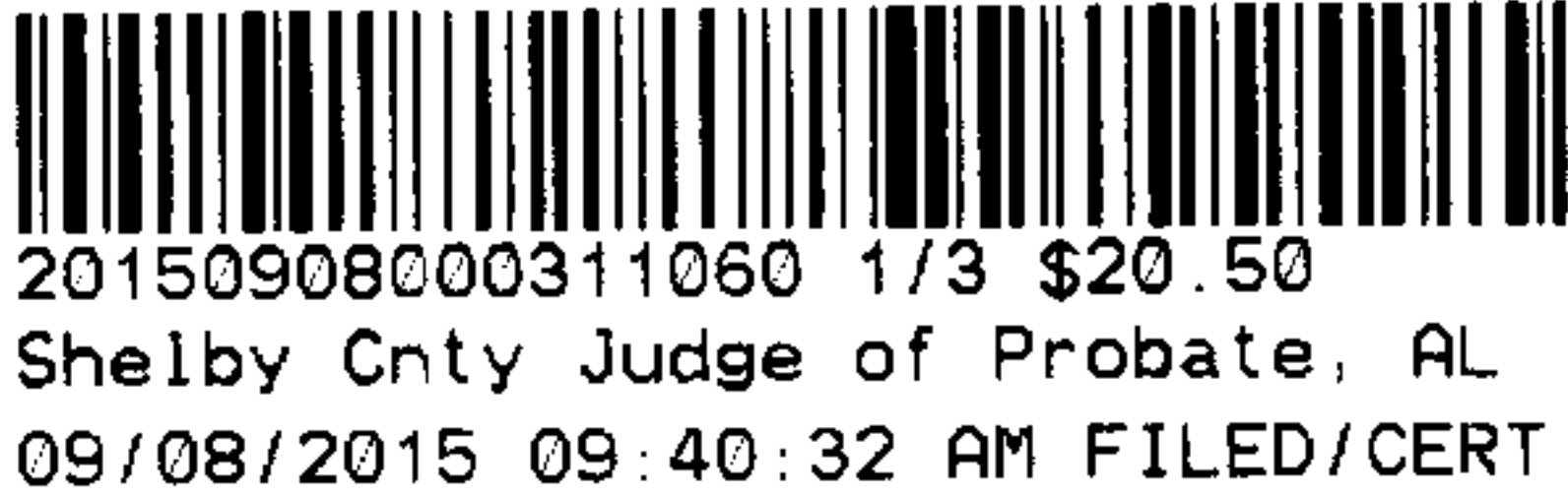
Norma G. Dodson

Mary Kay Messina

Matthew Moore

Shelby County, AL 09/08/2015
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA
Shelby COUNTY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deborah G. Sautter, Lester Scott Grantham, Norma G. Dodson, Mary Kay Messina and Matthew Moore, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, 2015.

Kristine J. Mastere
Notary Public
My Commission Expires: 11-20-16

EXHIBIT A – LEGAL DESCRIPTION

A 25 FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT being 25 feet in equal width on the North side of the following described line: Commence at a 1/2" pipe in place being the Southwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed South 87 degrees 45 minutes 44 seconds East along the South boundary of said quarter-quarter section for a distance of 220..51 feet to a point on the easterly right of way of Shelby County Highway 55, said point being the point of beginning of said easement. From this beginning point continue South 87 degrees 45 minutes 44 seconds East along the South boundary of said quarter-quarter section and along the South boundary of said 25 foot easement for a distance of 290.24 feet; thence proceed North 70 degrees 35 minutes 20 seconds East along the South boundary of said 25 foot easement for a distance of 163.70 feet; thence proceed North 65 degrees 48 minutes 43 seconds East along the South boundary of said 25 foot easement for a distance of 162.21 feet to the termination of said easement.

According to the survey of Christopher M. Ray, Ala. Reg. No. 26017, dated July 28, 2015.



20150908000311060 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
09/08/2015 09:40:32 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mary Kay Messina
Mailing Address 277 Narrows Dr
Bham AL 35242
Property Address Hwy 55
Wilsonville AL 35186

Grantee's Name Norma Didsen
Mailing Address 6452 Hwy 55
Wilsonville AL 35186
Date of Sale 8-18-15
Total Purchase Price 500.00

or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale
____ Sales Contract
____ Closing Statement

____ Appraisal
☒ Other Cert

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-14-15

Unattested

(verified by)

Print Mary Kay Messina
Sign Mary Kay Messina
(Grantor/Grantee/Owner/Agent) circle one



20150908000311060 3/3 \$20.50
Shelby Cnty Judge of Probate, AL
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Form RT-1