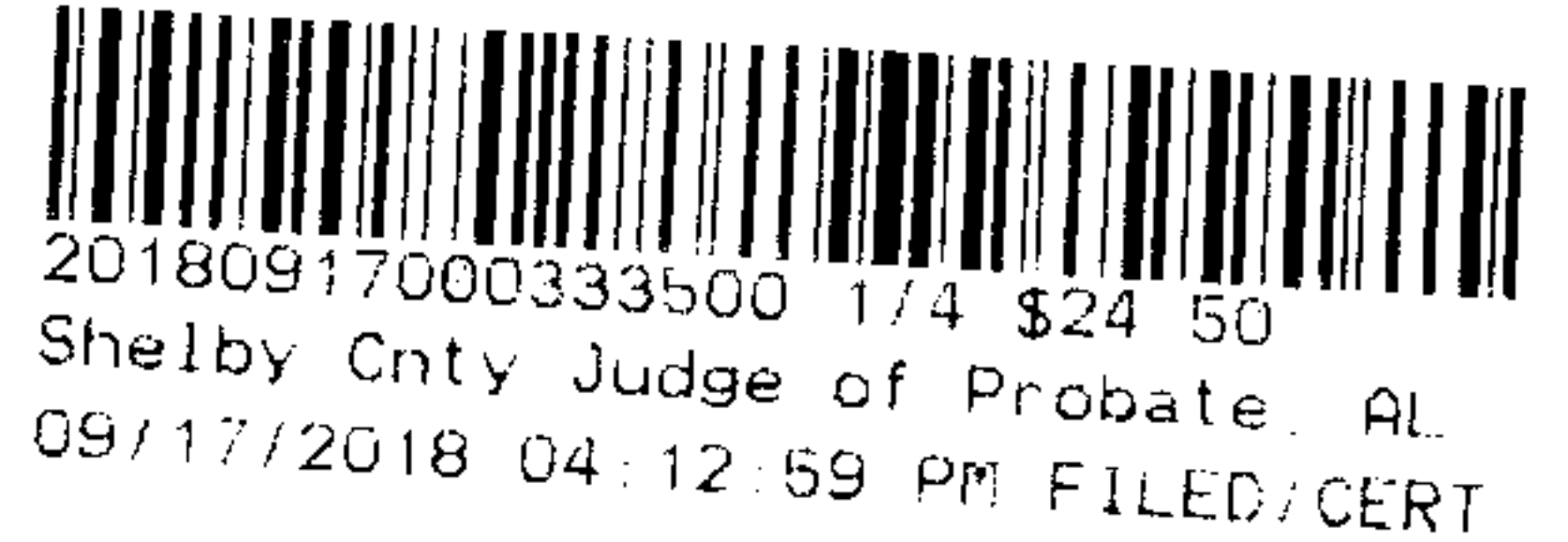


500.00

## EASEMENT DEED



STATE OF ALABAMA)

COUNTY OF SHELBY)

**KNOWALL MEN BY THESE PRESENTS**, THAT IN CONSIDERATION OF LOVE AND AFFECTION, AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY GRANTEE HEREIN, THE RECEIPT WHEREOF IS ACKNOWLEDGED, I OR WE, **DENNIS & PAULA PORTER**, HUSBAND AND WIFE, GRANT BARGAIN SELL AND CONVEY UNTO, **GLENN & JOYCE PORTER**, HUSBAND AND WIFE, THE FOLOWING DESCRIBED REAL ESTATE AS AN EASEMENT, SITUATED IN: **SHELBY COUNTY, ALABAMA**, to wit:

See attached **EXHIBIT A** for legal description, and also **EXHIBIT B** for the survey showing the survey with easement

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

AND I(WE) DO FOR MYSELF (OURSELVES) AND FOR MY (OUR) HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, THEIR HEIRS AND ASSIGNS, AND I AM (WE ARE) LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, THAT THEY ARE FREE FROM ALL ENCUMBRANCES UNLESS OTHERWISE NOTED ABOVE, THAT I (WE) HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AFORESAID, THAT I (WE) WILL, AND MY (OUR) HEIRS, EXECUTORS AND ADMINISTRATORS SHALL, WARRANT AND DEFEND THE SAME TO THE SAID GRANTEES, HEIRS, EXECUTORS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 14<sup>th</sup> DAY OF Sept 2018.

Dennis Porter

DENNIS PORTER

Paula Porter

PAULA PORTER

Shelby County, AL 09/17/2018  
State of Alabama  
Deed Tax: \$.50

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DENNIS PORTER AND PAULA PORTER

WHOSE NAMES ARE SIGNED TO THE FORGOING CONVEYANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONVEYANCE, HE EXECUTED THE SAME VOLUNTARY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF Sept - 2018.

NOTARY PUBLIC

Dan A. Juhn

MY COMMISSION EXPIRES: 11-8-2021

EXHIBIT A – LEGAL DESCRIPTION

*30' EASEMENT FOR INGRESS AND EGRESS*

A THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A ACROSS PART OF THE LAND BELONGING TO NELLIE RUTH PORTER. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4:

THENCE N 05°36'17" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 825.88 FEET TO THE POINT OF BEGINNING;

THENCE N 88°47'26" W, A DISTANCE OF 434.18 FEET TO A POINT;

THENCE S 83°22'16" W, A DISTANCE OF 75.16 FEET TO A POINT;

THENCE S 81°06'41" W, A DISTANCE OF 56.57 FEET TO A POINT IN A NEW FENCE;

THENCE N 26°12'39" W, ALONG A NEW FENCE, A DISTANCE OF 31.43 FEET TO A POINT IN AN OLD FENCE;

THENCE ALONG AN OLD FENCE THE FOLLOWING COURSES,

N 81°06'41" E, A DISTANCE OF 66.51 FEET TO POINT,

N 83°22'16" E, A DISTANCE OF 77.80 FEET TO POINT,

S 88°47'26" E, A DISTANCE OF 438.54 FEET TO POINT ON THE WEST LINE OF SAID SIXTEENTH SECTION,

S 88°47'26" E, A DISTANCE OF 42.28 FEET TO A FENCE CORNER,

N 02°51'35" E, A DISTANCE OF 345.33 FEET TO A FENCE CORNER THAT BARES S 30°15'12" E A DISTANCE OF 43.73 FEET  
FROM THE NORTHWEST CORNER OF SAID SIXTEENTH SECTION,

S 89°41'35" E, A DISTANCE OF 672.41 FEET TO A POINT;

THENCE S 07°14'22" W, A DISTANCE OF 30.22 FEET TO A POINT;

THENCE N 89°41'35" W, A DISTANCE OF 640.07 FEET TO A POINT;

THENCE S 02°51'35" W, A DISTANCE OF 345.79 FEET TO A POINT;

THENCE N 88°47'26" W, A DISTANCE OF 73.73 FEET TO THE POINT OF BEGINNING.

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20180917000333500 2/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
09/17/2018 04:12:59 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dennis & Paula Porter  
Mailing Address 5741 Hwy 25  
Columbiana, AL 35051

Grantee's Name Glenn Joyce Porter  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ Easement Deed only

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_



20180917000333500 4/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
09/27/2018

Print \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1