

**Release, Discharge and Termination of Easement**

THIS **RELEASE, DISCHARGE AND TERMINATION OF EASEMENTS** ("Release") made the 27th day of February 2018, by Lynn Scott Homes, LLC. provides as follows.

By Easement dated March 11<sup>th</sup>, 1996, from John W. Mahan and Dorothy D. Mahan, (owners of Parcel 1, hereto attached) to Murray D. Mahan and Rhonda B. Mahan (owners of Parcel 2, hereto attached) and recorded in the Office of the Judge of Probate in and for Shelby County, Alabama at Book: 1996 Page: 16049, John W. Mahan and Dorothy D. Mahan conveyed to Murray D. Mahan and Rhonda B. Mahan certain easement described as follows:

A non-exclusive 30-foot easement for Ingress and Egress described as follows:

A 30-foot ingress, egress easement lying 15 feet to both sides of and parallel to the centerline of said easement and being more particularly described as follows:

Commence at the point of intersection between the East Line of the SE ¼ of the NW ¼ of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00; thence South 90 degrees 00 minutes 00 seconds West and leaving said East line a distance of 295.16 feet: thence North 0 degrees 00 minutes 00 seconds West a distance of 124.66 feet to the point of beginning of a 30 foot ingress and egress easement lying 15 feet to both sides of and parallel to the centerline of said easement; thence South 31 degrees 00 minutes 00 seconds West along said centerline a distance of 173.10 feet; thence South 5 degrees 00 minutes 00 seconds West along said centerline a distance of 200.00 feet; thence South 10 degrees 23 minutes 24 seconds East along said centerline a distance of 180.68 feet to a point on the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road). Said point being the end of said easement.

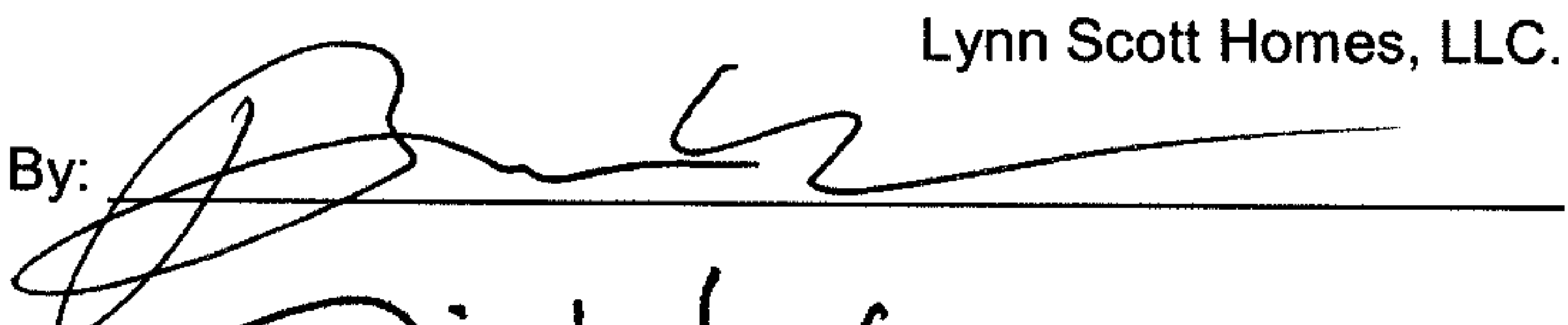
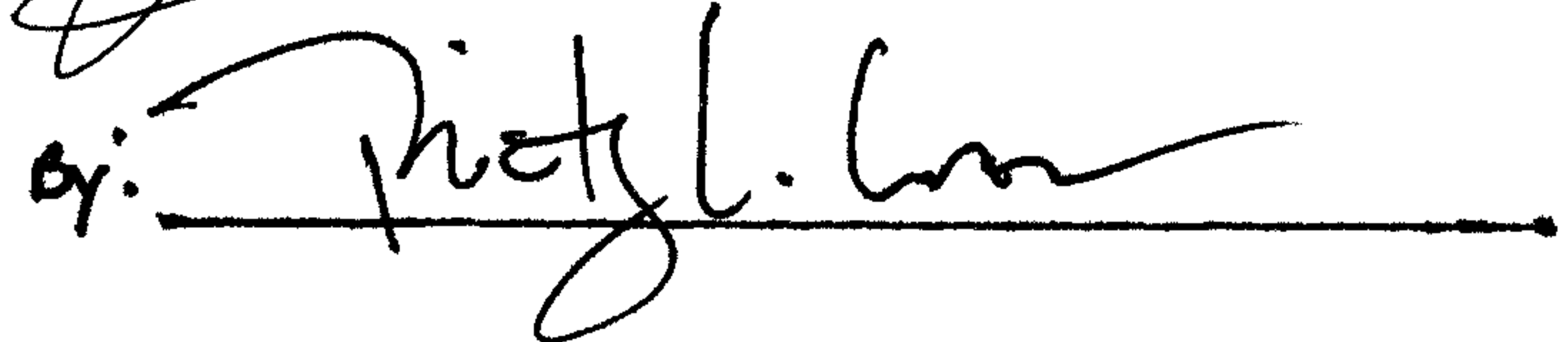
Murray Denson Mahan and Billie Joyce Zeager conveyed Parcel 1(hereto attached) and Parcel 2 (hereto attached) to Lynn Scott Homes, LLC. on October 30<sup>th</sup>, 2017 in Instrument Number 20171101000396580.

Lynn Scott Homes, LLC. now wishes to release, discharge and terminate the certain easement recorded in the Office of the Judge of Probate in and for Shelby County, Alabama at Book: 1996 Page: 16049.

The provisions of this Release shall run with the land and shall benefit the Premises.

IN WITNESS HEREOF, Lynn Scott Homes, LLC executed this Release as of the date first above written.

STATE OF ALABAMA  
COUNTY OF SHELBY

By:   
By: 

On this 27<sup>th</sup> day of February, 2018 before me, a Notary Public, the personally appeared Timothy L. Lawson + Benjamin S. Wymondick who acknowledged as managing members of Lynn Scott Homes, LLC, and that they ; being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public

Instrument Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124  
205-624-2121



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel I:**

Begin at a point where the East line of the Southeast Quarter of Northwest Quarter, Section 23, Township 19 South, Range 2 West, intersects the North right of way line of Cahaba Valley Road and thence run in a Westerly direction along the right of way line of Cahaba Valley Road a distance of 450 feet to a point; thence run North an parallel with the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the center of Bishop Creek; thence run in a Northerly and Northeasterly direction along the meanderings of said creek to a point where the same intersects the North line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section; thence run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the East line thereof; thence run South along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section to the point of beginning.

**Less and Except:**

A parcel of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the point of intersection between the East line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16'; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees 00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.

**Parcel II:**

A parcel of land in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the point of intersection between the East line of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line of Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00 feet to the point of beginning; thence continue along the last described course a distance of 295.16'; thence South 90 degrees 00 minutes 00 seconds West a distance of 295.16 feet; thence South 0 degrees

**EXHIBIT "A"**  
**(continued)**

00 minutes 00 seconds East a distance of 295.16 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 295.16 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2018 01:58:36 PM  
\$21.00 JESSICA  
20180301000067010

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the County Clerk.