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02/27/2017 11:54:36 AM

ESMTAROW 1/2

GRANT OF EASEMENT

CONSIDERATION: \$500.00

KNOW ALL MEN BY THESE PRESENTS, Whereas the undersigned(s), Barbara S. Jones, is the owner of the property located at 175 Lucas Lane, Maylene, Alabama 35114 said property being Lot 1 more particularly described as follows:

LOTS 1 & 2 OF JONES PROPERTY, AS RECORDED IN MAP BOOK 33, PAGE 150, IN THE PROBATE OFFICE OF THE JUDGE OF SHELBY COUNTY, ALABAMA

For purposes of this Grant of Easement the above described property is more commonly described as "Lot 1" with the above legal description being the same as the description of Lot 1 as reflected on the Survey of February 23, 2017 prepared by Rodney Shifflet Job No. 17076.

AND WHEREAS said Lot 1 is served by a road which inures for the benefit of Lot 1 and for the adjacent property more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 130.13 FEET; THENCE RUN SOUTH 1 DEGREE 02 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 153.22 FEET; THENCE RUN SOUTH 3 DEGREES 52 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 275.2 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56, MINUTES 56 SECONDS WEST FOR A DISTANCE OF 259.87 FET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST MENTIONED COURSE OF SOUTH 89 DEGREES 56 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 155.64 FEET TO A POINT; THENCE SOUTH 0 DEGREES 03 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 217.97 FEET TO A PPONY; HENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 157.38 FEET TO A POINT; THENCE NORTH 0 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 217.98 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

The above Legal Description being the same as the description for Lot 3 as reflected on the Survey of November 3, 2014 prepared by Ray Weygand Order No. 76615.

Whereas, Barbara S. Jones, as owner of Lot 1, recognizes that the road/driveway which exists on Lot 1 is contiguous and serves both the previously described Lot 1 and Lot 3;

NOW THEREFORE, Babara S. Jones, as owner of Lot 1 hereto agrees to the following:

1. Owner of Lot 1 hereby grants an easement for the use of the road/driveway which exists on Lot 1 for any current or subsequent owners of Lot 1 and Lot 3 with said easement being a perpetual non-exclusive easement for ingress, egress and shall inure to the benefit of both Lot owners hereto, their heirs, successors and/or assigns, transfers and grantees, forever.
2. Repairs shall be made to the road at such times as a majority of the parties whose property is served by the road/driveway deem repairs to be necessary.
3. Upon such determination that repairs are necessary, the costs of such repairs shall be prorated equally among the owners of the parcels served by the subject road/driveway.
4. This agreement may not be modified except upon the unanimous vote of all of the property owners served by the subject road/driveway. Said agreement must be in writing and recorded in the Probate Office of Shelby County, State of Alabama.
5. All rights, privileges and obligations of the undersigned shall inure to the benefit of these being successors and assigns of the parties join in this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this ____ day of February, 2017.

Witness

Barbara S. Jones
Barbara S. Jones

Witness

I, the undersigned, hereby certify that Barbara S. Jones whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the content of this conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 23rd DAY OF February 2017.

Notary Public
My Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2017 11:54:36 AM
\$18.50 CHERRY
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James W. Fuhrmeister