

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

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

City of Columbiana
107 Mildred Street
Columbiana, AL 35051

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____) One Dollar and 00/100 (\$ 1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Columbiana Land LLC**, grant, bargain, sell and convey unto, **City of Columbiana, Alabama, a municipal corporation** the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

An Easement for Ingress, Egress, Utilities and Parking, being part of Lot 2 of the Final Plat of Shoals Mill, as recorded in Map Book 42, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of above said Lot 2, said point lying on the Southerly R.O.W. line of Alabama Highway 25, R.O.W. varies, said point also being the POINT OF BEGINNING; thence S32°06'45"E and leaving said R.O.W. line, a distance of 520.48'; thence S01°21'42"E, a distance of 293.37' to the Southern most point of above said Lot 2; thence N32°06'43"W, a distance of 448.04'; thence N26°45'59"W, a distance of 338.28' to the Southerly R.O.W. line of above said Highway 25; thence N63°47'28"E and along said R.O.W. line, a distance of 119.11' to the POINT OF BEGINNING.

SUBJECT TO:

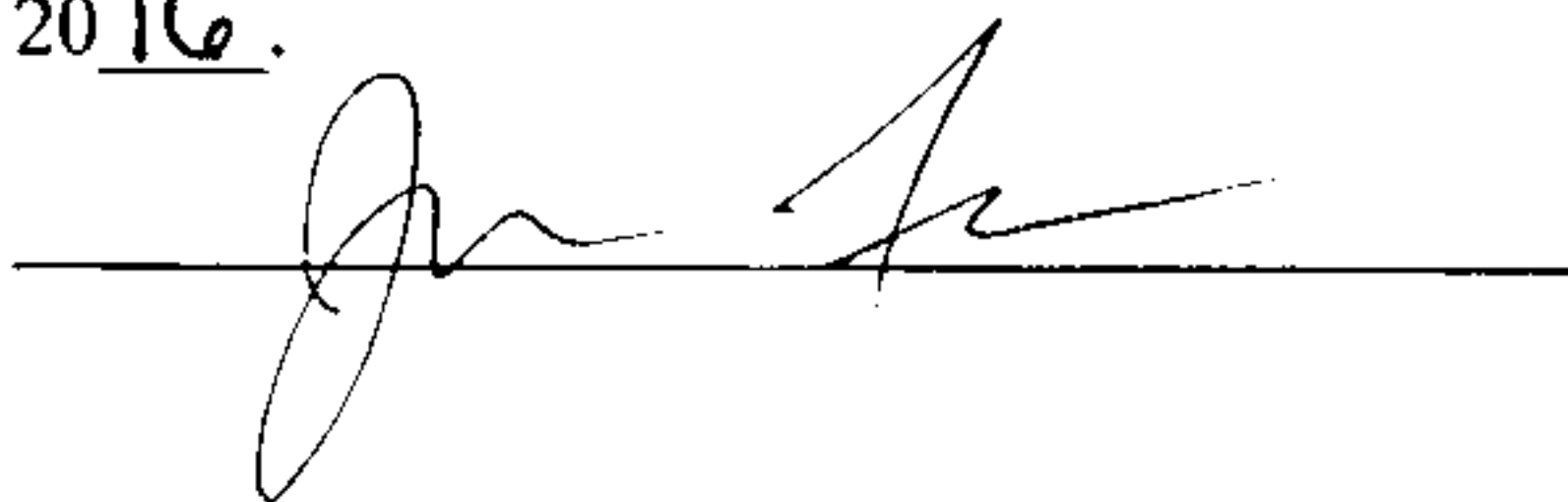
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.



20170109000007060 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
01/09/2017 01:09:44 PM FILED/CERT

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 30th day of December, 2016.

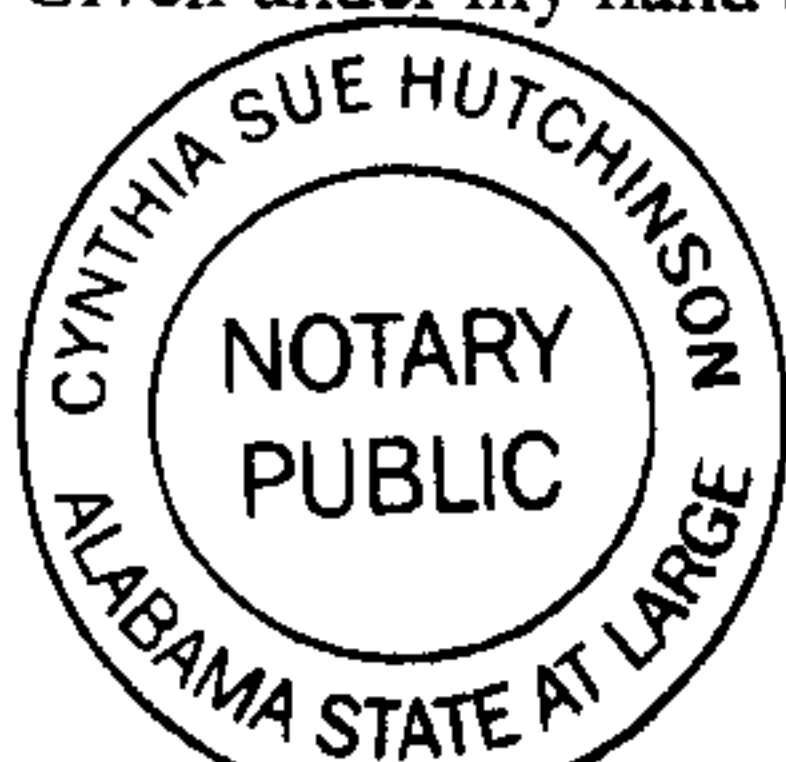


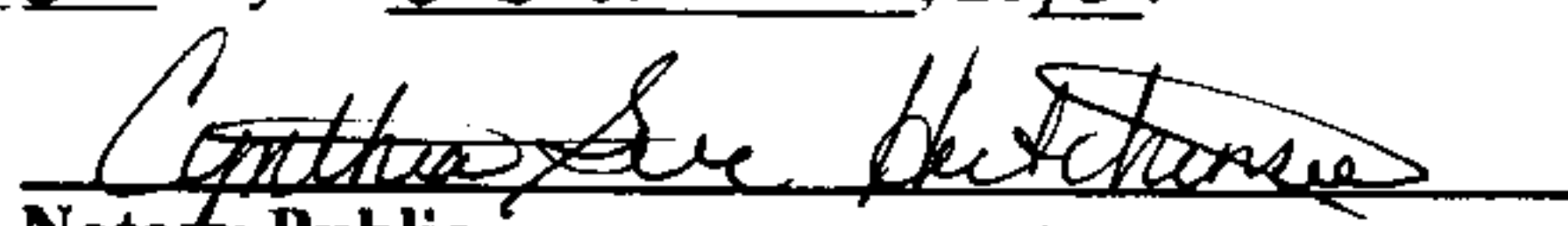

Columbiana Land LLC
By: Allan Rappuhn
As: Manager

STATE OF ALABAMA
Lauderdale COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allan Rappuhn as Manager of Columbiana Land LLC** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2016.




Notary Public
My Commission Expires: 05/19/2020