

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

Send Tax Notice to:
Joseph E. Howard

EASEMENT DEED



20170804000283300 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/04/2017 03:06:37 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$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, **Corey Ladner and wife Hannah Ladner**, grant, bargain, sell and convey unto, **Joseph E. Howard** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

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

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 15th day of June, 2017.

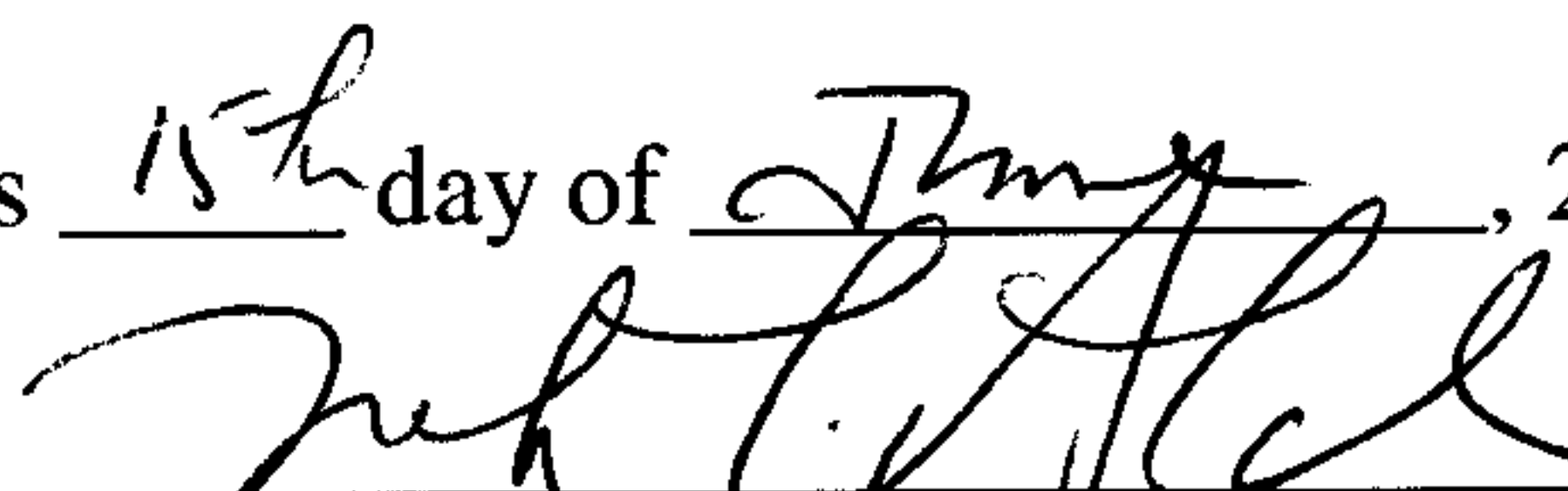

Corey Ladner


Hannah Ladner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Corey Ladner and Hannah Ladner**, 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 15th day of June, 2017.


Notary Public
My Commission Expires: 9/22/2020

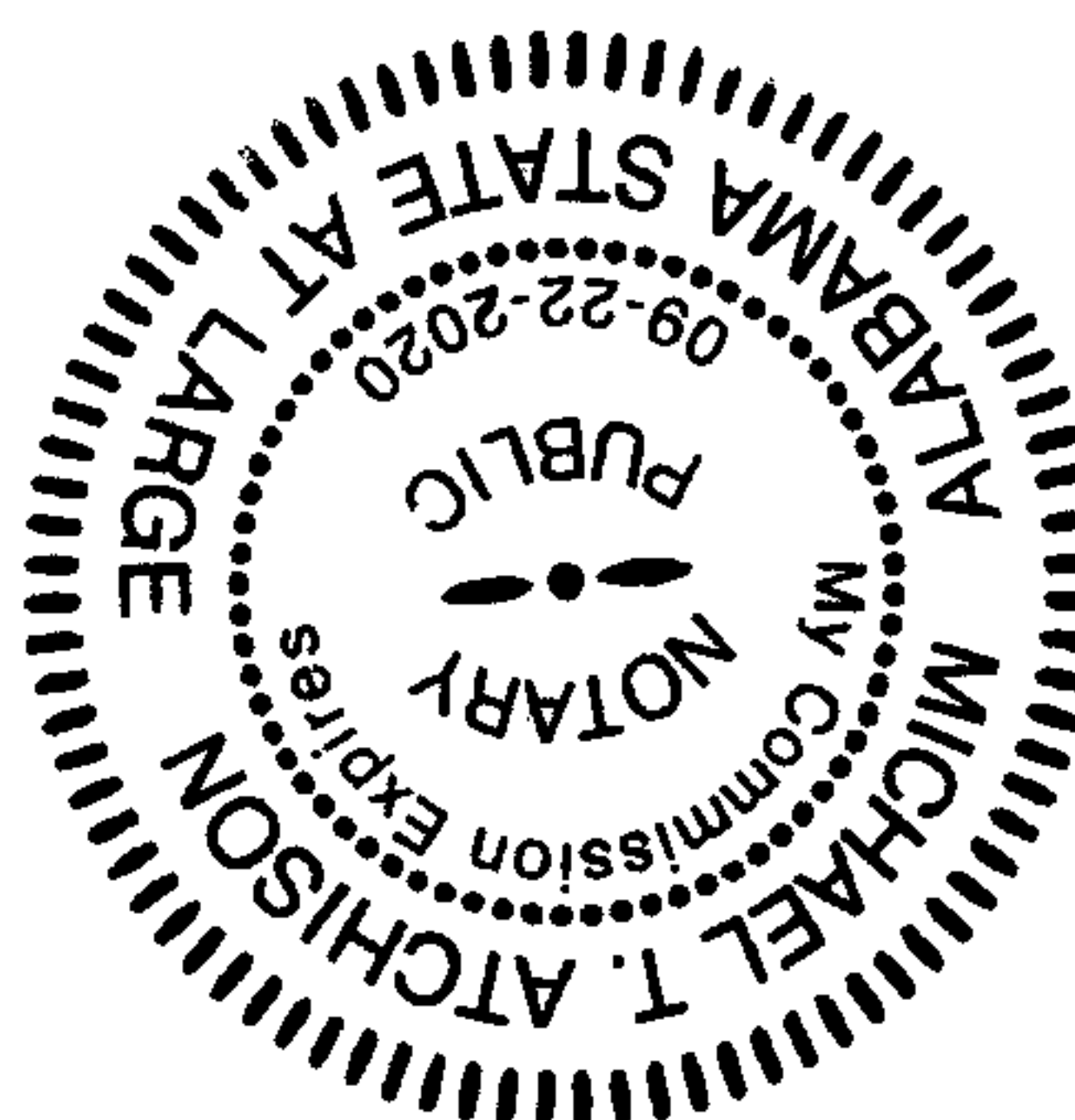


EXHIBIT A – LEGAL DESCRIPTION

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

Commence at the NE Corner of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama; thence N88°49'05"W, a distance of 210.00'; thence S00°00'00"E, a distance of 10.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N88°49'05"W, a distance of 1835.22' to the Easterly R.O.W. line of Shelby County Highway 61, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

The parties hereto agree to said easement, the following:

1. Continuously maintain the easement road free of pot holes, washouts, and erosion of road material onto the remainder of my adjacent property. The stream crossing and associated culvert on the easement road must be maintained free of culvert blowouts and erosion of road material into stream, in accordance with ADEM standards. On the north border of the easement road, tree limbs and ground shrubbery should be routinely trimmed and bush-hogged to prevent tree/plant intrusion over the gravel road surface and consequently hindrance of vehicle travel on the road.
2. Grantor reserves the right to the use of said easement for access to his property, over which the said easement runs, free of any charge or obligation.
3. This easement and all agreements set forth herein, shall run with the land over which the said easement has been created, and run with the land owner by the grantee, to which land this easement runs.


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