

GRANT OF INGRESS AND EGRESS EASEMENT

SHELBY COUNTY)
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS: That, BEULAH BAPTIST CHURCH OF CHRIST, GRANTOR for and in consideration of the sum of ~~TEN THOUSAND DOLLARS (\$10,000.00)~~ ~~DOLLARS (\$10,000.00)~~ cash in hand paid by BRASHER PROPERTIES, LLC, GRANTEE the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said BRASHER PROPERTIES, LLC, its successors and assigns, a right-of-way and easement for driveway and utilities, including the installation and maintenance of utilities, underground and on the surface, and underground and surface support facilities, said right-of-way and easement being located in SHELBY County and described as follows:

SEE ATTACHED EXHIBIT 'A' THAT DEPICTS A MAP AND MADE A PART HERETO REFERENCE.

For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said BRASHER PROPERTIES, LLC the right and privilege of a perpetual use of said lands for such purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, and the right to prohibit the construction or maintenance of any improvement or obstruction or the placement of spoil or fill dirt on, over, across or upon said area herein conveyed without the written permission from BRASHER PROPERTIES, LLC

The undersigned covenant with said BRASHER PROPERTIES, LLC that the undersigned are seized in fee-simple of said premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this the 15th day of September, 2017.

Douglas Acker
BEULAH BAPTIST CHURCH OF CHRIST

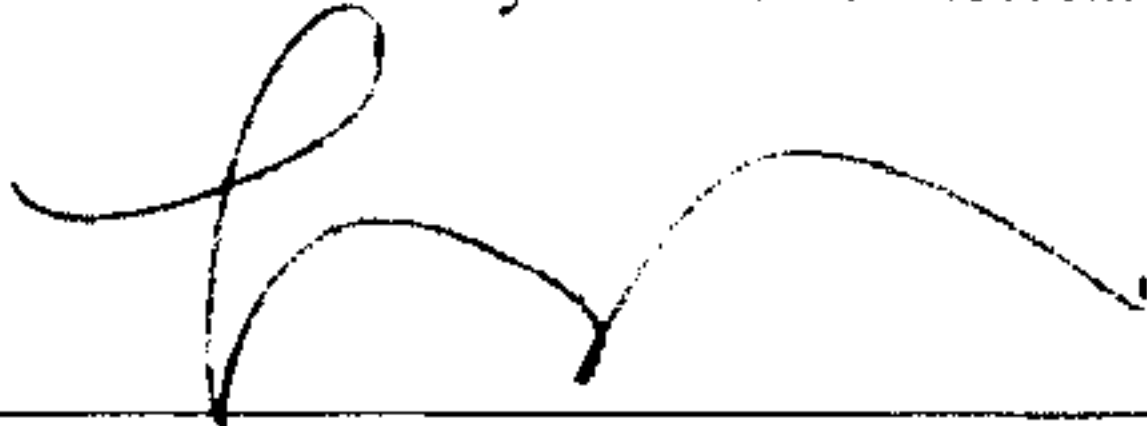
BY: DOUGLAS ACKER
ITS: AUTHORIZED TRUSTEE

** FIVE HUNDRED AND NO/100 dollars
(\$500.00)

STATE OF ALABAMA)
COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DOUGLAS ACKER whose name as AUTHORIZED TRUSTEE of BEULAH BAPTIST CHURCH OF CHRIST, 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 the conveyance, DOUGLAS ACKER, in his/her capacity as such OFFICER and with full authority, executed the same voluntarily for and as the act of said OFFICER.

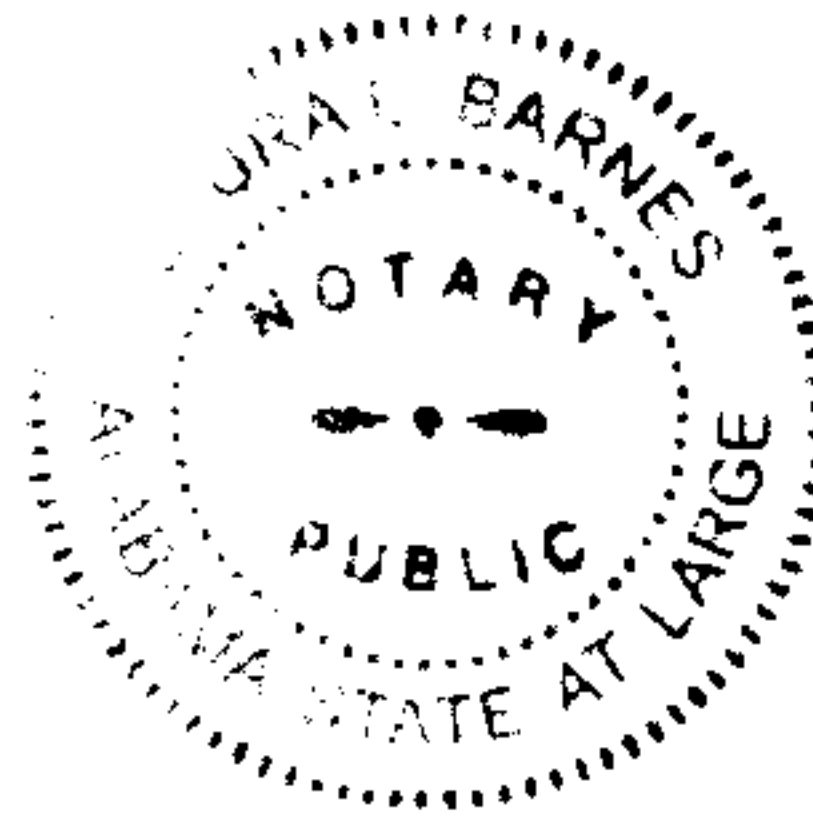
Given under my hand and official seal this 15TH day of SEPTEMBER, 2017.



NOTARY PUBLIC

My Commission Expires:

2/4/20



20171218000449720 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/18/2017 01:03:32 PM FILED/CERT



20171218000449720 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
12/18/2017 01:03:32 PM FILED/CERT

LEGAL DESCRIPTION

Parcel I:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 30, Township 18, Range 2, East, thence turn South 12 deg. 30 min. West a distance of 355.31 feet, thence turn 31 deg. 55 min. to the left and run a distance of 713.80 feet to the North line of an old road; thence turn an angle of 58 deg. 33 min to the left and run a distance of 85.50 feet to the point of beginning; thence continue in the same direction a distance of 128.10 feet; thence turn an angle of 22 deg 57 min to the left and run a distance of 85.00 feet; thence turn an angle of 78 deg 00 min to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg 39 min to the left and run a distance of 170.00 feet; thence turn an angle of 80 deg 34 min to the left and run a distance of 212.86 feet to the point of beginning; being situated in Shelby County, Alabama

Parcel II:

Together with a 12 foot wide ingress/egress easement situated inside Lot 2 of Beulah Estates, as recorded in Map Book 41, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama lying 6 feet either side of and parallel to the following described centerline:

Commence at the NW corner of above said Lot 2; thence South 09 degrees 51 minutes 35 seconds West a distance of 136.43 to the point of beginning of said centerline; thence South 36 degrees 34 minutes 35 seconds West a distance of 25.58 feet to a curve to the right, having a radius of 30.00, a central angle of 86 degrees 44 minutes 35 seconds and subtended by a chord which bears South 79 degrees 56 minutes 52 seconds West and a chord distance of 41.20 feet; thence along the arc of said curve a distance of 45.42 feet; thence North 56 degrees 40 minutes 50 seconds West a distance of 30.35 feet; thence North 77 degrees 25 minutes 32 seconds West a distance of 37.09 feet; thence South 81 degrees 33 minutes 21 seconds West a distance of 39.50 feet; thence South 62 degrees 07 minutes 12 seconds West a distance of 40.46 feet; thence North 86 degrees 25 minutes 46 seconds West a distance of 27.81 feet to the Easterly ROW line of Alabama Highway 25 and the point of ending of said centerline.