

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P. O. Box 587
Columbiana, Alabama 35051

500.00
Ms. Rebecca S. Mims
1611 West Tennessee Avenue
Midland, Texas 79701

STATE OF ALABAMA)
SHELBY COUNTY)

INGRESS, EGRESS, AND UTILITY EASEMENT


KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, James W. Suttle (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto Rebecca S. Mims (herein referred to as Grantee, whether one or more) an easement for ingress, egress, and utilities, in, on, over, and under the following described real estate situated in Shelby County, Alabama, to-wit:

A Sixty (60) foot Wide Ingress/Egress and Utility Easement, lying 30' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence N89°32'37"E for a distance of 300.00'; thence S00°27'23"E for a distance of 411.18'; thence S89°32'37"W for a distance of 569.91'; thence N40°34'17"W for a distance of 430.34'; thence S42°27'42"W for a distance of 33.64' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N13°56'23"W for a distance of 235.92' to a curve to the left, having a radius of 200.00', and subtended by a chord bearing N27°44'06"W, and a chord distance of 95.38'; thence along the arc of said curve a distance of 96.31'; thence N41°31'48"W for a distance of 370.89' to the POINT OF ENDING OF SAID CENTERLINE. Said easement ties into existing 60' Ingress/Egress and Utility Easement, as recorded in Inst. #20170330000107250, in the Office of the Judge of Probate of Shelby County, Alabama.

According to survey of Rodney Shiflett, Alabama Registration No. 21784, dated November 28, 2017, with updated description August 29, 2019.

Shelby County, AL 09/05/2019
State of Alabama
Deed Tax: \$.50


20190905000327880 1/2 \$25.50
Shelby Cnty Judge of Probate, AL
09/05/2019 02:43:22 PM FILED/CERT

Subject to:

1. Easements, permits, and rights-of-way of record, and rights of use of other parties in and to the use of the herein described easement.
2. Grantor, and his successors and assigns, reserve right of use of the above said easement.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of September, 2019.

James W. Suttle
James W. Suttle

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Suttle, whose name is signed to the foregoing instrument, and who is known to me acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2019.

Kimi M. Foster
Notary Public
My Commission Expires: 1-3-23

