

500.00

NON-EXCLUSIVE EASEMENT



20160304000070180 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
03/04/2016 01:12:07 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 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:

LOT 2, ACCORDING TO THE RECORDED MAP OF WEAVER FARMS, AS RECORDED IN MAP BOOK 13, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 00 DEG. 00' 00" E, A DISTNACE OF 360.25'; THENCE N 52 DEG. 22' 15" E, A DISTANCE OF 1135.84' TO THE WESTERLY R.O.W. LINE OF AN ABANDONED RAILROAD R.O.W. 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 6th day of Feb, 2016.

LEONARD M. 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 6th day of Feb, 2016.

My Commission Exp:

Notary Public

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

SEND TAX NOTICE TO: