

STATE OF ALABAMA  
COUNTY OF SHELBY

20180810000287230  
08/10/2018 02:54:15 PM  
ESMTAROW 1/2

### EASEMENT

The undersigned Columbiana Station, LLC, the owner of a building located at 455 Highway 70, Columbiana, Alabama, is selling a portion of the building to John Galbreath and Catherine Galbreath. The portion of the building being purchased by the Galbreaths has a separate fire sprinkler system but may need from time to time to access the fire sprinkler system on the property being retained by Columbiana Station, LLC.

In consideration of the sum of Five Hundred Dollars (\$500.00).  
Therefore, Columbiana Station, LLC, hereby grants to John Galbreath and Catherine Galbreath and their successors and assigns as owners of the portion of the building being sold to them, an easement to access at reasonable times the fire sprinkler system on the property being retained by Columbiana Station, LLC. The Galbreaths agree to repair or replace any damaged portion of Columbiana Station, LLC's property which may result from their exercise of rights under this easement.

This the 9 day of August, 2018.

Columbiana Station, LLC

By [Signature]  
Kevin Noel Ricke, member

By [Signature]  
Victoria Lee Ricke, member

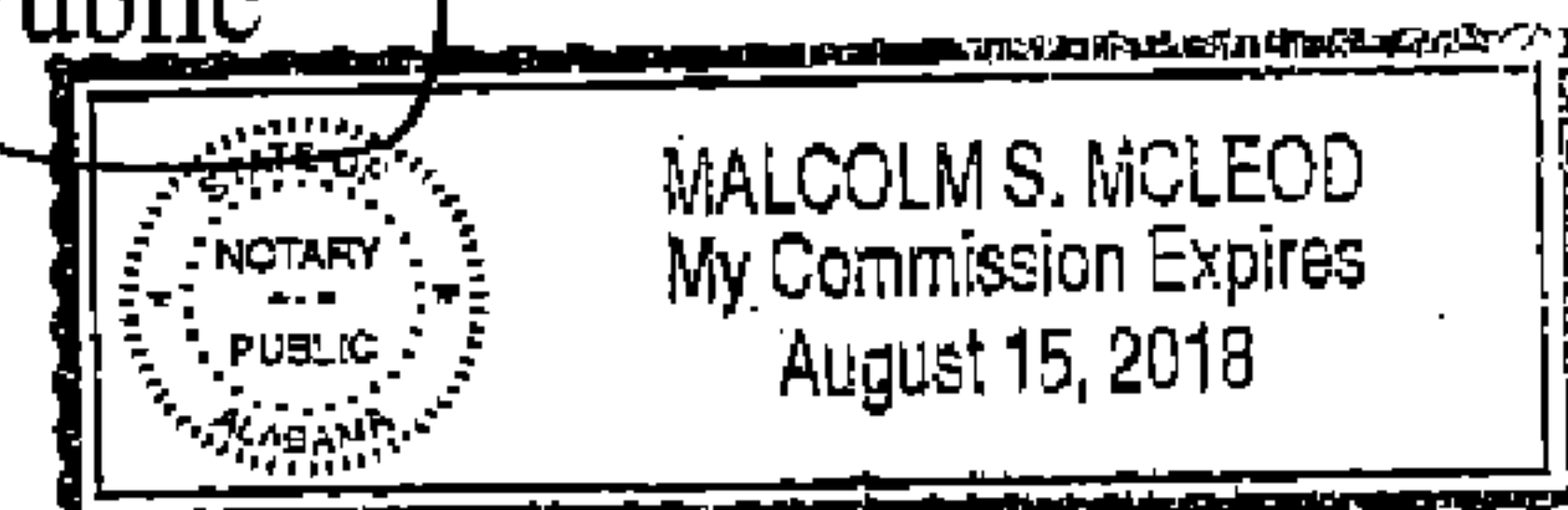
STATE OF ALABAMA  
COUNTY OF SHELBY

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 9 day of August, 2018.

My commission expires:

Notary Public



## EXHIBIT A, LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 1 WEST, HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST CORNER SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF A DISTANCE OF 459.85 FEET TO A POINT; THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 203.53 FEET TO A FOUND WEYGAND REBAR; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 76° 47' 47" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 20.58 FEET TO A FOUND REBAR; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 76° 42' 56" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 67.40 FEET TO A RAILROAD SPIKE; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90° AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 248.58 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90° 06' 08" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 302.68 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90° AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 12.35 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 89° 41' 59" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 137.53 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 84° 57' 49" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 53.39 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 151° 11' 43" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 227.47 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 124° 11' 46" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 307.16 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90° 02' 51" AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 230.09 FEET TO THE POINT OF BEGINNING.

LYING AND BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/10/2018 02:54:15 PM  
\$18.50 CHERRY  
20180810000287230

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