


This instrument was prepared by:
Michael B. Odom
Rumberger, Kirk & Caldwell, P.C.
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203


20170717000253630 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/17/2017 10:30:11 AM FILED/CERT

Shelby County, AL 07/17/2017
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA)
SHELBY COUNTY)

LANDSCAPE EASEMENT

For and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Scotch Homes & Land Development Group, Inc. (Grantor) does hereby grant to Willow Branch Homeowners' Association, Inc. (Grantee) an easement for the purposes stated herein in, on, over, and across those portions of Lot 127, Willow Branch Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama, west and south of the following described line:

Commence at the southeast most corner of Lot 127, Willow Branch Sector 1, as recorded in Map Book 38, Page 60, in the Probate Office of Shelby County, Alabama; from said corner run in a southwesterly direction along the southmost line of said Lot 127, and along the north right of way line of Shelby County Highway 36, a distance of 45.9 feet, more or less, to a point, said point being the POINT OF BEGINNING of the following described line; from said Point of Beginning, and leaving said southmost lot line, run 14.9 feet, more or less, along a bearing of North 82 degrees 44 minutes 09 seconds West to a point; thence run a distance of 34.7 feet, more or less, along a bearing of South 71 degrees 47 minutes 06 seconds West to a point; thence run a distance of 38.6 feet, more or less, along a bearing of North 68 degrees 57 minutes 40 seconds West to a point; thence run a distance of 127.6 feet, more or less, along a bearing of North 40 degrees 27 minutes 31 seconds West to an intersection with the northmost line of said Lot 127.

The purpose of this conveyance is to grant to Grantee an easement for the installation, planting and maintenance of a landscape buffer at the entrance of the Willow Branch subdivision, including utilities for lighting and irrigation systems. The

easement granted herein is for the exclusive use of Grantee and shall not be used at any time for any purpose not stated expressly herein.

To have and to hold unto the Grantee, its heirs and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 14th day of July, 2017.

GRANTOR

SCOTCH HOMES & LAND
DEVELOPMENT GROUP, INC.

By:



Wayne J. Scotch, Jr.

Its:

President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Wayne J. Scotch, Jr., whose name as President of Scotch Homes & Land Development Group, Inc., is signed to the foregoing agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and will full authority, executed the same voluntarily for and as of the act of said corporation.


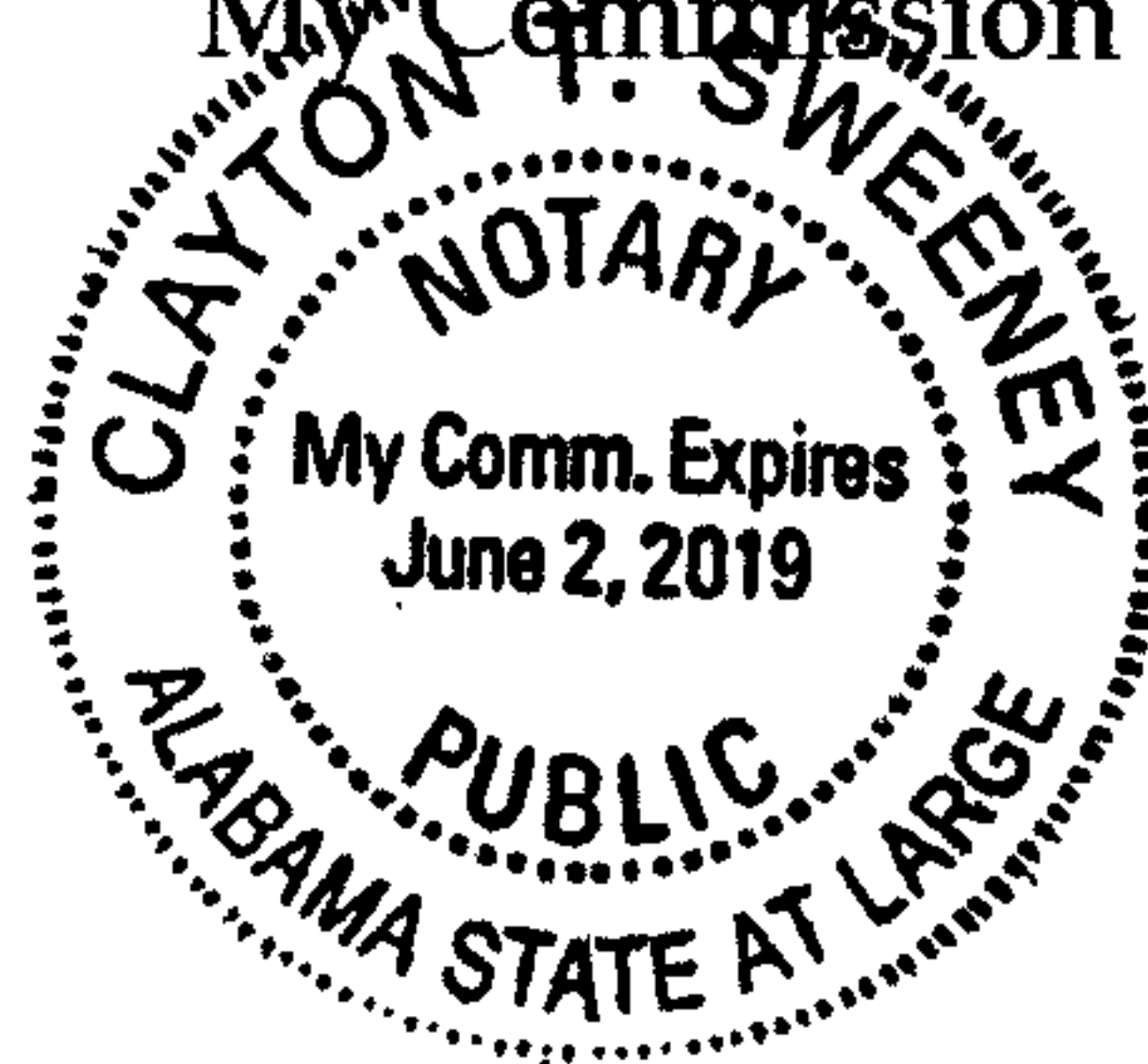
Given under my hand and official seal this 14th day of July, 2017.



Notary Public

My Commission Expires:

6-2-2019



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