

STATE OF ALABAMA)
SHELBY COUNTY)

EASEMENT

\$ 500.00

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 **Don Proctor (Owner of Lot 7A), Saverio Montalbano and Ann Montalbano (Owners of Lot 1), The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama (Owner of Lot 6) and J.W. Dinan and Marian Dinan (Owners of Lot 2),** the receipt of which is hereby acknowledged, **The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama,** do grant, bargain and convey to **Don Proctor (Owner of Lot 7A), Saverio Montalbano and Ann Montalbano (Owners of Lot 1), The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama (Owner of Lot 6) and J.W. Dinan and Marian Dinan (Owners of Lot 2),** an easement described as follows:

Easement #1 - For use of Lot 1, 2, 6 and 7A of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - A 50' Wide Ingress/Egress, Utility and Drainage Easement, lying 25' either side of and parallel to the following described centerline:

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 OF SAID CENTERLINE; thence S03°54'34"W for a distance of 13.76'; thence S21°30'04"W for a distance of 203.64'; thence S46°49'34"W for a distance of 80.99'; thence S69°14'04"W for a distance of 18.43' to the Northeasterly R.O.W. line of Caldwell Mill Road and the POINT OF ENDING OF SAID CENTERLINE. Easement to extend or trim to meet existing lot lines.

TO HAVE AND TO HOLD unto the said grantees, **Don Proctor (Owner of Lot 7A), Saverio Montalbano and Ann Montalbano (Owners of Lot 1), The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama (Owner of Lot 6) and J.W. Dinan and Marian Dinan (Owners of Lot 2),** and to their heirs, assigns, executors, administrators, and licensees forever.

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

The Estate of Mary Montalbano, deceased, Probate
Case No. PR07-390, Shelby County, Alabama

Angelina Buchanan
Angelina Buchanan, Personal Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Angelina Buchanan, Personal Representative of The Estate of Mary Montalbano, deceased, Probate Case No. PR07-390, Shelby County, Alabama,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

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

Glenda Jones
NOTARY PUBLIC

My Commission Expires:

Glenda Jones
My Commission Expires
12/18/19

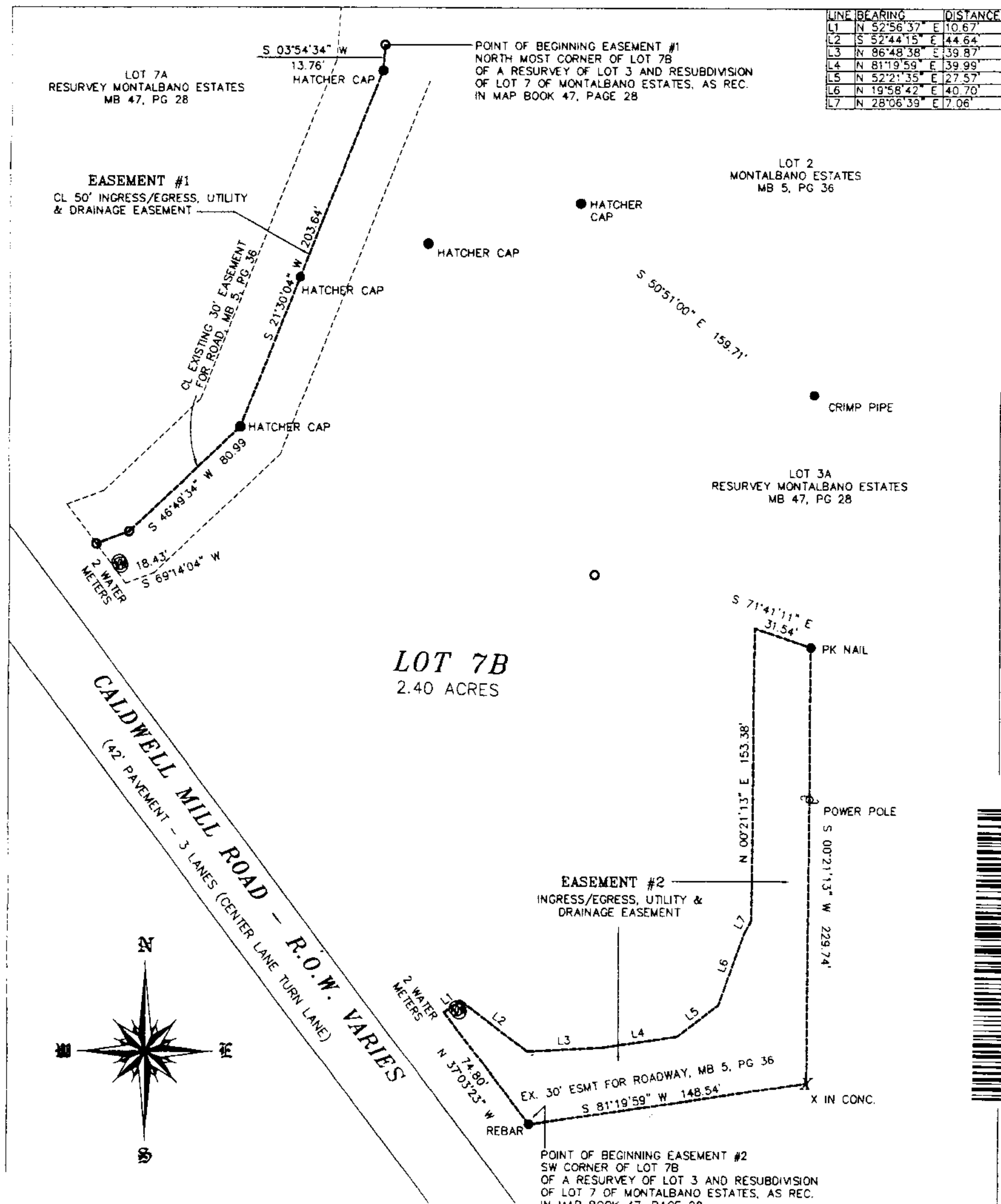
THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Birmingham, AL 36830.

AFTER RECORDING RETURN TO:

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

20181004000354950 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
10/04/2018 12:59:52 PM FILED/CERT

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



ALABAMA
REGISTERED
No. 31784
PROFESSIONAL
LAND
SURVEYOR
RODNEY Y. SHIFLETT

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- R.O.W.
- WATER METER
- UTILITY POLE
- OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 18539
DATE 9/26/18 DATE OF FIELD SURVEY 9/25/18
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

Easement #1 - For use of Lot 1, 2, 6 and 7A of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - A 50' Wide Ingress/Egress, Utility and Drainage Easement, lying 25' either side of and parallel to the following described centerline:

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 OF SAID CENTERLINE; thence S03°54'34"W for a distance of 13.76'; thence S21°30'04"W for a distance of 203.64'; thence S46°49'34"W for a distance of 80.99'; thence S69°14'04"W for a distance of 18.43' to the Northeastly R.O.W. line of Caldwell Mill Road and the POINT OF ENDING OF SAID CENTERLINE. Easement to extend or trim to meet existing lot lines.

EASEMENT #2 - For use of Lot 3A, 4, 5A and 7B of Montalbano Estates, MB 5, PG 36 and Montalbano Estates Resubdivision, MB 47, PG 28, and their heir and assigns - An Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

BEGIN at the SW 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; said point lying on the Northeastly R.O.W. line of Caldwell Mill Road; thence N37°03'23"W and along said R.O.W. line for a distance of 74.80'; thence N52°56'37"E and leaving said R.O.W. line for a distance of 10.67'; thence S52°44'15"E for a distance of 44.64'; thence N86°48'38"E for a distance of 39.87'; thence N81°19'59"E for a distance of 39.99'; thence N52°21'35"E for a distance of 27.57'; thence N19°58'42"E for a distance of 40.70'; thence N28°06'39"E for a distance of 7.06'; thence N00°21'13"E for a distance of 153.38'; thence S71°41'11"E for a distance of 31.54'; thence S00°21'13"W for a distance of 229.74'; thence S81°19'59"W for a distance of 148.54' to the POINT OF BEGINNING.

20181004000354950 2/2 \$25.50
Shelby Cnty Judge of Probate, AL
10/04/2018 12:59:52 PM FILED/CERT