

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

Send Tax Notice to:
Bagley Properties

\$500.00

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and NO/00 (\$10.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ammersee Lakes Property Owners Association Inc.**, grant, bargain, sell and convey unto, **Bagley Properties** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
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 24th day of January,
2018.
2019

20190417000126320 1/3 \$21.50
Shelby Cnty Judge of Probate: AL
04/17/2019 02:17:05 PM FILED/CERT

**Ammersee Lakes Property
Owners Association, Inc.**

Kriste Deelman
Dawn Hawk

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Daniel Hennrich of **Ammersee Lakes Property Owners Associations, Inc.**, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2019

[Signature]
Notary Public

My Commission Expires: 6/17/19

Shelby County, AL 04/17/2019
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Justin Deemon of Ammersee Lakes Property Owners Associations, Inc.,
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/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 24th day of January, 2019.

[Signature]
Notary Public

My Commission Expires: 6/17/19

STATE OF ALABAMA

____ COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
____ of Ammersee Lakes Property Owners Associations, Inc.,
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/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this ____ day of _____, 2018.

Notary Public

My Commission Expires: _____



20190417000126320 2/3 \$21.50
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EXHIBIT A – LEGAL DESCRIPTION

Ingress/Egress and Utility Easement

Being a portion of Common Area, South of and bordering the South line of Lot 44A, Amended Map of Ammersee Lakes Second Sector, recorded in Map Book 39, Page 99, Shelby County, Alabama, located in the Northeast quarter of the Southeast quarter of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama.

Being more particularly described as follows:

Begin at the Southwest corner of Lot 44A, Amended Map of Ammersee Lakes Second Sector, recorded in Map Book 39, Page 99, Shelby County, Alabama; thence run S 00 degrees 09 minutes 10 seconds W a distance of 35.00 feet, thence run S 89 degrees 50 minutes 50 seconds E a distance of 60.00 feet; thence run N 00 degrees 09 minutes 10 seconds E a distance of 35.00 feet to the Southeast corner of said Lot 44A; thence run N 89 degrees 50 minutes 50 seconds W along the South line of said Lot 44 A for a distance of 60.00 feet to the point of beginning.



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