


value - \$3000.00

Prepared by and return to:
Maston Martin, Esq.
Stewart Title Guaranty Co.
2100 Southbridge Parkway, Ste 640
Birmingham, AL 35209
STGC File No.: 230248402

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

INGRESS/EGRESS EASEMENT


20150925000337100 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
09/25/2015 02:38:44 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration to the undersigned, the receipt and sufficiency whereof is hereby acknowledged, Mary-Ellen Bates, Kimberly B. Benjamin, and Sherrie B. Tyus (hereinafter "Grantors") do hereby sell, grant, bargain and convey unto George M. Neal, Jr. and Carolyn F. Neal (hereinafter "Grantees") and their heirs, personal representatives, successors and assigns, a perpetual, non-exclusive easement appurtenant for the purpose of a right-of way through, upon, over and across the land of the Grantors, with all necessary right of access and ingress and egress to and from the property presently owned by the Grantees, located at Lots 22 and 23 in Standridge Division 1, as recorded in map book 31, pages 110B and 110D, Shelby County, Alabama records (deed at Instrument #20031112000747450).

Said easement being more particularly described as follows:

A 30' Ingress/Egress Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence S88°55'12"E, a distance of 1293.75'; thence N00°32'15"E, a distance of 507.80'; thence N89°35'27"E, a distance of 136.06' to the POINT OF BEGINNING OF SAID CENTERLINE; thence continue along the last described course, a distance of 336.14' to a curve to the right, having a radius of 185.00, a central angle of 52°38'59", and subtended by a chord which bears S64°05'03"E, and a chord distance of 164.08'; thence along the arc of said curve, a distance of 170.00'; thence S37°45'34"E, a distance of 90.19' to a curve to the right, having a radius of 195.00, a central angle of 28°45'07", and subtended by a chord which bears S23°23'00"E, and a chord distance of 96.83'; thence along the arc of said curve, a distance of 97.85'; thence S09°00'26"E, a distance of 125.77' to a curve to the left, having a radius of 80.00, a central angle of 31°53'49", and subtended by a chord which bears S24°57'21"E, and a chord distance of 43.96'; thence along the arc of said curve, a distance of 44.54'; thence N57°46'47"E, a distance of 37.11'; thence N42°55'17"E, a distance of 55.16'; thence N86°30'34"E, a distance of 306.08'; thence N06°07'15"W, a distance of 534.67'; thence N08°58'41"E, a distance of 494.06'; thence N60°46'31"W, a distance of 377.14'; thence N13°10'34"W, a distance of 106.50'; thence N74°11'02"E, a distance of 342.06'; thence N15°08'15"W, a distance of 15.18' to the R.O.W. of the Railroad and the POINT OF ENDING OF SAID CENTERLINE.

(Survey of Rodney Shiflett (Al. Reg. #21784) done September 15, 2015, Job No. 15174.)

The upkeep and maintenance of a right-of-way built over the easement shall not be the responsibility of the Grantors. This property is not the homestead of the Grantors or any spouse of the grantors.

Grantors also for the consideration recited herein do assign and quitclaim to the Grantees their rights to the use and benefit of the crossing on or underneath the railroad right-of-way granted by that railroad right-of-way easement to Atlanta, Birmingham and Atlantic Railroad Company dated October 10, 1906 and filed on October 12, 1906 at Deed Book 36, Page 474, Shelby County, Alabama records.

Grantors warrant title to the easement to Grantees and to their heirs, personal representatives, successors and assigns of the Grantees, against the lawful claims of all persons claiming by, from, through or under the Grantors herein.

TO HAVE AND TO HOLD to the said Grantees and their heirs, personal representatives, successors and assigns forever.

IN WITNESS WHEREOF, the parties have affixed their hands and seals hereon this the 25th day of September, 2015.

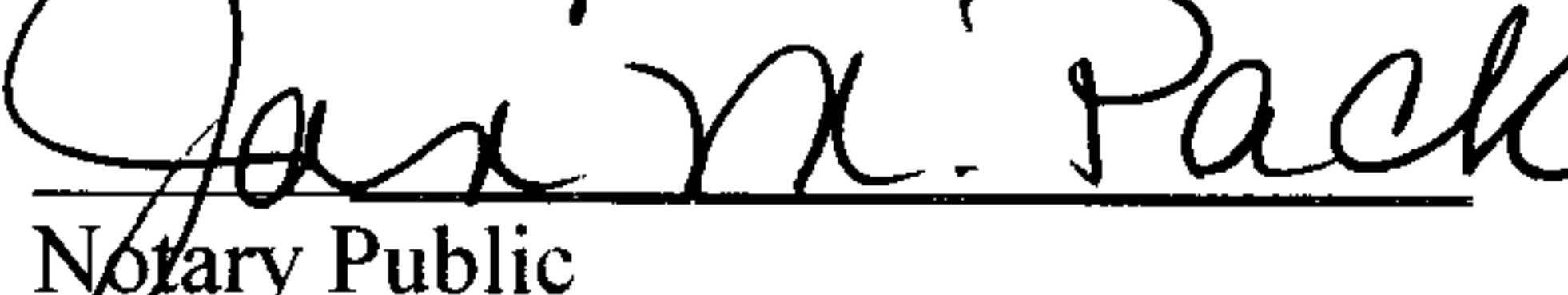
GRANTORS:


Mary-ellen Bates

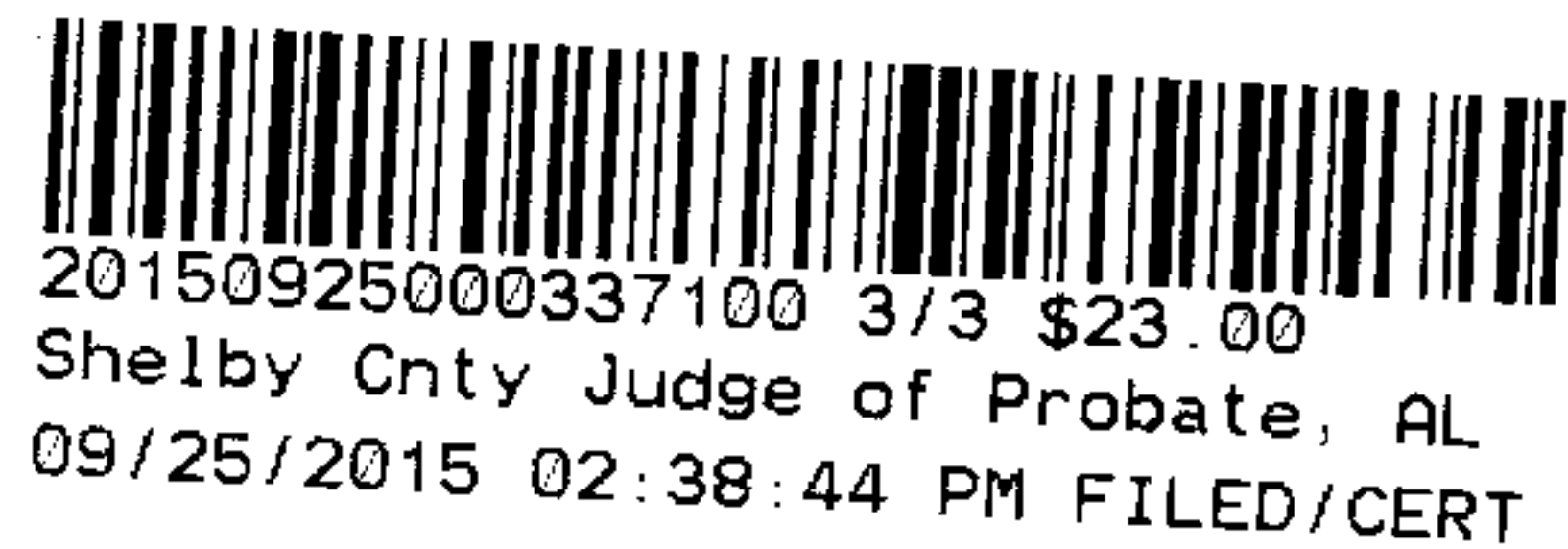
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary -Ellen Bates, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2015.


Notary Public

My Commission Expires: 10-02-15



Kimberly B. Benjamin
Kimberly B. Benjamin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly B. Benjamin, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2015.

Jan M. Pack
Notary Public
My Commission Expires: 10-02-15

Sherrie B. Tyus
Sherrie B. Tyus

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrie B. Tyus, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2015.

Jan M. Pack
Notary Public
My Commission Expires: 10-02-15