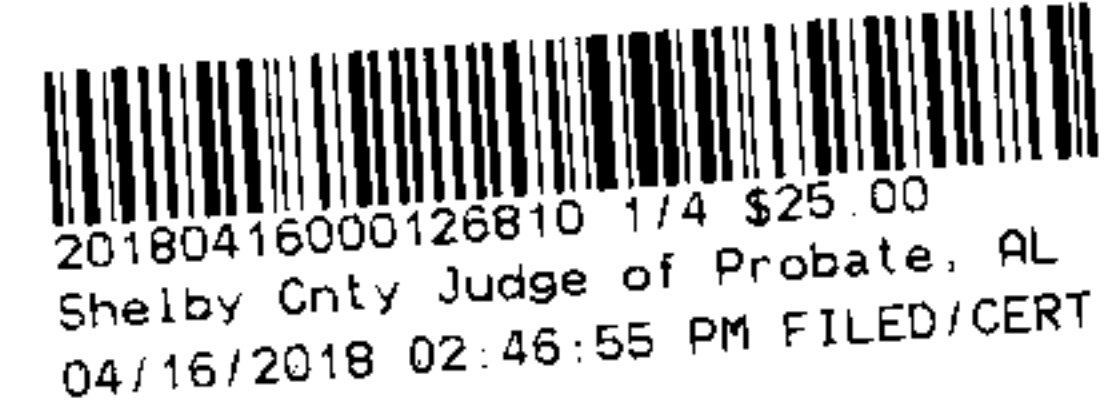


This document prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

STATE OF ALABAMA
COUNTY OF SHELBY



ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Columbiana Station, LLC**, an Alabama limited liability company; and **Union State Bank**, an Alabama banking corporation (herein referred to as Grantors), do grant, bargain, sell and convey unto the **City of Columbiana, Alabama**, a municipal corporation (herein referred to as Grantee or City), a non-exclusive perpetual easement and right-of-way over and across the following described real estate located in Shelby County, Alabama:

See legal description on Exhibit A attached hereto

This easement and right-of-way is for the purpose of vehicular and pedestrian ingress and egress, and for the installation and maintenance of utilities.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. And the undersigned do, for themselves and for their successors, grantees, and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors, grantees, and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 13th day of April, 2018.

Columbiana Station, LLC

By 
Kevin Noel Ricke, member

By 
Victoria Lee Ricke, member

Union State Bank

By [Signature]
As its Vice Pres.

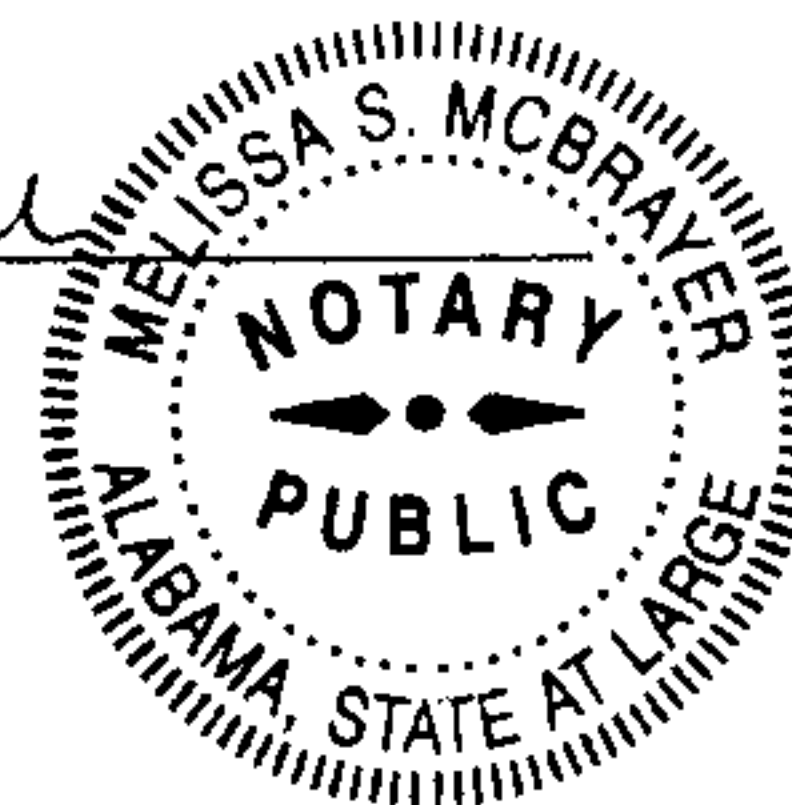
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin Noel Ricke and Victoria Lee Ricke, whose names as members of Columbiana Station, LLC, an Alabama limited liability company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as such officers and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 13th day of April, 2018.

My commission expires: March 20, 2019

[Signature]
Notary Public



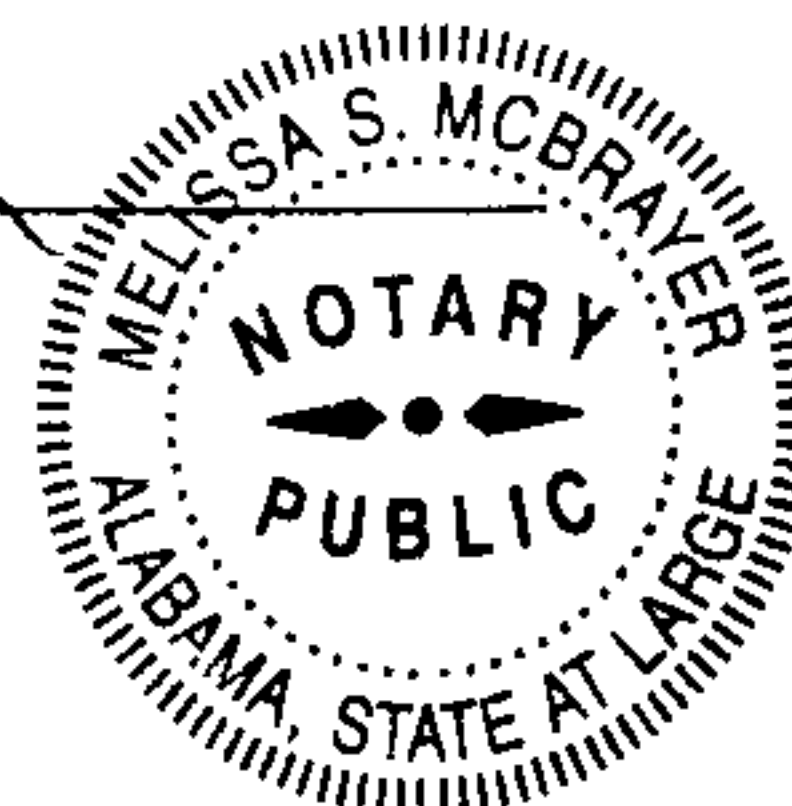
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerry Price, whose name as Vice Pres. of Union State Bank, an Alabama banking corporation, 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, he or she as such officer and with full authority executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal, this the 13th day of April, 2018.

My commission expires:
My Commission Expires
March 20, 2019

[Signature]
Notary Public




20180416000126810 2/4 \$25.00
Shelby Cnty Judge of Probate: AL
04/16/2018 02:46:55 PM FILED/CERT

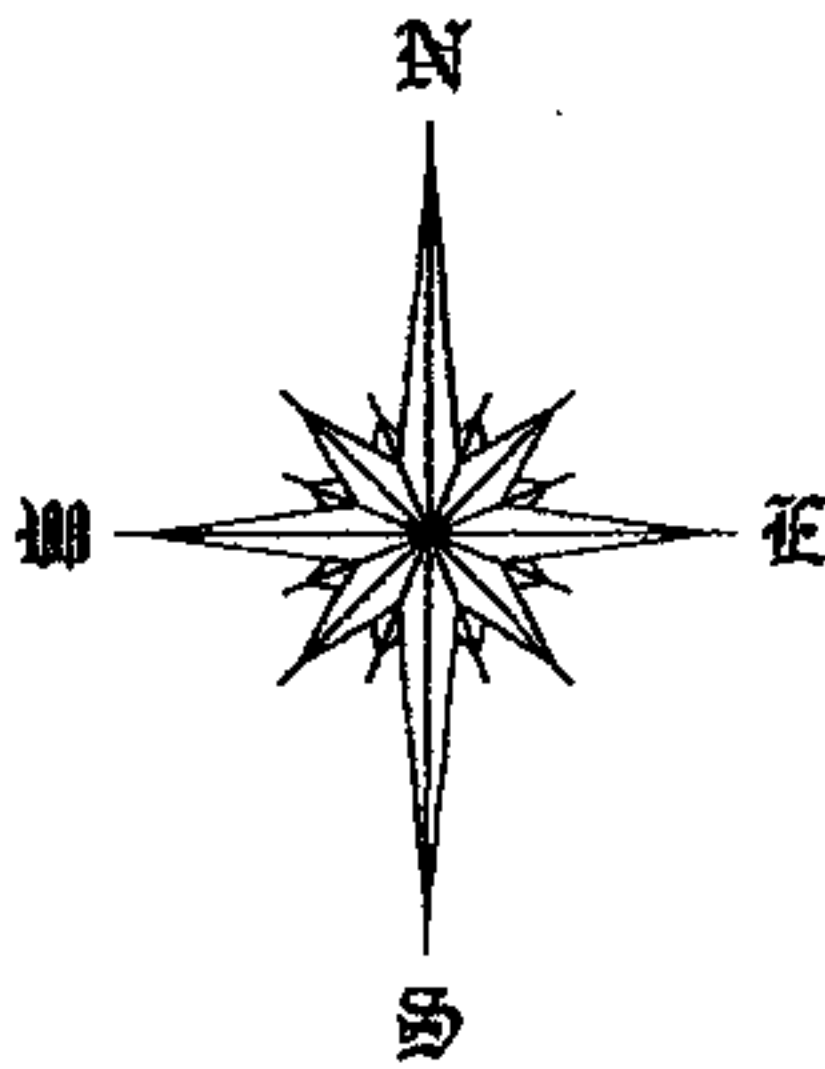
EXHIBIT A

See also the survey drawing attached hereto

30 foot Ingress/Egress/Utilities Easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the NE Corner of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence S 0 deg. 00 min. 00 sec. E, a distance of 1488.68 feet to the Southerly R.O.W. line of West College Street; thence N 77 deg. 41 min. 41 sec. E and along said R.O.W. line, a distance of 121.69 feet; thence N 76 deg. 50 min. 50 sec. E and along said R.O.W. line, a distance of 93.54 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 00 deg. 17 min. 16 sec. E and leaving said R.O.W. line, a distance of 371.73 feet; thence S 02 deg. 02 min. 46 sec. E, a distance of 196.19 feet to a curve to the right, having a radius of 50.00 feet, a central angle of 87 deg. 56 min. 16 sec., and subtended by a chord which bears S 41 deg. 55 min. 22 sec. W, and a chord distance of 69.43 feet; thence along the arc of said curve, a distance of 76.74 feet; thence S 85 deg. 53 min. 30 sec. W, a distance of 117.70 feet; thence N 89 deg. 22 min. 08 sec. W, a distance of 57.10 feet to the POINT OF ENDING OF SAID CENTERLINE.


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Shelby Cnty Judge of Probate, AL
04/16/2018 02:46:55 PM FILED/CERT



NE CORNER
SEC. 27, T-21S, R-1W
SHELBY COUNTY, AL
RE-ESTABLISHED BY DEED

S 00°00'00" E 1488.68

WEST COLLEGE STREET - 80' R.O.W.

S 77°41'41" W 21.78
N 77°41'41" E 121.69
N 76°50'50" E 124.95
93.54 TO CL ESMT
REBAR

30' Ingress/Egress Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NE Corner of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°00'00"E, a distance of 1488.68' to the Southerly R.O.W. line of West College Street; thence N77°41'41"E and along said R.O.W. line, a distance of 121.69'; thence N76°50'50"E and along said R.O.W. line, a distance of 93.54' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S00°17'18"E and leaving said R.O.W. line, a distance of 371.73'; thence S02°02'46"E, a distance of 196.19' to a curve to the right, having a radius of 50.00, a central angle of 87°56'16", and subtended by a chord which bears S41°55'22"W, and a chord distance of 69.43'; thence along the arc of said curve, a distance of 76.74'; thence S85°53'30"W, a distance of 117.70'; thence N89°22'08"W, a distance of 57.10' to the POINT OF ENDING OF SAID CENTERLINE.

S 07°45'1" W 462.86

BUILDING

S 07°16' E 371.73

CL 30' INGRESS/EGRESS EASEMENT

S 27°46' E 196.19

20' SANITARY SEWER EASEMENT

RR SPIKE

S 07°45'1" W 67.40

N 76°47'42" E

20.57 CAP REBAR

S 00°00'00" E 51.47

N 89°22'8" W 57.10

S 85°53'30" W 117.70

CL 30' INGRESS/EGRESS ESMT

CB=S 41°55'22" W
CD=69.43
D=87°56'16"
R=50.00
L=76.74

20' SANITARY SEWER EASEMENT

REBAR

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- EASEMENT
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP



JOB NO. 18063
DATE 2/12/18 DATE OF FIELD SURVEY 2/8/18
ADDRESS SCALE 1" = 60' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-889-1205 FAX. 205-669-1298



20180416000126810 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
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