

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Walter R. Higgins, Sr
1296 Chancellor Ferry Rd
Harpsville, AL 35018

EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS and NO/00 (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Heavy Equipment Real Estate, LLC**, grant, bargain, sell and convey unto, **Walter R. Higgins, Sr and Julie D. Higgins** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement for repair of existing septic tank and field lines on the following described property:

A Parcel of land to be known as LOT 2 of Parcel Resurvey of 22-9-30-0-000-001.002 & 22-9-30-0-000-001.005, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Sec. 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence N86°34'07"W for a distance of 42.42' to the Westerly R.O.W. line of Shelby County Highway 87, 80' R.O.W and the POINT OF BEGINNING; thence N86°34'07"W and leaving said R.O.W. line for a distance of 249.28' to the Easterly R.O.W. line of Interstate 65, R.O.W. Varies; thence N16°43'49"W and along said R.O.W. line for a distance of 369.63'; thence N89°46'48"E and leaving said R.O.W. line for a distance of 152.23'; thence S00°18'34"E for a distance of 142.37'; thence S48°19'20"E for a distance of 96.15'; thence S88°28'52"E for a distance of 130.42' to the Westerly R.O.W. line of above said Highway 87, 80' R.O.W.; thence S00°01'16"E and along said R.O.W. line for a distance of 159.73' to the POINT OF BEGINNING.

SUBJECT TO:

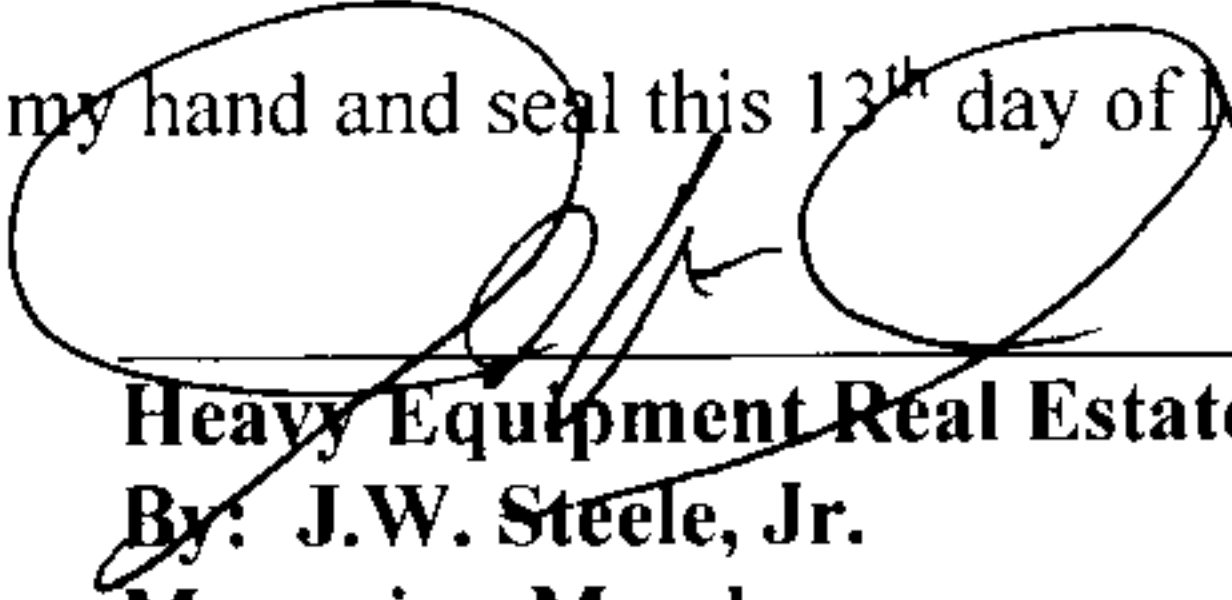
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

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 Grantees, 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 as 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 13th day of March, 2019.

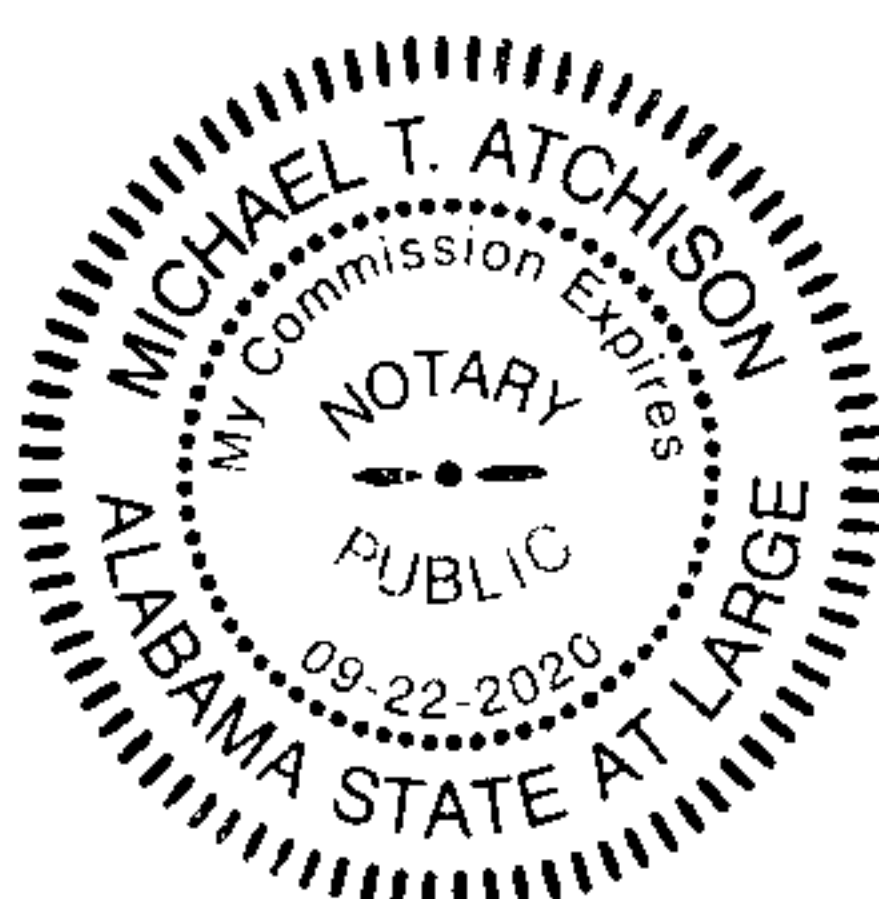
Shelby County, AL 03/14/2019
State of Alabama
Deed Tax: \$.50

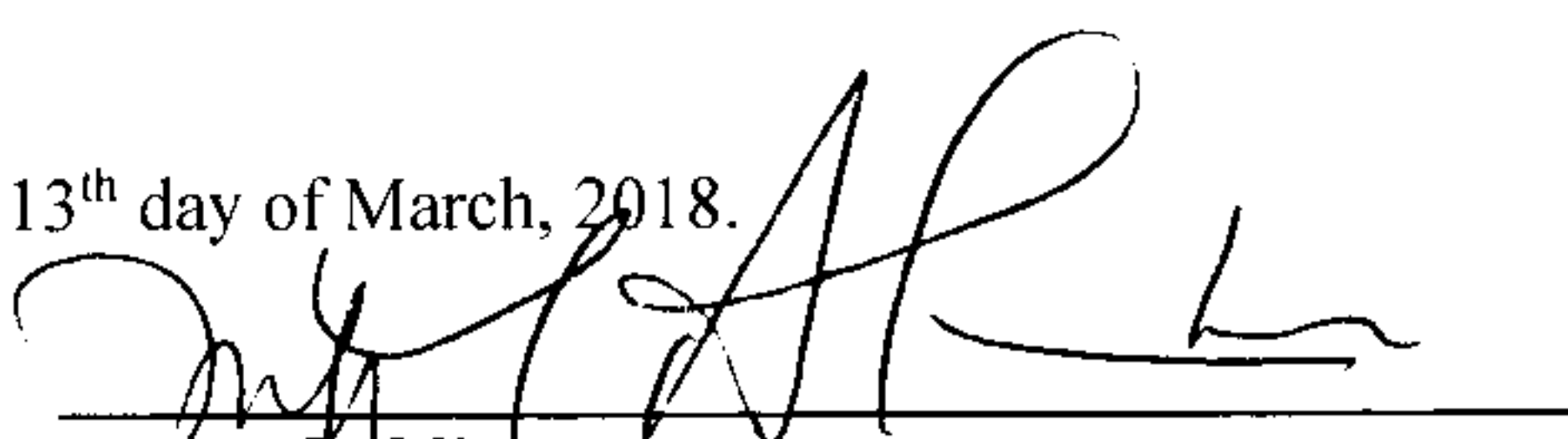

Heavy Equipment Real Estate, LLC
By: **J.W. Steele, Jr.**
Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **J.W. Steele, Jr. as Managing Member of Heavy Equipment Real Estate, LLC**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2018.




Notary Public
My Commission Expires: 9-22-2020


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Shelby Cnty Judge of Probate, AL
03/14/2019 10:11:17 AM FILED/CERT