

DEED OF EASEMENT

STATE OF ALABAMA

COUNTY OF SHELBY

\$500.00

Know All Men by These Presents: That in consideration of Ten and no/100 Dollars (\$10.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, Tyrone Quarles, a married man (herein referred to as "Grantor") grant, sell and convey this Easement unto QUARLES PROPERTIES, LLC (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A Ten Feet (10') wide INGRESS-EGRESS EASEMENT on Lot 9. Commencing and Beginning at the Southwest Corner of Lot 10, Block 1 of the A.J. Grefekamps Map of Buck Creek Cotton Mill Subdivision as recorded in Map Book 3 at Page 9 being on the East ROW of the CSX railroad; thence East along the South boundary of said Lot 10 to the West ROW of US Highway #31; thence with an interior angle to the left of 87°50'53" and run southerly 10.00 feet along the West ROW of said highway; thence with an interior angle to the left of 92°15'01" and run westerly 76.81 feet to the East ROW of said railroad; thence with an interior angle to the left of 96°19'30" and run northerly along the East ROW of said railroad 10.19 feet to the point of beginning. Said ingress-egress easement being apart of Lot 9, Block 1 of the A.J. Grefekamps Map of Buck Creek Cotton Mill Subdivision as recorded in Map Book 3 at Page 9 lying in the E1/2 of the NE1/4 of Section 2, T-21-S, R-3-W, City of Alabaster, Shelby County, Alabama and containing [0.018] acres more or less.

This property does not constitute the homestead of the Grantor as defines in Section 6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

Said Easement shall be for the purpose of granting ingress and egress to the buildings located on Lots 10 and 11 shown in Exhibit A herein Attached.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey said Deed of Easement the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seals this *1st* day of *December*, 2017.


TYRONE QUARLES

STATE OF ALABAMA
COUNTY OF SHELBY

I, Sharon Anderson, A Notary Public in and for said County, in said State, hereby certify that TYRONE QUARLES, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of Dec, 2017.

Sharon Anderson
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 17, 2019


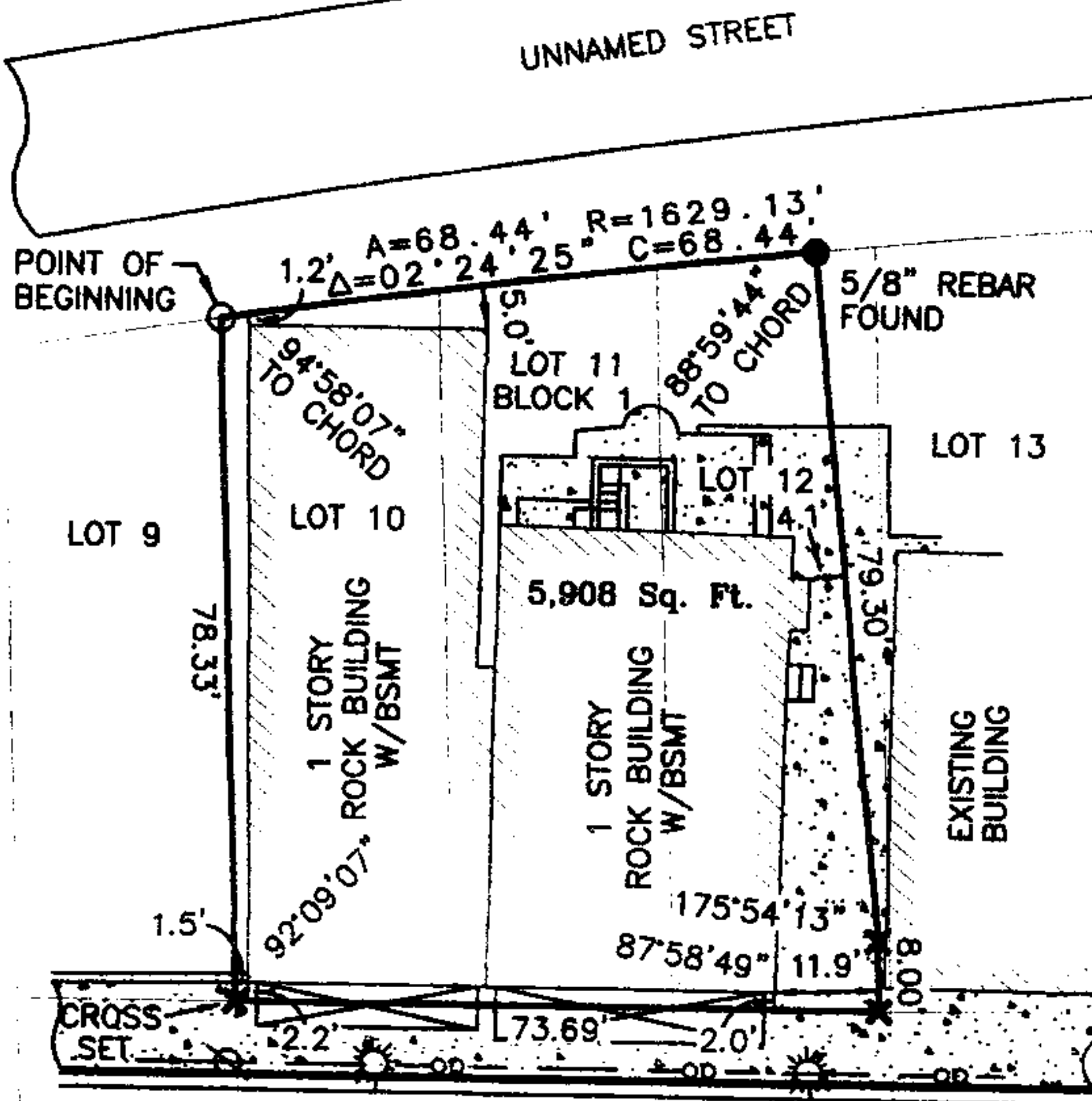

20171201000431320 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/01/2017 01:47:01 PM FILED/CERT

Exhibit A



20171201000431320 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/01/2017 01:47:01 PM FILED/CERT

Mortgage Survey

STATE OF ALABAMA
SHELBY COUNTY



TO ALL INTERESTED PARTIES:
SCALE: 1" = 30'

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Part of Lots 10, 11 and 12, Block 1 of Grefekamps Map of Buck Creek Cotton Mill, as recorded in Map Book 3, Page 9 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest Corner of said Lot 10; thence run East along the South line of said lot, a distance of 78.33 feet to the westerly right of way line of U.S. Highway 31; thence turn an interior angle to the right of 92°09'07" and run northerly along said right of way, a distance of 73.69 feet; thence turn an interior angle to the right of 87°58'49" and run westerly, a distance of 8.00 feet; thence turn an interior angle to the right of 175°54'13" and run southwesterly, a distance of 79.30 feet to the easterly right of way line of CSX Transportation, said point being in a curve to the left, having a radius of 1629.13 feet, a delta of 02°24'25" and a length of 68.44 feet; thence turn an interior angle to the right to the chord of said curve of 88°59'44" and run southerly along said right of way a chord distance of 68.44 feet to the POINT OF BEGINNING.

That there are no rights-of-way, easements, joint driveways or encroachments, over or across said land, visible on the surface or shown on recorded map, except as shown; that this survey shows the improvements located on said property; and that there are no electrical or telephone wires, (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said property, except as shown; and that the property is not located in a special hazard area and is shown in a Zone "X" on the Flood Insurance Rate Map for this area (Map No. 01117C0377D, dated September 29, 2006).

NO. 0005
PROFESSIONAL