

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR/GRANTEE.

This instrument was prepared at the direction of the Grantor and Grantee herein by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Linda Lanzarotta
4638 Woodlake Lane
Pelham, AL 35124

EASEMENT DEED



Shelby Cnty Judge of Probate, AL
06/27/2016 09:10:41 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Emory R. Florey, a married man**, grant, bargain, sell and convey unto, **Linda Lanzarotta** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A 20' Ingress/Egress and Utility Easement being more particularly described as follows:

BEGIN at the NE Corner of the NW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°27'16"W, a distance of 667.91'; thence S88°32'44"E, a distance of 20.00'; thence N01°27'16"E, a distance of 666.25'; thence N83°48'12"W, a distance of 20.07' to the POINT OF BEGINNING.

The following is a Real Covenant running with the land and is a part of the consideration for the conveyance of this Right of Way. It is agreed to by the grantor Emory R. Florey and the grantee Linda Lanzarotta that no mobile homes, manufactured homes or modular homes will be allowed on the 20 acres owned by Linda Lanzarotta and shown as parcel 17-3-06-0-000-004-000 on the right of way survey map prepared by Rodney Shiflett Surveying and dated 3-9-2016. It is also agreed that no mobile homes, manufactured homes or modular homes will be allowed on the property West of Dead Hollow Road owned by Emory R. Florey. These properties are in Section 6, Shelby County, Alabama. This is a running covenant and will become a part of any future deeds transferring ownership of these properties.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2015.
- 2. Easements, restrictions, rights of way, and permits of record.

Shelby County, AL 06/27/2016
State of Alabama
Deed Tax: \$5.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of June, 2016.

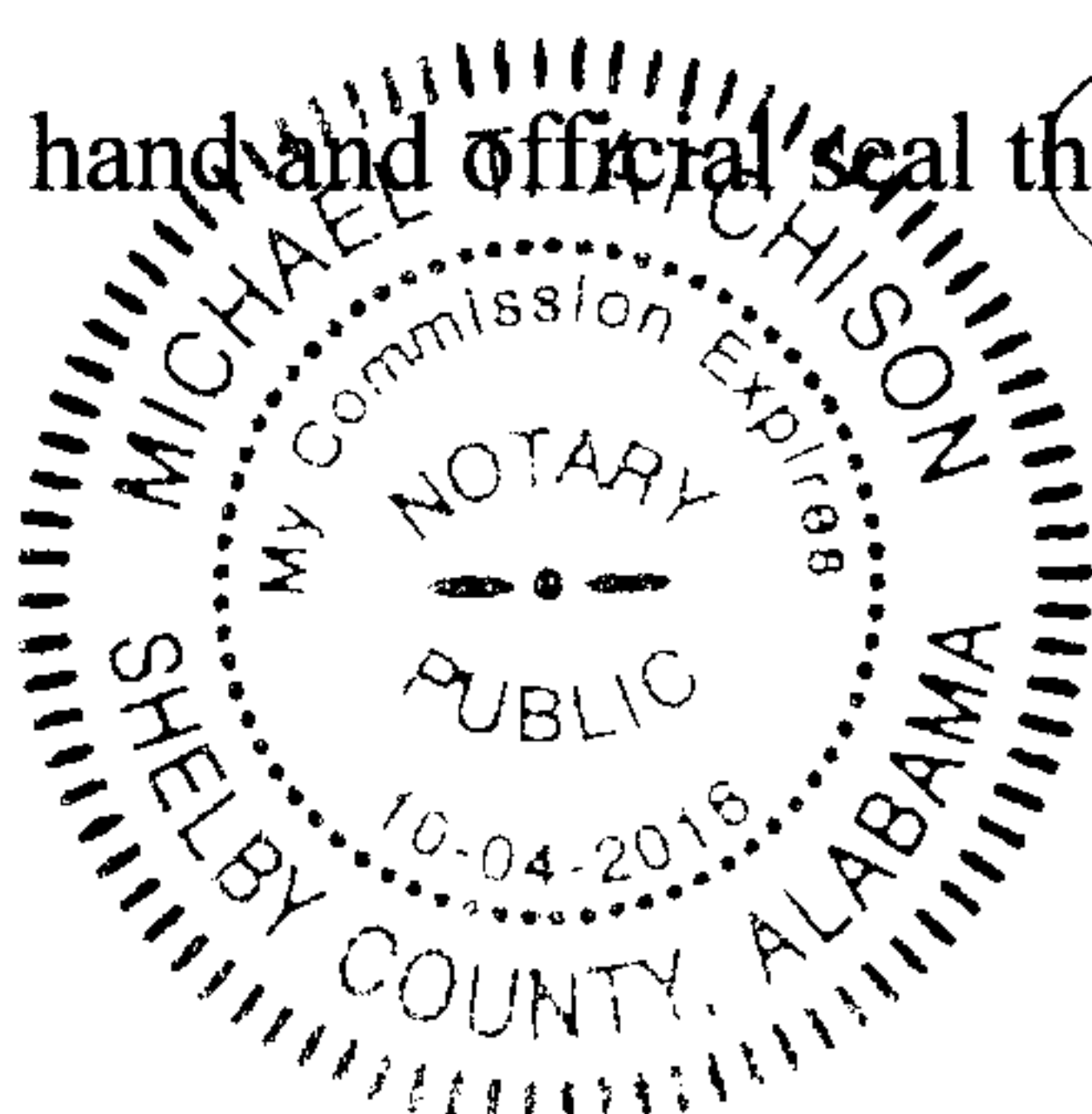
Linda Lanzarotta
Linda Lanzarotta

Emory R. Florey
Emory R. Florey

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Emory R. Florey and Linda Lanzarotta**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2016.
[Signature]
Notary Public
My Commission Expires: 10-4-16



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Emory Ferry
Mailing Address P.O. Box 387
Huntsville AL 35898

Grantee's Name Linda Lanzetta
Mailing Address 4638 Wrenbale Ln
Pellham AL 35224

Property Address Acvaye

Date of Sale 6-22-2016
Total Purchase Price \$ 5000
Or
Actual Value \$
Or
Assessors Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
X Other Easment

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total Purchase Price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 6-22-16

Unattested (verified by)

Print Emory R. Ferry
Sign Emory R. Ferry
(Grantor/Grantee/Owner/Agent) circle one

