


This Instrument Prepared By:

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Easement Agreement

KNOW ALL MEN BY THESE PRESENTS, That for an in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), in hand paid, the receipt and sufficiency of which are hereby acknowledged, that **Douglas H. Ballard, III, as Trustee of the Betty R. Ballard Living Trust dated 16 October, 2008**, hereinafter called the “Grantor”, do hereby GRANT, BARGIN, SELL and CONVEY unto said **Lonnie C. Thompson and Judy D. Thompson, a married couple**, hereinafter called the “Grantee”, an easement and right-of-way into, upon and across that certain real estate owned by the Grantor located in Shelby County, Alabama, with said easement and right-of-way being more particularly described as follow, to wit:

A 60 foot wide easement for ingress and egress, said easement being described as 30 feet on either side of the following described centerline: Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 6 go South 89 deg. 54 min. 20 sec. West along the North boundary of the NW 1/4 of the SW 1/4 of said Section 6 for 644.49 feet to the Point of Beginning on the centerline of a 60.00 feet drive easement being a parcel of land uniform in width and lying 30.00 feet either side of a line described as follows: go South 05 deg. 00 min. 00 sec. West for 446.29 feet to the beginning of a curve to the right, having a central angle of 37 deg. 52 min. 00 sec. and a radius of 451.48 feet; Thence Southerly along said curve for 298.38 feet to the point of tangent; Thence South 42 deg. 52 min. 00 sec. West for 501.73 feet to the North boundary of Shelby County Highway No. 22 and the end of said easement.

The above described easement and right-of-way shall be for the use and benefit of the following described three parcels of real property, to wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 6, go South 89 degrees 54 minutes 20 seconds West along the North boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 6 for 614.37 feet; Thence South 05 degrees 00 minutes 00 seconds West for 191.00 feet; Thence South 85 degrees 00 minutes 00 seconds East for 208.00 feet; Thence South 05 degrees 00 minutes 00 seconds West for 208.00 feet; Thence North 85 degrees 00 minutes 00 seconds West for 208.00 feet; Thence South 05 degrees 00 minutes 00 seconds West

for 50.00 feet; Thence South 85 degrees 00 minutes 00 seconds East for 308.04 feet; Thence North 05 degrees 00 minutes 00 seconds East for 50.00 feet; Thence South 85 degrees 00 minutes 00 seconds East for 326.00 feet; Thence North 02 degrees 12 minutes 40 seconds East for 454.15 feet to the Point of Beginning. Being situated in Shelby County, Alabama.

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, described as follows: Commence at the NE corner of the NW 1/4 of SW 1/4 of Section 6, go South 89 degrees 54 minutes 20 seconds West along the North boundary of the NW 1/4 of the SW 1/4 of said Section 6 for 614.37 feet; Thence South 05 degrees 00 minutes 00 seconds West for 449.00 feet to the beginning curve of the right and also the Point of Beginning; said curve having a natural angle of 37 degrees 52 minutes 00 seconds and a radius of 481.48 feet; Thence Southerly along said curve for 318.21 feet; Thence South 42 degrees 52 minutes 00 seconds West for 129.78 feet; Thence South 85 degrees 00 minutes East for 284.83 feet to the west boundary of the City of Calera Water Works property; Thence North 05 degrees 02 minutes 10 seconds East along said West boundary for 398.00 feet; Thence North 85 degrees 00 minutes 00 seconds West for 104.04 feet to the Point of Beginning. Situated in Shelby County, Alabama.

From the NW corner of the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; Thence run Southerly along the West line of said 1/4-1/4 Section for 11.7 feet; Thence turn left 87 degrees 01 minutes 15 seconds and run Easterly for 758.75 feet to the East side of a 60 foot wide easement (Deed Book 345, Page 698); Thence turn right 90 degrees 00 minutes and run Southerly 190 feet to the Point of Beginning of subject lot; Thence continue Southerly along last named course 208 feet; Thence turn left 90 degrees 00 minutes and run Easterly 208 feet; Thence turn left 90 degrees 00 minutes and run Northerly 208 feet; Thence turn left 90 degrees and run Westerly 208 feet to the Point of Beginning (one acre, more or less).

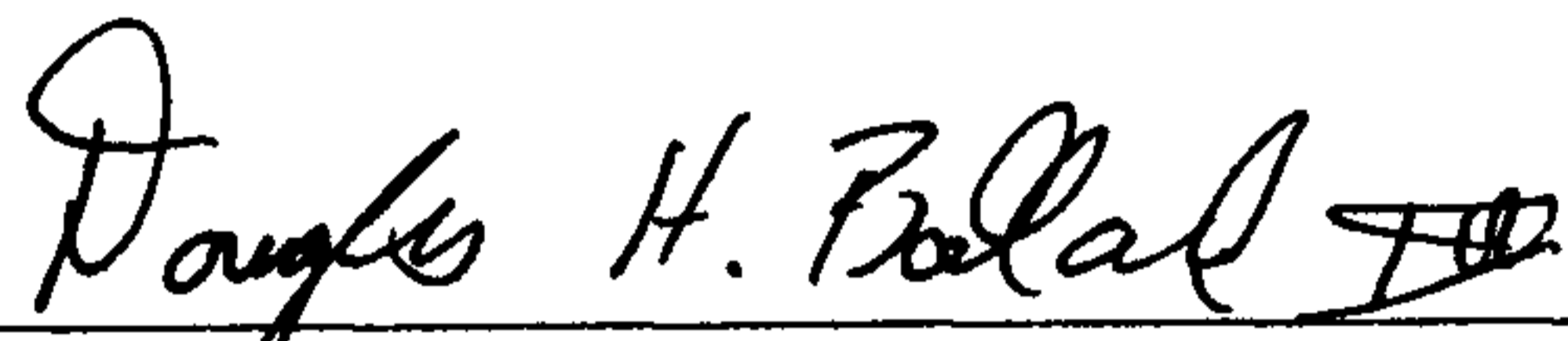
The right-of-way, easement, rights and privileges herein granted shall be used only for the purpose of ingress, egress and utility access to the Grantee's property and is non-exclusive in nature.

The easement, rights and privileges herein granted shall be perpetual. Grantor hereby binds himself, his heirs, and legal representatives, to warrant and forever defend the above-described easement and rights unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement, rights and privileges granted herein are non-exclusive, and Grantor covenants that he will not convey any other easement or conflicting rights within the area covered by this grant.

Grantee shall have the right to cut and trim trees or shrubbery which may encroach on the easement area herein conveyed, and Grantee shall dispose of all cuttings and trimmings either by piling and burning within the easement area or by loading and hauling away from the premises.

Grantor also retains, reserves, and shall continue to enjoy use of the surface of such property for any and all purposes which do not interfere with and prevent the use by Grantee of the within easement, including the right to build and use the surface of the herein granted easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley. If the Grantor, or any of Grantors successors or assigns, shall dedicate all or any part of the property affected by this easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the easement rights herein granted.



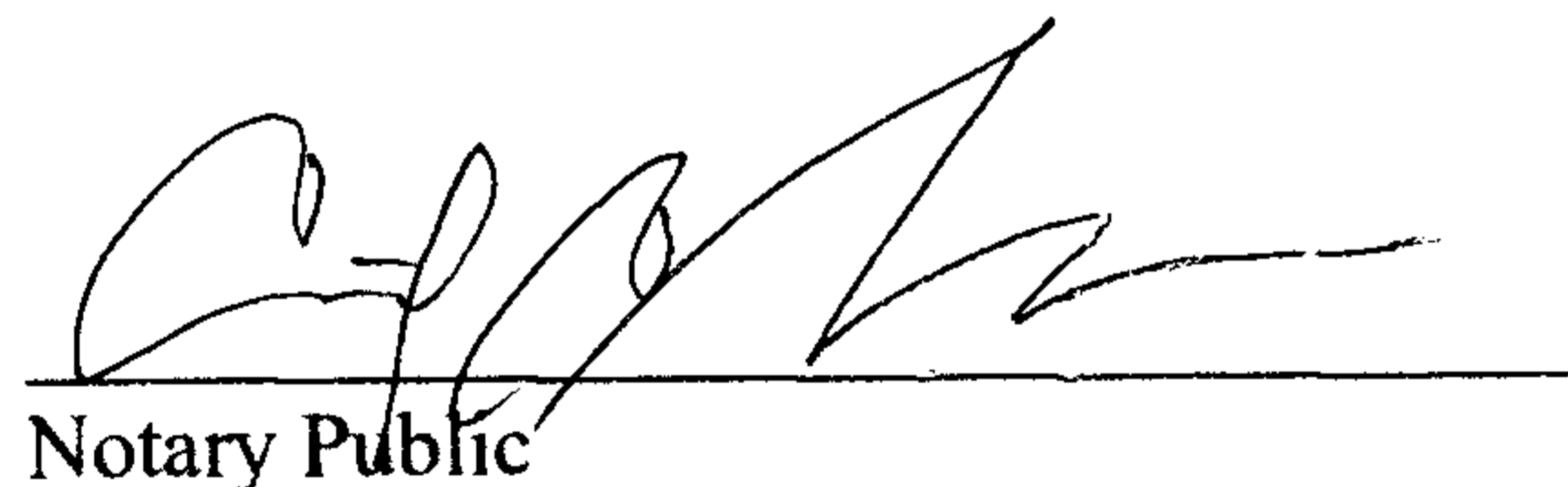
Douglas H. Ballard, III

**In his capacity as Trustee of the Betty R. Ballard Living Trust dated 16 October, 2008
Grantor**


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for said County and said State, personally appeared *Douglas H. Ballard, III, as Trustee of the Betty R. Ballard Living Trust dated 16 October, 2008*, whose names are signed to the foregoing Easement and Right-of-Way Agreement, and who are known to me personally, and who acknowledged to me that being informed of the contents thereof, they executed the same voluntarily as their own free act.

GIVEN under my hand and official seal of office on this the 29 Day of JAN., 2019.


Notary Public

My Commission Expires: 18 March, 2020


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