


\$ 500<sup>00</sup>

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

Shelby County, AL 09/22/2017  
State of Alabama  
Deed Tax: \$.50

STATE OF ALABAMA       )  
SHELBY COUNTY            )

  
20170922000345170 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/22/2017 08:05:13 AM FILED/CERT

### LANDSCAPE EASEMENT

For and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Willow Lake First Sector, LLC (Grantor) does hereby grant to Scotch Homes & Land Development, Inc. (Grantee) an easement for the purposes stated herein in, on, over, and across the following described property situated in Shelby County, Alabama:

A portion of Lot 114-A, Willow Branch Sector 1, as recorded in Map Book 47, Page 16, in the Office of the Judge of Probate of Shelby County, more particularly described as follows;

Begin at the southeast most lot corner of Lot 113-B, as recorded in Map Book 47, Page 16, thence run along a line having a bearing of North 52 degrees 47 minutes 44 seconds West a distance of 133.7 feet, more or less, to the northeasterly most lot corner of said Lot 113-B; thence run along the east line of Lot 113-B a bearing of South 35 degrees 42 minutes 43 seconds East a distance of 43.86 feet to a point; thence continuing along the east lot line of Lot 113-B a bearing of South 60 degrees 47 minutes 04 seconds East a distance of 92.72 feet to the southeast most lot corner of Lot 113-B, the Point of Beginning; said point also being on the north right of way line of Willow Branch Trail;

Containing 862 square feet, more or less.

The purpose of this conveyance is to grant to Grantee and all future owners of Lot 113-B, as recorded in Map Book 47, Page 16, in the Office of the Judge of Probate of Shelby County (Lot 113-B), an easement for the installation, planting, irrigation and maintenance of

landscaping. The easement granted herein is for the exclusive use of Grantee and the future owners of Lot 113-B and shall run with the land. The easement granted herein shall not be used at any time for any purpose not stated expressly herein. Man-made items including, but not limited to, fences and structures, shall be prohibited in the easement area.


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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the

18<sup>th</sup> day of September, 2017.

GRANTOR

WILLOW LAKE FIRST SECTOR, LLC

By:   
Its: Manager

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Joe A. Scott, Jr. whose name as MANAGER of Willow Lake First Sector, LC, 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 with full authority, executed the same voluntarily for and as of the act of said corporation.

Given under my hand and official seal this 18<sup>th</sup> day of September, 2017.



20170922000345170 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
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Notary Public  
My Commission Expires: \_\_\_\_\_

**MY COMMISSION EXPIRES  
DECEMBER 19, 2017**