

500.00

EASEMENT

20160304000070160 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
03/04/2016 01:12:05 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we MARIE ANNETTE PENNINGTON, AN UNMARRIED INDIVIDUAL AND LEE PENNINGTON, AN UNMARRIED INDIVIDUAL, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto DARRYL P. CHESSER AND AMANDA M. CHESSER referred to as Grantee(s), its successors and assigns, a perpetual, easement for ingress, egress and utilities upon and across the following described real property of the Grantor situated in SHELBY County, Alabama:

A PART OF LOT 1, ACCORDING TO THE RECORDED MAP OF WEAVER FARMS, AS RECORDED IN MAP BOOK 13, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF LOT 1 OF WEAVER FARMS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG SAID 1/4 - 1/4 LINE A DISTANCE OF 600.00 FEET; THENCE TURN AN ANGLE OF 89 DEGREES, 07 MINUTES 10 SECONDS RIGHT AND RUN A DISTANCE OF 377.19 FEET; THENCE TURN AN ANGLE OF 70 DEGREES 31 MINUTES 53 SECONDS RIGHT AND RUN A DISTANCE OF 265.00 FEET THENCE TURN AN ANGLE OF 73 DEGREES 03 MINUTES 54 SECONDS RIGHT AND RUN A DISTANCE OF 589.95 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY OF RODNEY Y. SHIFLETT, RLS #21784, DATED JULY 7, 1999.

THE EASEMENT BEING CONVEYED IS AS FOLLOWS:

A PERPETUAL 20' INGRESS/EGRESS AND UTILITY EASEMENT, LYING 10' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE NW CORNER OF ABOVE SAID LOT 1; THENCE S 00 DEG. 00' 00" E, A DISTANCE OF 821.52'; THENCE N 88 DEG. 46' 47" E, A DISTANCE OF 10.00' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 00 DEG. 00' 00" E, A DISTANCE OF 358.69'; THENCE S 53 DEG. 45' 30" E, A DISTANCE OF 44.19'; THENCE S 85 DEG. 54' 58" E, A DISTANCE OF 50.66'; THENCE N 73 DEG. 41' 35" E, A DISTANCE OF 179.90'; THENCE N 79 DEG. 14' 59" E, A DISTANCE OF 96.44' TO THE POINT OF ENDING OF SAID CENTERLINE.

THE MAINTENANCE OF THE EASEMENT IS THE RESPONSIBILITY OF THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), its successors and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), its successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), its successors and assigns..

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 6th day of Feb, 2016.

MARIE ANNETTE PENNINGTON

LEE PENNINGTON

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that MARIE ANNETTE PENNINGTON AND LEE PENNINGTON, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 6th day of Feb, 2016.

My Commission Exp:

MY COMMISSION EXPIRES:
April 27, 2019

Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
The Snoddy Law Firm, LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243

SEND TAX NOTICE TO: