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

#### GRANT OF EASEMENT

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

That for and in consideration of the sum of **Five Hundred and No/100 (\$500.00)** 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, **Westervelt Realty, Inc.**, as owner of the property shown on Map Exhibit C, (herein referred to as Grantor whether one or more) do hereby remise, grant, sell, and convey unto **JSJF Properties I, LLC**, 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 right of way and easement over the property described in the attached Exhibit A for the purposes of ingress and cgress to and from the property described in Exhibit B, 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 by the owner of property described in Exhibit B for the purpose of ingress and egress across the property described in Exhibit A as shown on the attached Map Exhibit C. This grant of easement does not convey any right to build, park, or use any part of the property described in Exhibit A for any use other than ingress egress over the existing drive shown the attached Map Exhibit C.

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.

# 20180803000277140 08/03/2018 12:06:25 PM ESMTAROW 2/5

who is authorized to execute this conveyan	GRANTOR, by its Vice President, James J. King, Jr., ace, has hereto set his signature and seal on the date vever, the same shall not be effective until the 3154
	Westervelt Realty, Inc., an Alabama Corporation By: James J. King, Jr. Its: Vice President
STATE OF Aglama COUNTY OF LUB Calocoo	
James J. King, Jr., whose name as Vice Presideed and who is known to me, acknowledged by	and for said County, in said State, do hereby certify that ident of Westervelt Realty, Inc., is signed to the foregoing before me on this day that, being informed of the contents and with full authority, executed the same voluntarily for
Given under my hand and official seal	this $30^{+}$ day of $uu$ , 2018.
	Notary Public  My commission expires:
	: My commission expires dec. 12, 2021

## EXHIBIT A

## EASEMENT LEGAL DESCRIPTIONS

#### Easement 1

A sixty (60) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as the permanent easement (the "Permanent Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

#### Easement 2

A forty (40) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as the revocable easement (the "Revocable Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to terminate the Revocable Easement at Grantor's sole and absolute discretion, by giving written notice to Grantee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the effective date therein specified.

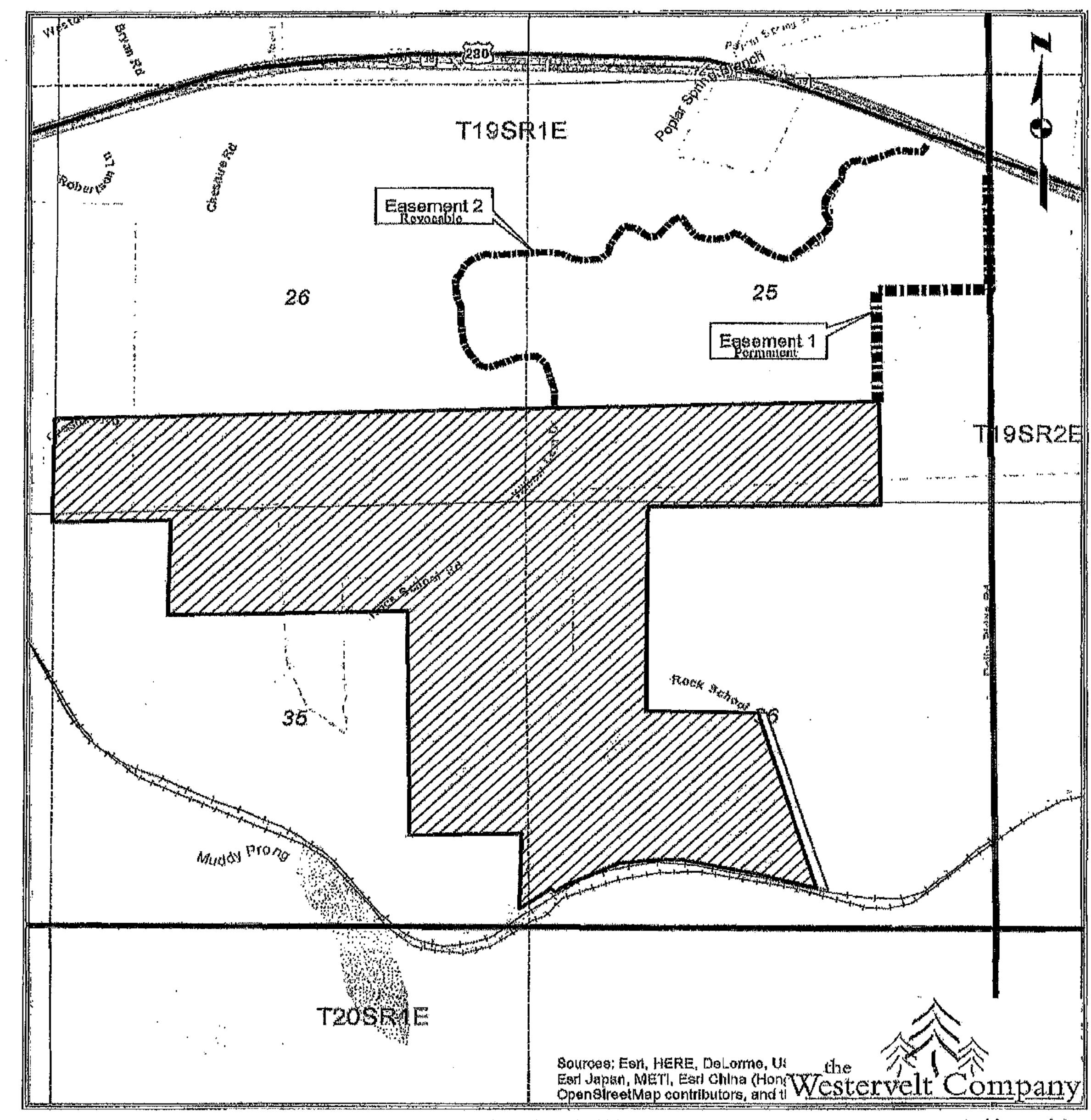
# <u>EXHIBIT B</u> JSJF Properties I, LLC Tracts Legal Description

A parcel of land located in the S½ of the SW¼ and the SW¼ of the SE¼ of Section 25, and the S⅓ of the SW¼ and the S⅓ of the SE¼ of Section 26, and the NE¼ of the NW¼ and the NE¼ of the NE¼ of the NE¼ of the NE¼ and the SE¼ of the NE¼ and the SE¼ of the NE¼ and the SE¼ of the NW¼ and the SE¼ lying north of CSX railroad ROW and lying West of Western boundary of Alabama Power electric transmission line Right-of-Way and the SW¼ lying north of CSX railroad ROW and lying West of Western boundary of Alabama Power electric transmission line Right-of-Way of Section 36, all lying in Township 19 South, Range 1 East, in Shelby County, AL containing 677 acres, more or less.

Less and Except all Right-of-ways and Easements.

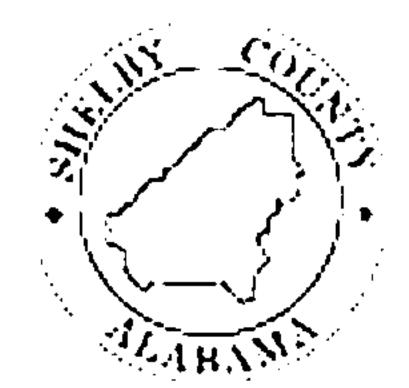
MAP Exhibit

# The Westervelt Company Shelby County, AL



1 inch = 1,500 feet

created by: rcolvin



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/03/2018 12:06:25 PM
\$27.50 CHERRY

20180803000277140

Jung 2