

Instrument Prepared By and Return To:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN LLC
400 Century Park South, #224
Birmingham, AL 35226

**STATE OF ALABAMA
COUNTY OF SHELBY**

EASEMENT DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is acknowledged, South First Bank, an Alabama banking institution (herein referred to as Grantor, whether one or more), hereby grants, bargains, sells, conveys and confirms unto Alisa A. Russell (herein referred to as Grantee, whether one or more), together with her successors and assigns, a non-exclusive, perpetual and assignable easement and right-of-way in, on, over and across the strip of real property described as follows:

Legal Description: See Exhibit A and Exhibit B

Whereas South First Bank is the owner of certain real property that is contiguous to real property owned by Alisa A. Russell, the Grantors and Grantee have agreed upon a right-of-way for two utility easements across the land of the Grantor in favor of the land owned by Grantee.

No title search was performed in preparing this deed. No warranties are given by the preparer.

Grantor will defend the right-of-way against anyone claiming it or in any manner preventing free and unobstructed use of it by the Grantee. This agreement shall inure to and bind the heirs, executors, administrators and assigns of the parties, and shall constitute an appurtenant covenant running with the lands of the Grantor and Grantee.

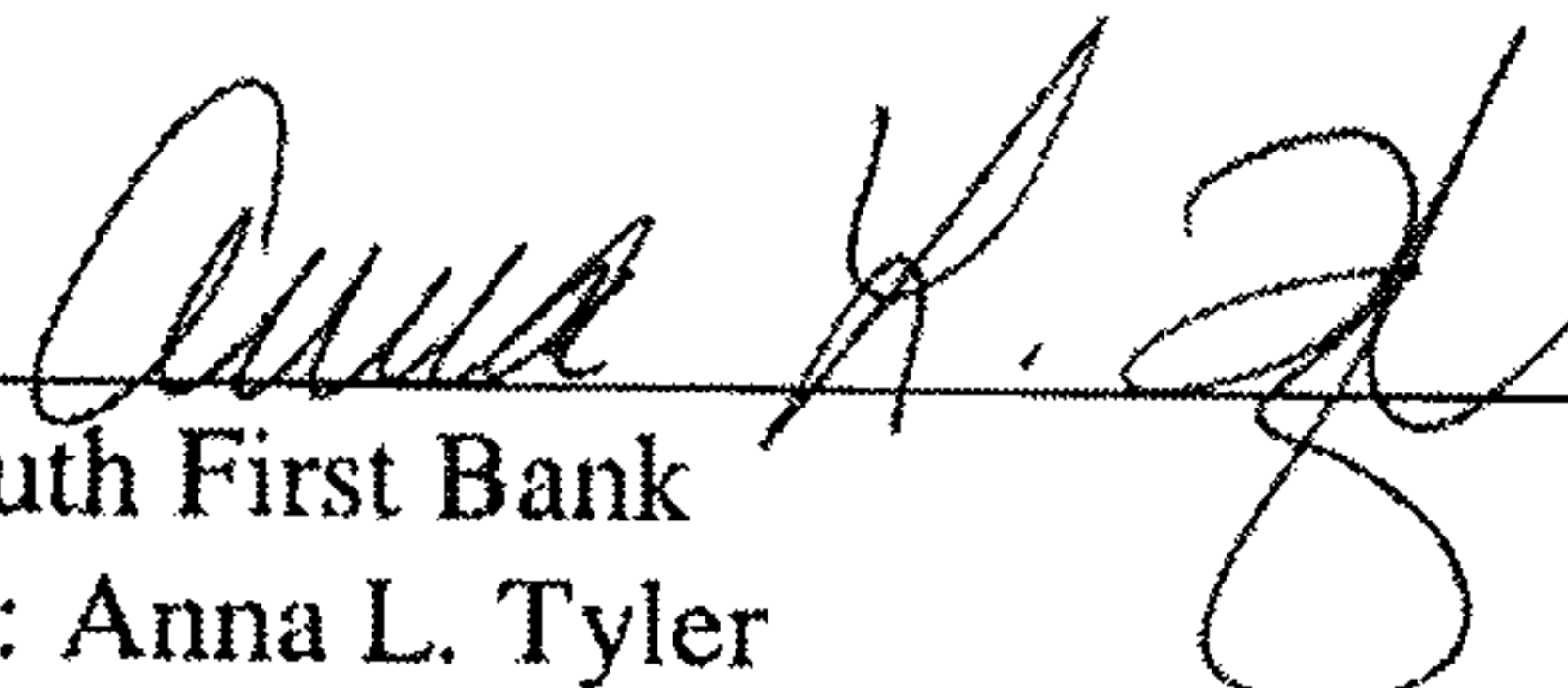
For the consideration aforesaid, the undersigned hereby grant, bargain, sell and convey unto said Grantee the right and privilege of a perpetual use of said lands for such private purpose, together with all rights and privileges necessary and convenient for the full use and enjoyment thereof, including the right use the real property for utility access for a septic tank and sanitary sewer disposal field, and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned on the real

property described in Exhibits A and B as reasonably necessary for the avoidance of danger in and about said private use of said real property.

The Grantee herein shall assume any and all responsibility for the maintenance of this right-of-way and maintenance of the septic tank and sanitary sewer disposal field located on the right-of-way, and all connections thereto. In the event that the Grantee must dig up or disturb the land on which the right-of-way is located in order to access, repair, or replace the utilities located therein, or any connection to said utilities, the Grantee shall repair and restore the land back to its previous state promptly thereafter at the Grantee's expense.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, and his heirs and assigns, that we are lawfully seized in fee simple of the subject real property; that it is free from encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and my heirs, executors and administrators shall warrant and defend the title to the aforegranted tracts of real property described in Exhibits A and B to the said Grantee, and his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 21st day of August, 2017.


South First Bank
By: Anna L. Tyler
Title: Senior Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF

I, the undersigned Notary Public, in and for said County, do hereby affirm and acknowledge that Anna L. Tyler, who is personally known to me or has provided proof of her identities, and who is acting in her representative capacity as Senior Vice President of South First Bank, and being informed of the contents of the instrument, executed this instrument voluntary and in my presence.

[SEAL]


NOTARY PUBLIC

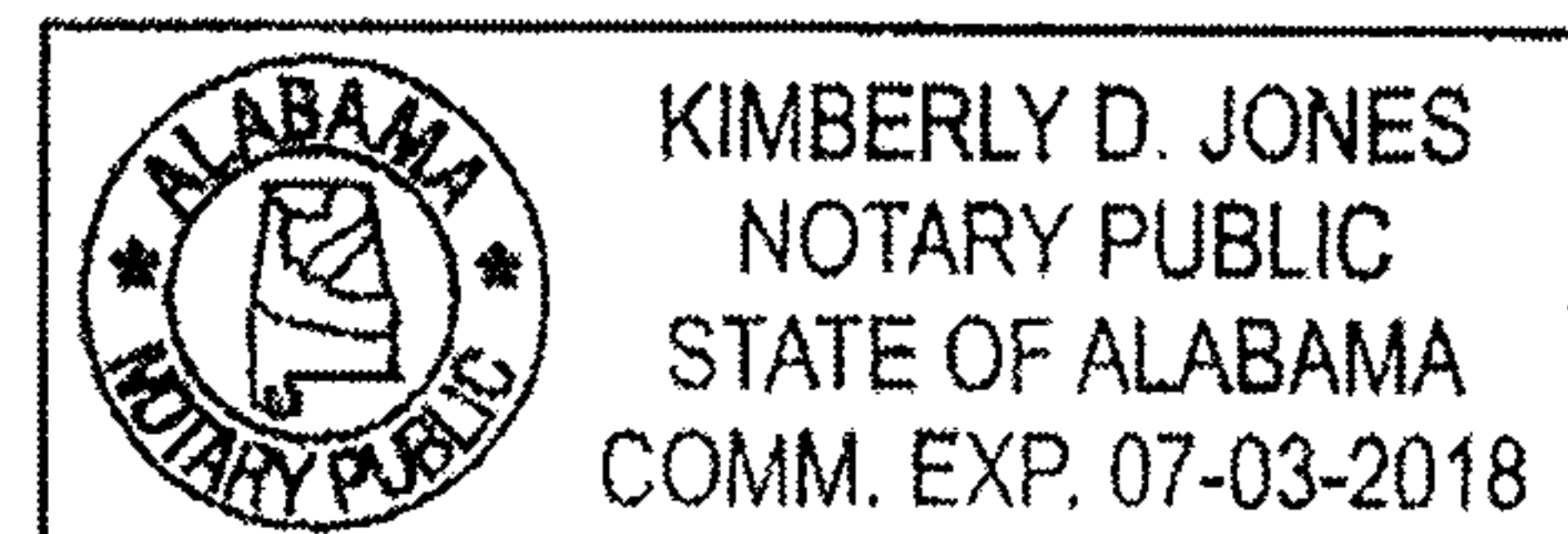


EXHIBIT A

LEGAL DESCRIPTION FOR SANITARY SEWER DISPOSAL FIELD

A PARCEL OF SITUATED IN THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST , SHELBY COUNTY, ALABAMA AND LYING ENTIRELY ON LOT 27, ACCORDING TO THE FINAL PLAT OF GRAND OAKS AS RECORDED IN MAP BOOK 31, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

COMMENCE AT THE COMMON BOUNDARY CORNER OF LOT 27 AND 28, OF SAID MAP, LYING ON THE RIGHT OF WAY OF GRAND OAKS DRIVE; THENCE RUN NORTH 55°17'05' EAST , ALONG THE COMMON BOUNDARY OF SAID LOTS 27 AND 28 FOR 122.92 FEET; THENCE RUN NORTH 15°47'13" EAST , ALONG SAID COMMON BOUNDARY LINE FOR 127.50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, AND SAID COMMON BOUNDARY LINE FOR 30.93 FEET; THENCE RUN SOUTH 64°12'48" EAST FOR 75.66 FEET; THENCE RUN SOUTH 25°47'13" WEST FOR 30.46 FEET; THENCE RUN NORTH 64°12'48" WEST FOR 70.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2,223 SF.

EXHIBIT B

LEGAL DESCRIPTION FOR SEPTIC TANK

20170823000307200 08/23/2017 12:51:42 PM ESMTAROW 4/5

A PARCEL OF SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 4 WEST , SHELBY COUNTY, ALABAMA AND LYING ENTIRELY ON LOT 27, ACCORDING TO THE FINAL PLAT OF GRAND OAKS AS RECORDED IN MAP BOOK 31, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

COMMENCE AT THE COMMON BOUNDARY CORNER OF LOT 27 AND 28, OF SAID MAP, LYING ON THE RIGHT OF WAY OF GRAND OAKS DRIVE; THENCE RUN NORTH $55^{\circ}17'05''$ EAST , ALONG THE COMMON BOUNDARY OF SAID LOTS 27 AND 28 FOR 122.92 FEET; THENCE RUN NORTH $15^{\circ}47'13''$ EAST , ALONG SAID COMMON BOUNDARY LINE FOR 57.58 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, AND SAID COMMON BOUNDARY LINE FOR 20.00 FEET; THENCE RUN SOUTH $74^{\circ}12'47''$ EAST FOR 20.00 FETT; THENCE RUN SOUTH $15^{\circ}47'13''$ WEST FOR 20.00 FEET ; THENCE RUN NORTH $74^{\circ}12'47''$ WEST FOR 20.00 FEET TO THE POINT OF BEGINNING . SAID TRACT CONTAINING 400 SF.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name South First Bank Grantee's Name Alisa A. Russell
Mailing Address 2807 Greystone Commercial Blvd. Mailing Address 1110 Grand Oaks Dr.
Birmingham AL 35242 Bessemer AL 35022
(Lot 28)
Property Address 1114 Grand Oaks Dr. Date of Sale 8/21/17
Bessemer, AL Total Purchase Price \$
35022 or
(Lot 27) Actual Value \$
20170823000307200 08/23/2017 12:51:42 PM or
ESMTAROW 5/5 Assessor's Market Value \$ \$1423.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other pro rata calculation of tax
☐ Closing Statement assessor value per square foot

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/23/17

Print Mary Stewart Nelson Thompson

Sign Mary Stewart Nelson Thompson
Grantor/Grantee/Owner/Agent circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/23/2017 12:51:42 PM
\$28.50 CHERRY
20170823000307200

[Signature]

Form RT-1