

20180423000135780

04/23/2018 04:06:21 PM

ESMTAROW 1/5

A min. consideration  
of \$500.00 must be  
on the easement

Prepared by:  
Shannon R. Crull, PC  
Shannon R. Crull  
3009 Firefighter Lane  
Birmingham, AL 35209

### DEED OF EASEMENT

STATE OF ALABAMA }  
COUNTY OF JEFFERSON } Know All Men by These Presents:

That for and in consideration of the sum of **Ten and No/100 (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee (whether one or more) herein, the receipt whereof is hereby acknowledged, **Roger John Corrin, III and Laronda L. Corrin**, as owners of the property described in the attached Exhibit A, (herein referred to as Grantor whether one or more) do hereby remise, grant, sell, and convey unto **John P. McDaniel and Caralyn B. McDaniel**, as owner of adjoining property described in the attached Exhibit B, (herein referred to as Grantee) its successors and assigns, from the date hereof, a perpetual right of way and easement over the property described in the attached Exhibit A for the use and maintenance of an encroaching retaining wall and driveway shown in Exhibit C, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated. This grant of easement is solely for use and maintenance of the existing retaining wall and driveway shown on Exhibit C and does not convey any right to build, park, or use any part of the property described in Exhibit A for any use other than for said use and maintenance of the existing retaining wall and driveway shown on Exhibit C.

**Roger John Corrin, III and Laronda L. Corrin, and John P. McDaniel and Caralyn B. McDaniel** should the retaining wall and/or driveway be destroyed or removed for any reason, any license or right granted under this Easement shall expire and become null and void, and any replacement retaining wall or driveway will be erected solely on the property described in Exhibit B.

The consideration was not actual and is stated for purposes of calculating the transfer tax only.

To Have and to Hold the said right of way and easement perpetually to the Grantee, their heirs, successors and assigns.

IN WITNESS WHEREOF, the below signatories have caused this instrument to be executed on this the 31 day of March, 2018.

Roger John Corrin, III  
Roger John Corrin, III

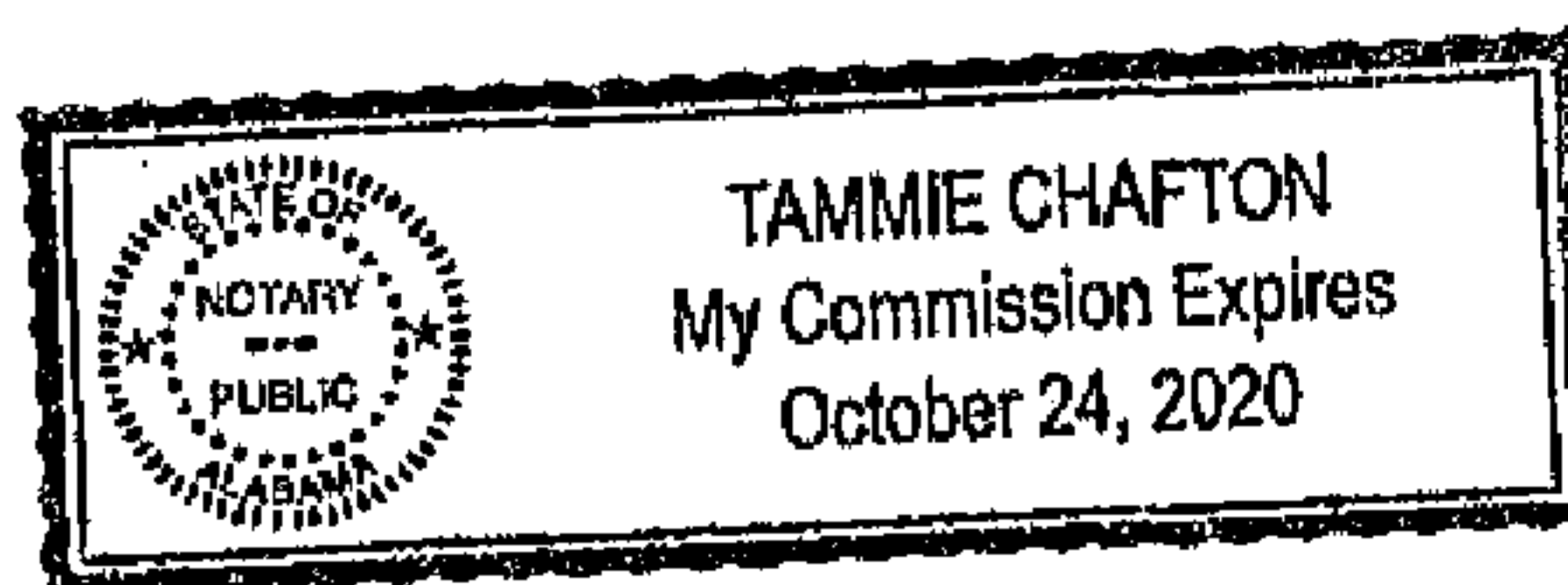
Laronda L. Corrin  
Laronda L. Corrin

STATE OF )  
COUNTY OF )

I, Tammie Chafon, a Notary Public in and for said County, in said State, hereby certify that ROGER JOHN CORRIN, III and LARONDA L. CORRIN., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of March, 2018.

Tammie Chafon  
Notary Public  
My Commission Expires:  
October 24, 2020



ACKNOWLEDGED BY GRANTEES

John P. McDaniel  
John P. McDaniel

Caralyn B. McDaniel  
Caralyn B. McDaniel

STATE OF Alabama )  
COUNTY OF Jefferson )

I, Amy Florine Courtney, a Notary Public in and for said County, in said State, hereby certify that JOHN P. MCDANIEL and CARALYN B. MCDANIEL., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of April, 2018.

Amy Florine Courtney  
Notary Public  
My Commission Expires:

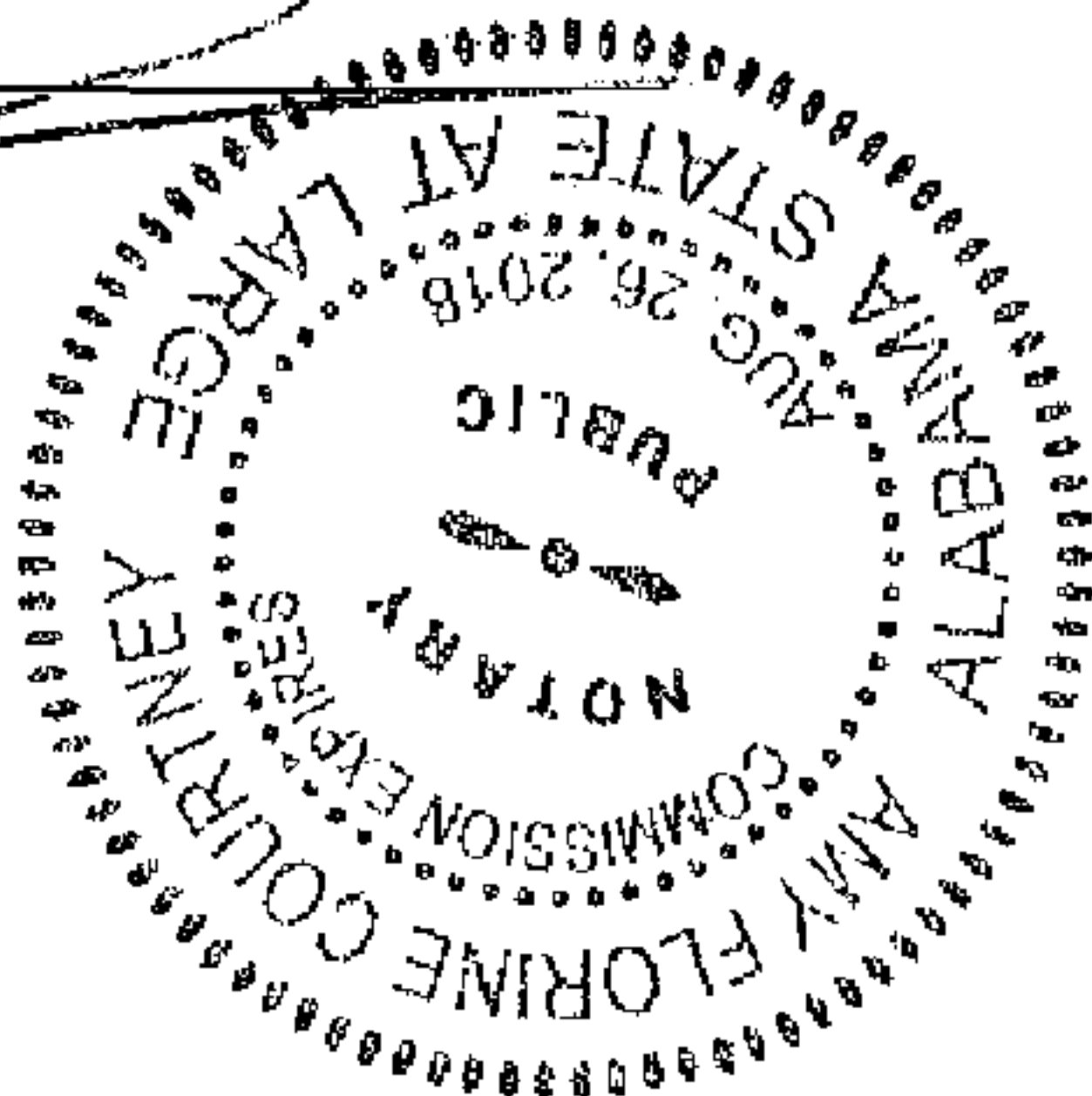


EXHIBIT A

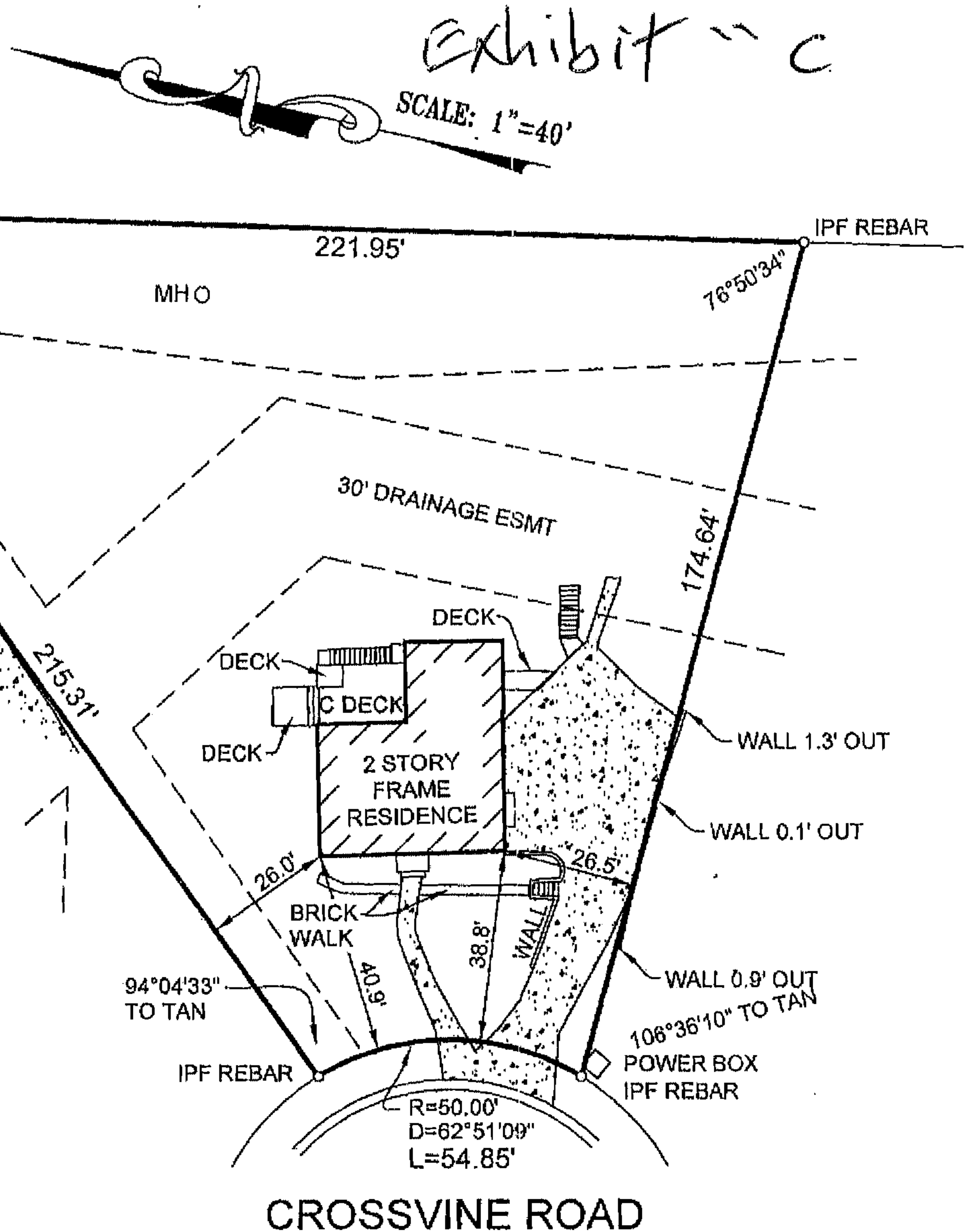
Lot 21, according to the Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

EXHIBIT B

Lot 22, according to the Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

LEGEND:

ASPH = asphalt  
 BRG = bearing  
 BLDG = building  
 CALC = calculated  
 CAP = capped iron  
 CL = centerline  
 CH = chord  
 CONC = concrete  
 C = covered  
 d = deflection  
 D = curve delta angle  
 E = east  
 ESMT = easement  
 FC = fence  
 FD = found  
 HW = headwall  
 IPF = iron pin found  
 IPF\* = iron pin found w/KBW cap  
 IPS = iron pin set w/SSI cap  
 L = length  
 MEAS = measured  
 MIN = minimum  
 MH = manhole  
 N = north  
 OH = overhang  
 P = porch  
 PC = point of curve  
 POB = point of beginning  
 POC = point of commencement  
 PT = point of tangent  
 PVMT = pavement  
 R = radius  
 REC = recorded  
 RES = residence  
 ROW = right of way  
 S = south  
 SAN = sanitary  
 STM = storm  
 SWR = sewer  
 SYN = synthetic  
 UTIL = utility  
 U = uncovered  
 W = west  
 YI = yard inlet  
 ' = degrees  
 ' = minutes, in  
 ' = bearings or angles  
 ' = seconds, in  
 ' = bearings or angles  
 ' = feet, in distance  
 AC = acres  
 ± = more or less,  
 or plus or minus



STATE OF ALABAMA  
 SHELBY COUNTY



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/23/2018 04:06:21 PM  
 \$27.50 CHERRY  
 20180423000135780

*Signature*

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 22, SECOND ADDTION RIVERCHASE WEST RESIDENTIAL SUBDIVISION as recorded in Map Book 7, Page 59 in the Office of the Judge of Probate, Shelby County, Alabama; that all parts of 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; that the correct address is as follows: 1901 Crossvine Road according to my survey of March 21, 2018. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.  
 2232 CAHABA VALLEY DRIVE SUITE M  
 BIRMINGHAM, AL 35242  
 PHONE: 205-991-8965

*Carl Daniel Moore*

