

\$500.00

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
112 Nearest Lane
Columbiana, AL 35051

WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


20170612000207150 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
06/12/2017 04:15:59 PM FILED/CERT

That in consideration of One and no/100 (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Pam Steele, a single woman, Terry Phillips, and his wife, Shirley Phillips (herein referred to as GRANTORS), do grant, bargain, sell and convey unto Dewanye Fox and wife, Carrie Fox (herein referred to as GRANTEES), an easement for ingress, egress, and utilities described as follows over real property in Shelby County, Alabama to-wit:

A 20' Wide ingress/Egress Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of Lot 1 of Fox Family Subdivision, as recorded in Map Book 44, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence S 85°42'32" W, a distance of 38.41' to the POINT OF BEGINNING OF CENTERLINE; thence N 20°58'35"E, a distance of 72.38'; thence N 01°35'05" E, a distance of 102.49'; thence N 14°39'03" E, a distance of 94.70'; thence N 42°12'09" E, a distance of 41.85'; thence N 59°39'36" E, a distance of 42.39'; thence N 80°40'57" E, a distance of 42.99' to the edge of pavement of Nearest Lane and the POINT OF ENDING OF CENTERLINE. Easement lines to extend or trim to edge of asphalt. The easement may be used by GRANTEES and others who have GRANTEES' permission.

Description furnished by GRANTEES.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And GRANTORS do for GRANTORS and for GRANTORS' heirs, executors, and administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and GRANTORS' heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seals,
this 12 day of JUNE, 2017.

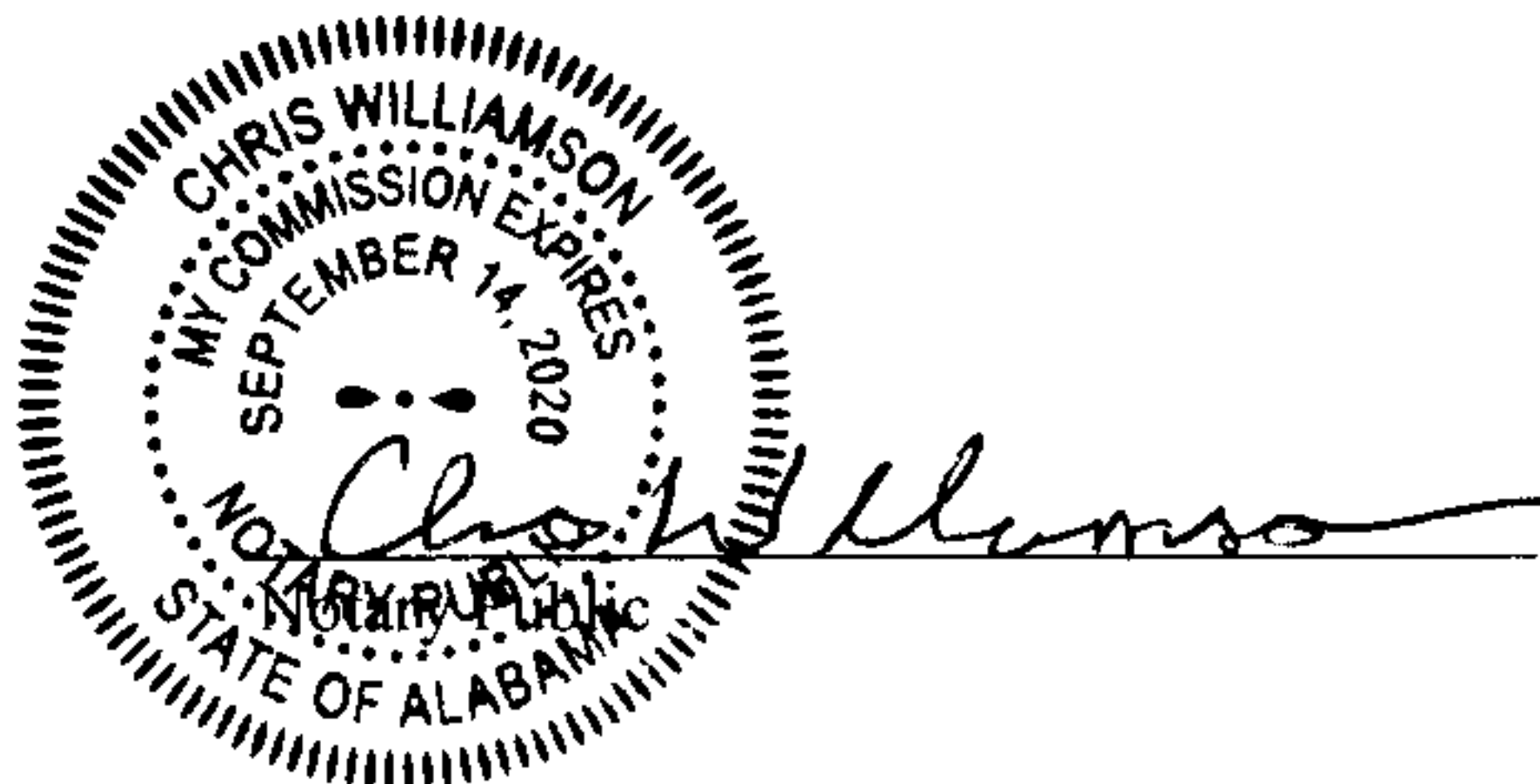

Pam Steele

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pam Steele, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of JUNE 2017,
2017.



Terry Phillips
Terry Phillips

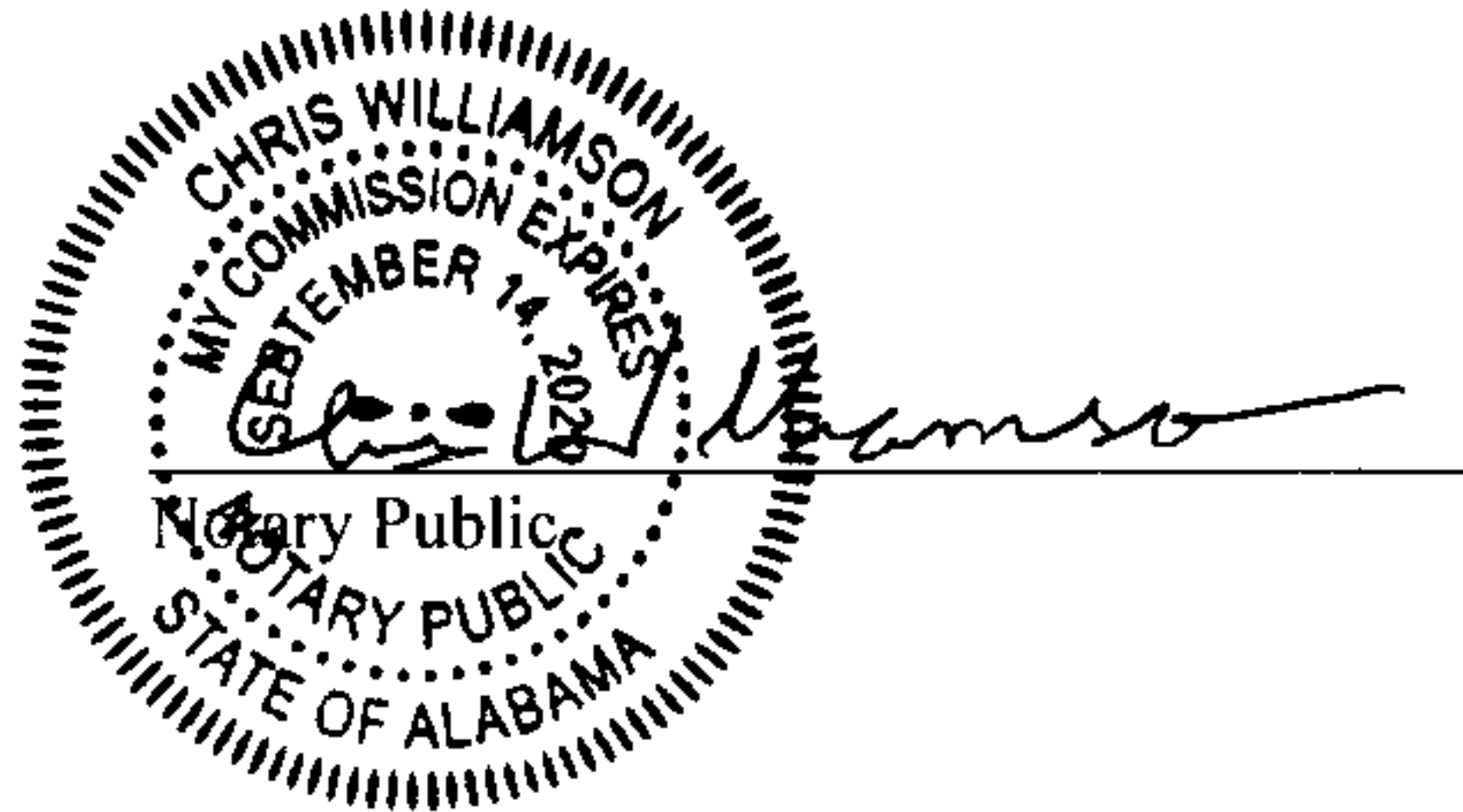
Shirley Phillips
Shirley Phillips

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Phillips and Shirley Phillips, whose names are signed to the foregoing conveyance, and who are 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 12 day of JUNE 2017,
2017.



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