

Reli Settlement Solutions, LLC
3595 Grandview Parkway Suite 600
Birmingham, Alabama 35243

\$500. VALUE

20160418000126830
04/18/2016 01:43:40 PM
ESMTAROW 1/4

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~
 SHELBY

EASEMENT ALLOWING ENCROACHMENT

WHEREAS, BEVERLY B. KILPATRICK and DONALD A. KILPATRICK, are the owners of Lot 7, according to the survey of SOUTHPOINTE 9TH SECTOR, PHASE 1, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, CHRISTOPHER A. DENMARK and STEPHANIE S. DENMARK, are the owners of Lot 8, according to the survey of SOUTHPOINTE 9TH SECTOR, PHASE 1, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama; and

WHEREAS, the owners of Lot 8 wish to maintain and preserve their wall that extends onto Lot 7; and

WHEREAS, BEVERLY B. KILPATRICK and DONALD A. KILPATRICK claim ownership in Lot 7 and hereby grant an easement to permit the existence of the wall located upon said Lot as shown on the attached survey by William D. Callahan, Jr., PLS, South Central Surveying, LLC, Project #16-04001, dated April 6, 2016, marked as Exhibit "A" and incorporated herein by this reference; and

WHEREAS, BEVERLY B. KILPATRICK and DONALD A. KILPATRICK are willing to grant such easement upon certain terms and conditions as herein set out.

NOW THEREFORE, FOR AND IN CONSIDERATION OF ONE DOLLAR, in hand paid by the Grantees, hereinafter named, BEVERLY B. KILPATRICK and husband, DONALD A. KILPATRICK (the GRANTORS) the receipt and sufficiency of which is acknowledged, the GRANTORS do grant, bargain and convey to CHRISTOPHER A. DENMARK and STEPHANIE S. DENMARK (the GRANTEES) an easement to permit the existence of the wall herein located on Lot 7 as shown on Exhibit "A" attached hereto. Also, granted with this easement is the right in the GRANTEES to enter onto the Lot 7 to perform all requisite and necessary maintenance and repair work as shall be required in the proper care and maintenance of said wall.

The granting of this easement shall constitute a covenant running with the land and its terms shall be binding upon their respective successors and assigns forever.

In Witness Whereof this instrument has been executed this 15 day of April, 2016.

BHM1600172

GRANTORS:

Beverly B Kilpatrick
BEVERLY B. KILPATRICK

Donald A Kilpatrick
DONALD A. KILPATRICK

GRANTEES:

Chris A Denmark
CHRISTOPHER A. DENMARK

Stephanie S Denmark
STEPHANIE S. DENMARK

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that BEVERLY B. KILPATRICK and DONALD A. KILPATRICK, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the above foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 15 day of April, 2016.



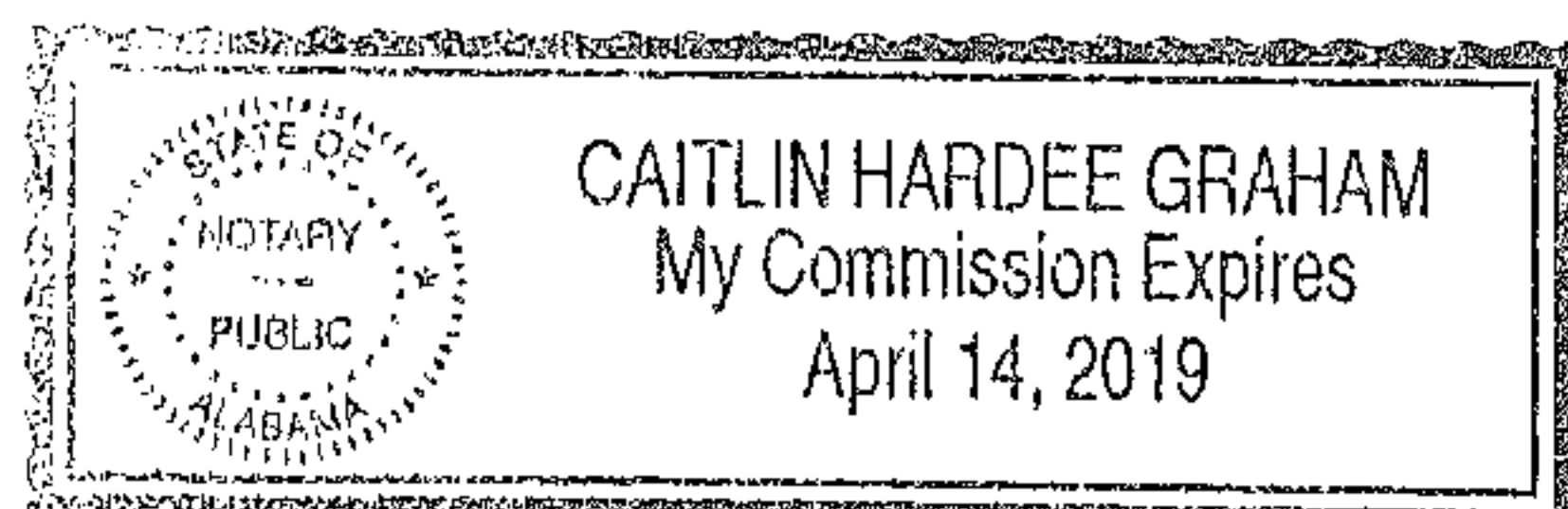
Caitlin Hardee Graham
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
JEFFERSON COUNTY

20160418000126830 04/18/2016 01:43:40 PM ESMTAROW 3/4

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that CHRISTOPHER A. DENMARK and STEPHANIE S. DENMARK, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the above foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 15 day of April, 2016.



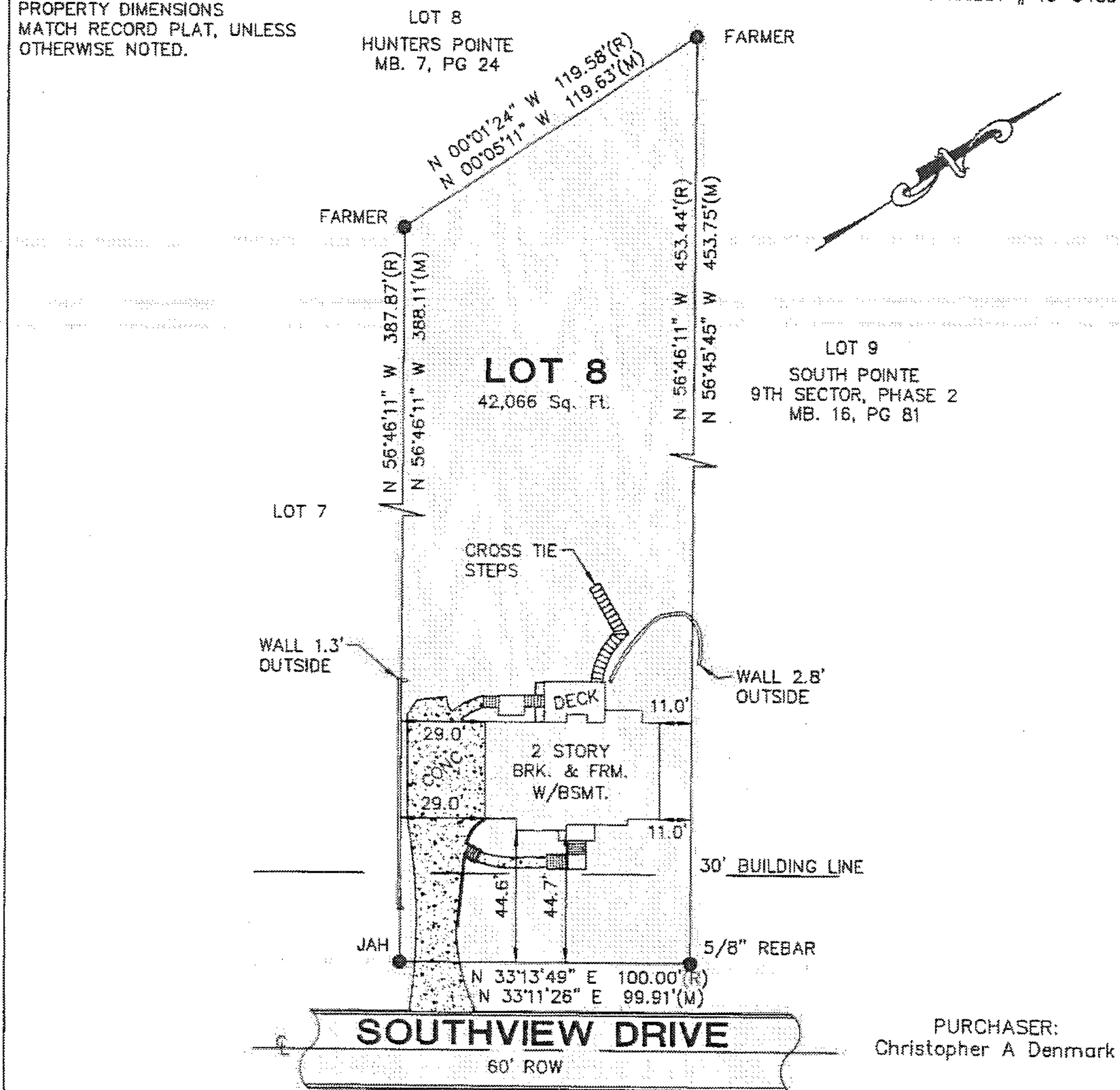
Caitlin Hardee Graham

Notary Public

My Commission Expires: _____

NOTE:
PROPERTY DIMENSIONS
MATCH RECORD PLAT, UNLESS
OTHERWISE NOTED.

PROJECT # 16-04001



PURCHASER:
Christopher A Denmark

PROPERTY ADDRESS:
133 SOUTHVIEW DRIVE
BIRMINGHAM, AL 35244

Closing Survey

STATE OF ALABAMA
SHELBY COUNTY



TO ALL INTERESTED PARTIES:
SCALE: 1" = 50'

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

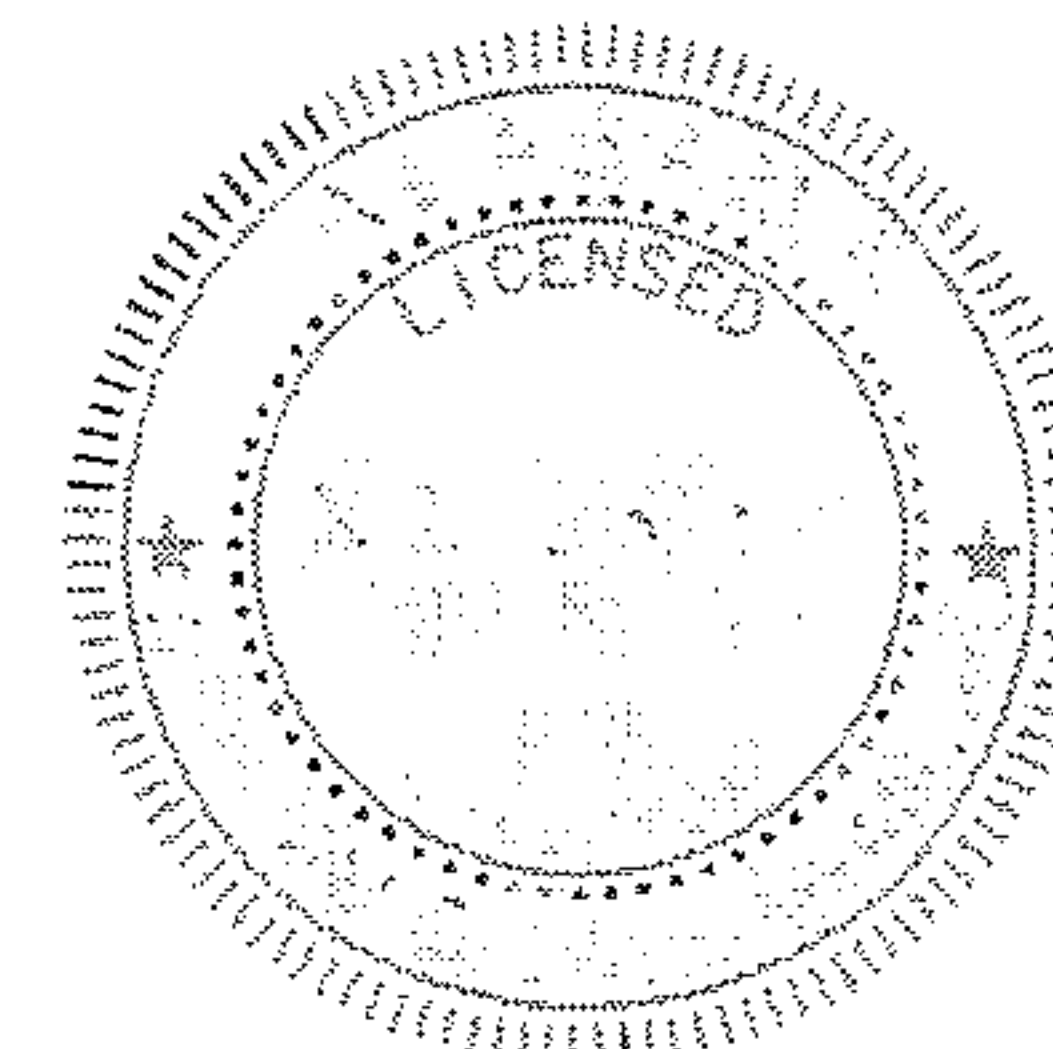
Lot 8, according to the survey of SOUTHPONTE 9TH SECTOR, PHASE 1, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, Page 80.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wire which serve the premises only) or structures or supports therefore, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01117C0185E, dated February 20, 2013).

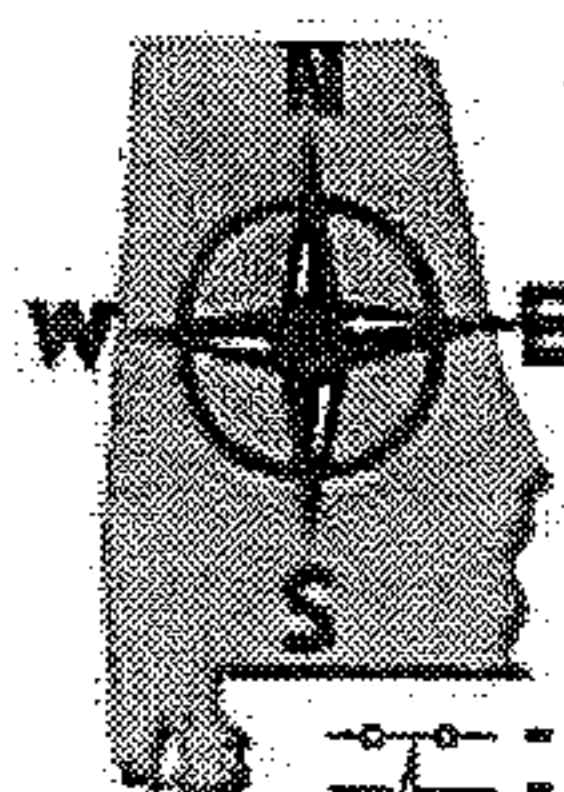
GIVEN UNDER MY HAND AND SEAL, this the 6th day of April, 2016.

William D. Callahan, Jr.

William D. Callahan, Jr., PLS
AL Reg # 28251



Field Survey: 04-06-2016



South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

156 SUNSET TRAIL
ALABASTER, ALABAMA 35007
PHONE 205-226-1083

WOOD FENCE - NOT TO SCALE
CONCRETE
COVERED PORCH/DECK
U.T.S. - UNABLE TO SET
(R) - RECORDED
(M) - MEASURED
M.B.L. - MINIMUM BUILDING LINE
CAPPED REBAR SET
IRON FOUND (DESCRIPTION)
ASPH. - ASPHALT
OVERHEAD POWER
POWER POLE



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2016 01:43:40 PM
523.50 CHERRY
20160418000126830

James W. Fuhrmeister