

STATE OF ALABAMA)
SHELBY COUNTY)

EASEMENT DEED

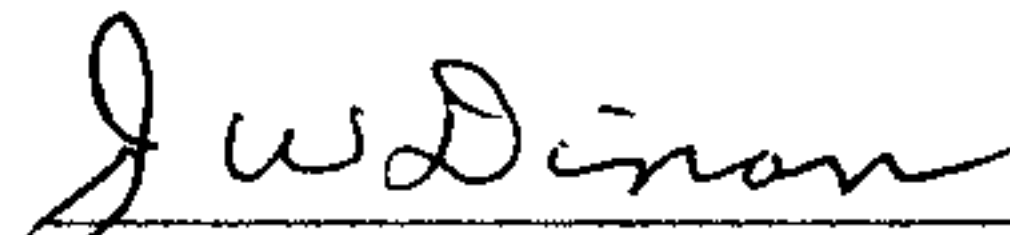
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the grantor, in hand paid by **The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama**, the receipt of which is hereby acknowledged, **J.W. Dinan and wife, Marian Dinan**, do grant, bargain and convey to **The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama**, an easement described as follows:

Vacation Legal Description of Exclusive Use Green Zone Easement, located on Lot 7B of A Resurvey of Lot 3 and Resubdivision of Lot 7 of Montalbano Estates, as recorded in Map Book 47, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

BEGIN at the North Most Corner of Lot 7B of A Resurvey of Lot 3 and Resubdivision of Lot 7 of Montalbano Estates, as recorded in Map Book 47, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S50°51'00"E for a distance of 134.36'; thence S75°10'23"W for a distance of 153.76'; thence N21°30'04"E for a distance of 118.71'; thence N03°54'34"E for a distance of 13.76' to the POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the said grantees, **The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama**, and to their heirs, assigns, executors, administrators, licensees, invitees, and guests, forever.

In Witness Whereof, I have hereunto set my hand and seal this 4 day of October, 2018.

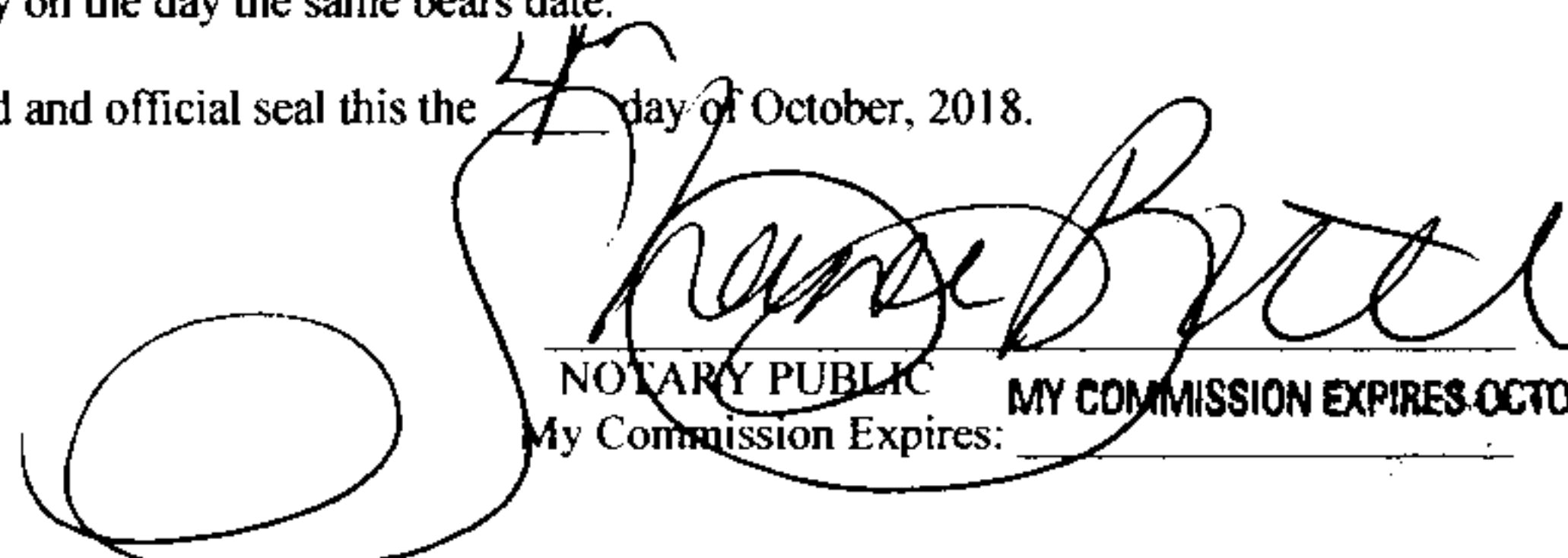

J.W. Dinan


Marian Dinan

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **J.W. Dinan and Marian Dinan**, whose names 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of October, 2018.


NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 20, 2020
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830.

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

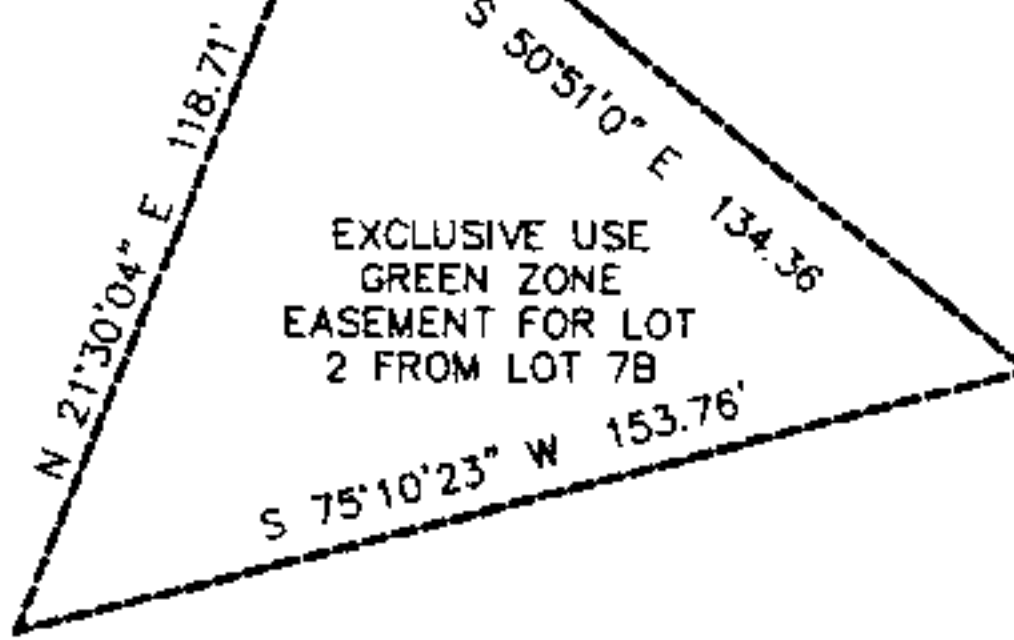
Shelby County, AL 10/04/2018
State of Alabama
Deed Tax: \$.50


20181004000354940 1/2 \$18.50
Shelby Cnty Judge of Probate: AL
10/04/2018 12:59:51 PM FILED/CERT

LOT 7A
RESURVEY MONTALBANO ESTATES
MB 47, PG 28

N 03°54'34" E
13.76'

NORTH MOST CORNER
LOT 7B OF A RESURVEY OF LOT 3 AND
RESUBDIVISION OF LOT 7 OF MONTALBANO
ESTATES, AS REC. IN MAP BOOK 47, PAGE 28

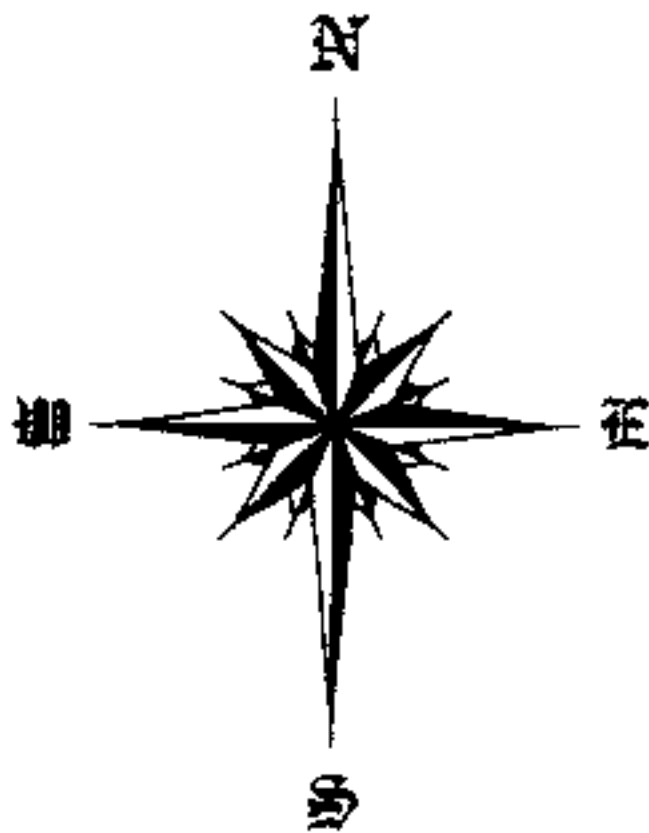


LOT 2
MONTALBANO ESTATES
MB 5, PG 36

LOT 3A
RESURVEY MONTALBANO ESTATES
MB 47, PG 28

LOT 7B
2.40 ACRES

CALDWELL MILL ROAD
(42' PAVEMENT - 3 LANES (CENTER LANE TURN LANE) - R.O.W. VARIES



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W. RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- E OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- ▨ COVERED DECK/PORCH
- ▩ DECK/PORCH

JOB NO. 18539
DATE 9/19/18
ADDRESS 5331 Caldwell Mill Road SCALE 1" = 50' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

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



20181004000354940 2/2 \$18.50
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