

NON-EXCLUSIVE EASEMENT

STATE OF ALABAMA  
SHELBY COUNTY

500.00  
20160304000070170 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
03/04/2016 01:12:06 PM FILED/CERT

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 LEONARD M. MATTOX AND NORMA JEAN MATTOX, HUSBAND AND WIFE, 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, non-exclusive easement for ingress, egress and utilities upon and across the following described real property of the Grantor situated in SHELBY County, Alabama:

A PARCEL OF LAND LYING IN THE NE ¼ OF THE NW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID ¼ - ¼ SECTION, THENCE RUN WEST ALONG THE NORTH ¼ - ¼ LINE 611.49 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE OLD L & N RAILROAD SPUR; THENCE TURN LEFT 108 DEGREES 22 MINUTES 59 SECONDS AND RUN SOUTHEAST ALONG SAID RIGHT OF WAY 743.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 62.70 FEET; THENCE TURN LEFT 106 DEGREES 52 MINUTES 52 SECONDS AND RUN NORTHEAST 230.73 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #47; THENCE TURN LEFT 82 DEGREES 40 MINUTES 21 SECONDS AND RUN NORTHWEST ALONG SAID HIGHWAY RIGHT OF WAY 60.49 FEET; THENCE TURN LEFT 97 DEGREES 19 MINUTES 39 SECONDS AND RUN SOUTHWEST 220.24 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

ACCORDING TO THE SURVEY OF AMOS CORY, P.L.S. #10550, DATED MARCH 21, 1988.

THE EASEMENT BEING CONVEYED IS DESCRIBED AS FOLLOWS:

A PERPETUAL NON-EXCLUSIVE 60' INGRESS/EGRESS AND UTILITY EASEMENT, LYING 30' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE NW CORNER OF LOT 2 OF WEAVER FARMS; THENCE S 00 DEG. 00' 00" E, A DISTANCE OF 475.37'; THENCE N 90 DEG. 00' 00" E, A DISTANCE OF 30.00'; THENCE N 00 DEG. 00' 00" E, A DISTANCE OF 360.25'; THENCE N 52 DEG. 22' 15" E, A DISTANCE OF 1219.40' TO THE EASTERLY R.O.W. LINE OF AN ABANDONED RAILROAD R.O.W. AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 225.37' TO THE WESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 47 AND THE POINT OF ENDING OF SAID CENTERLINE.

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), their 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 1<sup>st</sup> day of Feb, 2016.

Leonard M. Mattox  
LEONARD M. MATTOX

Norma Jean Mattox  
NORMA JEAN MATTOX

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that LEONARD M. MATTOX AND NORMA JEAN MATTOX, 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 6<sup>th</sup> day of Feb, 2016.

My Commission Exp:

Brian McNeal  
Notary Public

MY COMMISSION EXPIRES:  
April 27, 2019

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

SEND TAX NOTICE TO: