

20181008000358560 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
10/08/2018 12:11:29 PM FILED/CERT

\$500.00

This instrument was prepared without evidence of title by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

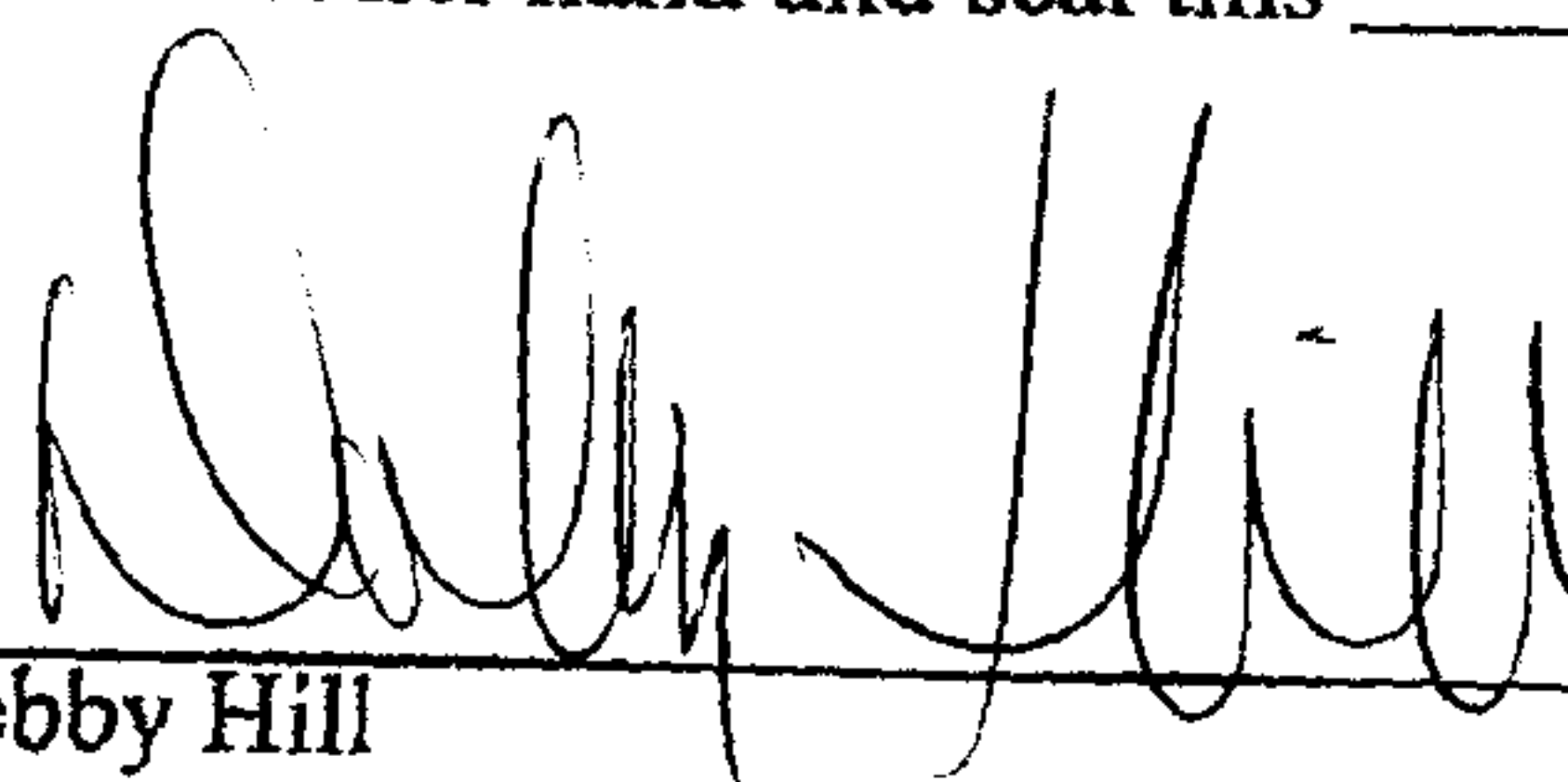
That in consideration of One and no/100 Dollars (\$1.00), the undersigned Debby Hill, a single woman (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Billy R. Scurlock and Karen D. Scurlock (herein referred to as GRANTEE, whether one or more) the following described easement for ingress, egress, and utilities, situated in Shelby County, Alabama, to-wit:

An easement 60 feet wide for ingress, egress, and utilities over and across Lot 53 according to the Final Plat of Sunset Lake Phase 1 as recorded in Map Book 29, Page 68, in the Probate Office of Shelby County, Alabama. The easement is further described as shown on Exhibit A.

GRANTEE is responsible for maintaining the easement and shall indemnify and hold GRANTOR harmless from all liability arising from GRANTEE's use of the easement.

TO HAVE AND TO HOLD to the said GRANTEE and to their heirs, successors and assigns forever.

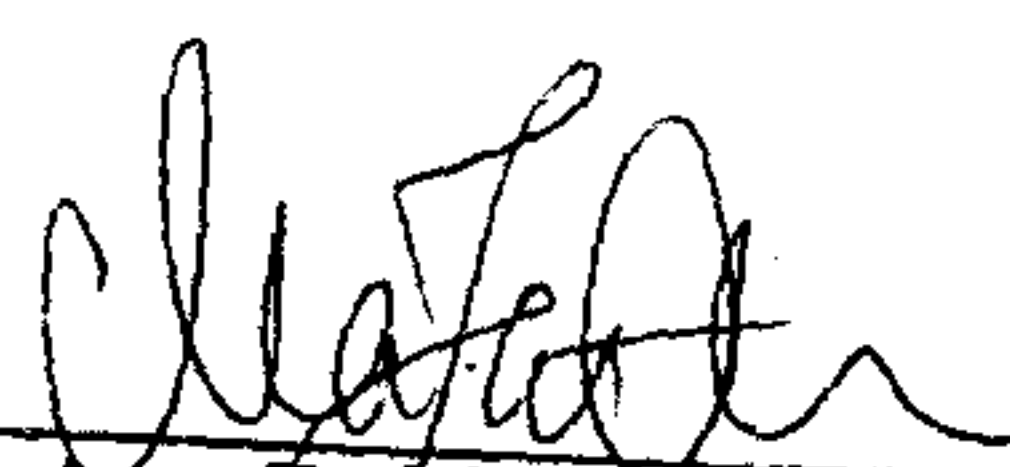
IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 1 day of October, 2018.


Debby Hill

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debby Hill, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of October, 2018.


Notary Public
My commission expires: 04/27/20

Shelby County, AL 10/08/2018
State of Alabama
Deed Tax: \$.50

CONSENT BY MORTGAGEE

Wells Fargo Bank, N. A., mortgagee in the mortgage from Debby C. Hill dated December 31, 2014, recorded as Instrument # 20150105000003030 in the Probate Office of Shelby County, Alabama, hereby consents to the granting of the easement as described in this document and releases said easement from the lien of said mortgage.

This the 1 day of OCTOBER, 2018.

Wells Fargo Bank, N.A.

by [Signature]

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Debby Hill, whose name as Mortgageholder of Wells Fargo Bank, N.A., a banking corporation, is signed to the foregoing document, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal, this the 1 day of October, 2018.

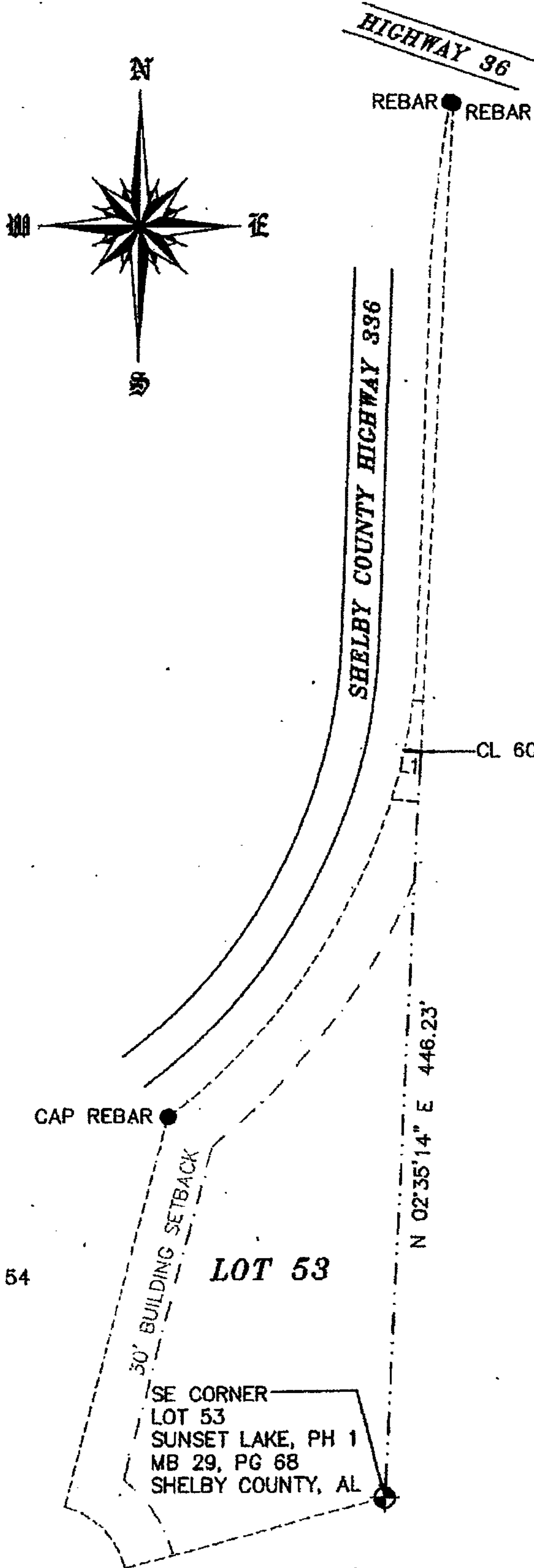
[Signature]
Notary Public
My commission expires: 10/27/20



20181008000358560 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
10/08/2018 12:11:29 PM FILED/CERT

EXHIBIT A

20181008000358560 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
10/08/2018 12:11:29 PM FILED/CERT



LINE	BEARING	DISTANCE
L1	N 84°28'17" W	9.99'

A 60' Wide Ingress/Egress & Utility Easement, lying 30' either side of and parallel to the following described centerline.

Commence at the SE Corner of Lot 53 of Sunset Lake, Phase 1, as recorded in Map Book 29, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama; thence N02°35'14"E, a distance of 446.23' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N84°28'17"W, a distance of 9.99' to the Easterly R.O.W. line of Shelby County Highway 336 and the POINT OF ENDING OF SAID CENTERLINE.

	LEGEND	
	1/2" REBAR SET IRON PIN FOUND RIGHT-OF-WAY NOT TO SCALE UTILITY POLE OVERHEAD UTILITIES FIELD MEASURED PLAT / RECORDED MAP COVERED DECK/PORCH DECK/PORCH	
JOB NO. <u>18027ESMT</u> DATE <u>8/6/18</u> DATE OF FIELD SURVEY <u>8/2/18</u> ADDRESS _____ SCALE <u>1" = 100'</u> DRAWN BY <u>H. LETTS</u> CHECK BY <u>R.Y.S.</u>		

RODNEY SHIFLETT SURVEYING

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