

This instrument was prepared by:  
James E. Roberts  
P.O. Box 382646  
Birmingham Al 35238

Send Tax Notice To:  
James Mark Clayton  
5330 Meadowlark Lane  
Birmingham, Alabama 35242

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

STATE OF ALABAMA                    )  
                                              :  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

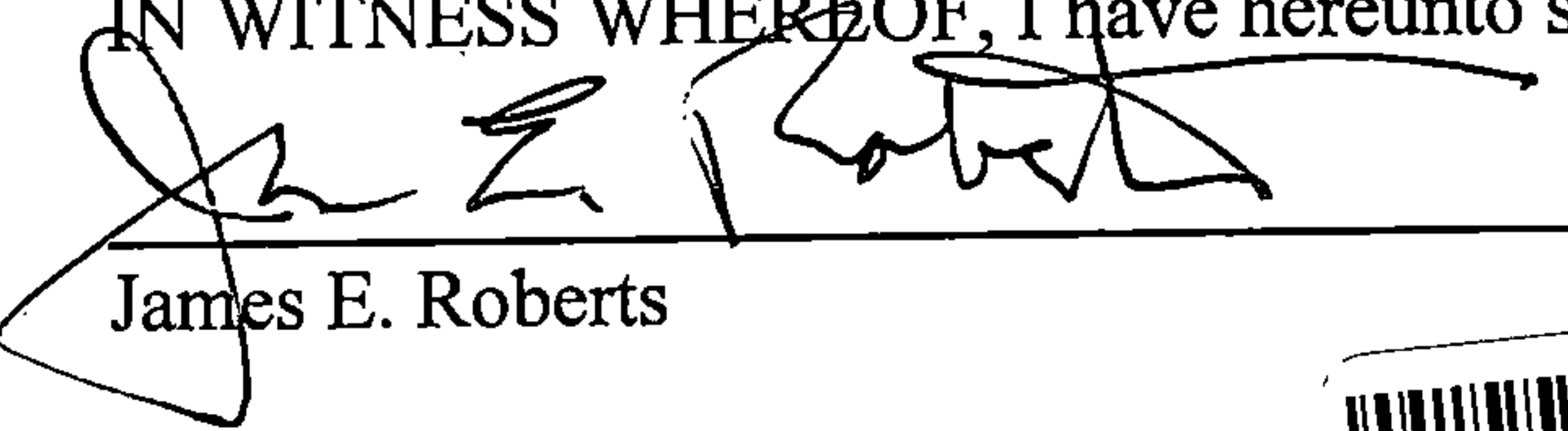
That in consideration of Ten and no/100 Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I **James E. Roberts**, a married man, (here into referred to as the grantor) grant, bargain, sell and convey unto James Mark Clayton and Sarah Elizabeth Roberts Clayton, a married couple, their heirs and assigns (herein referred to as grantees) the following describe 60 foot easement, situated in Shelby County, Alabama, to wit:

Grantor conveys and a grantees a 60 foot non-exclusive easement for ingress and egress and utilities for the use of grantees herein their successors and assigns forever. The property which is the subject of this easement is more fully described on **Exhibit A**, which is attached hereto and incorporated by reference herein. Grantor, nor his spouse, has never occupied the property which is the subject of this easement as his residence.

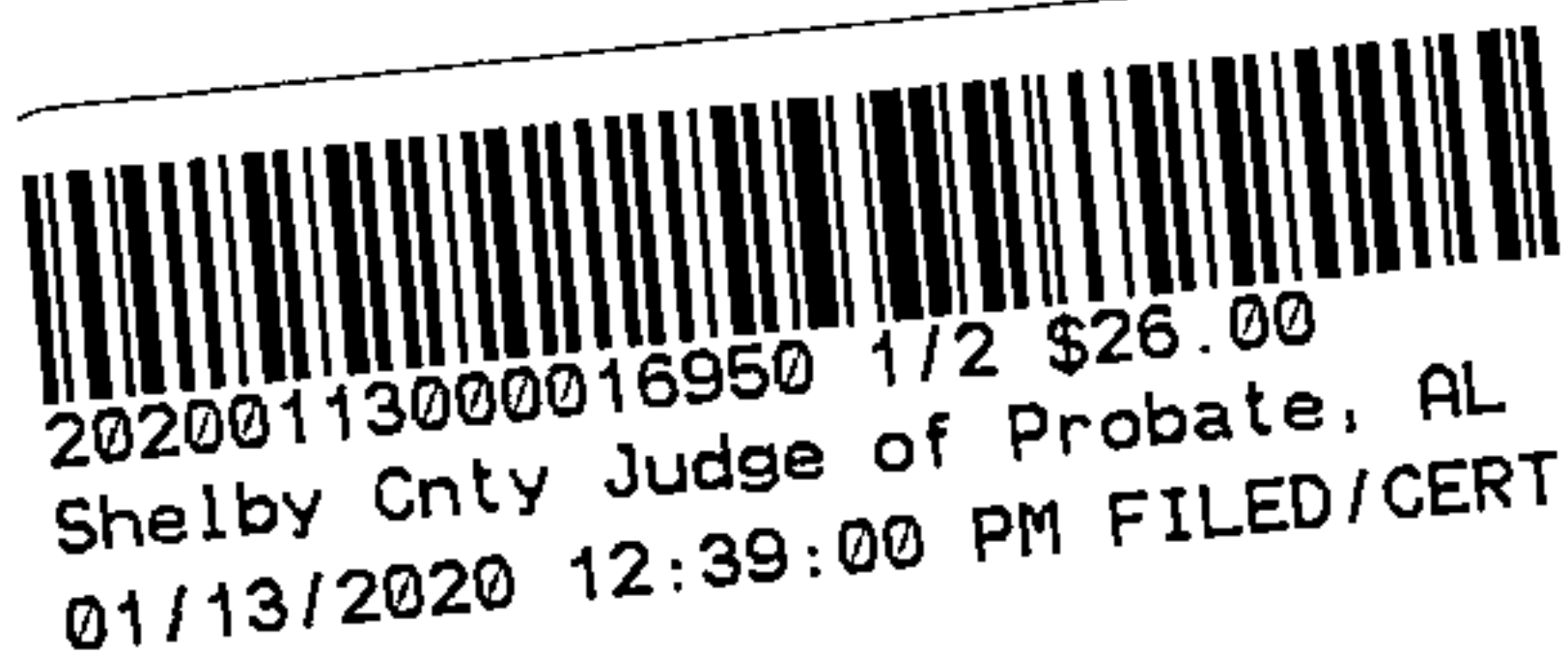
To have and to hold to the said grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to convey the same as aforesaid; that I will and my heirs, and executors and administrators shall warrant and defend the same to the said grantees, they heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13<sup>TH</sup> day of January, 2020.

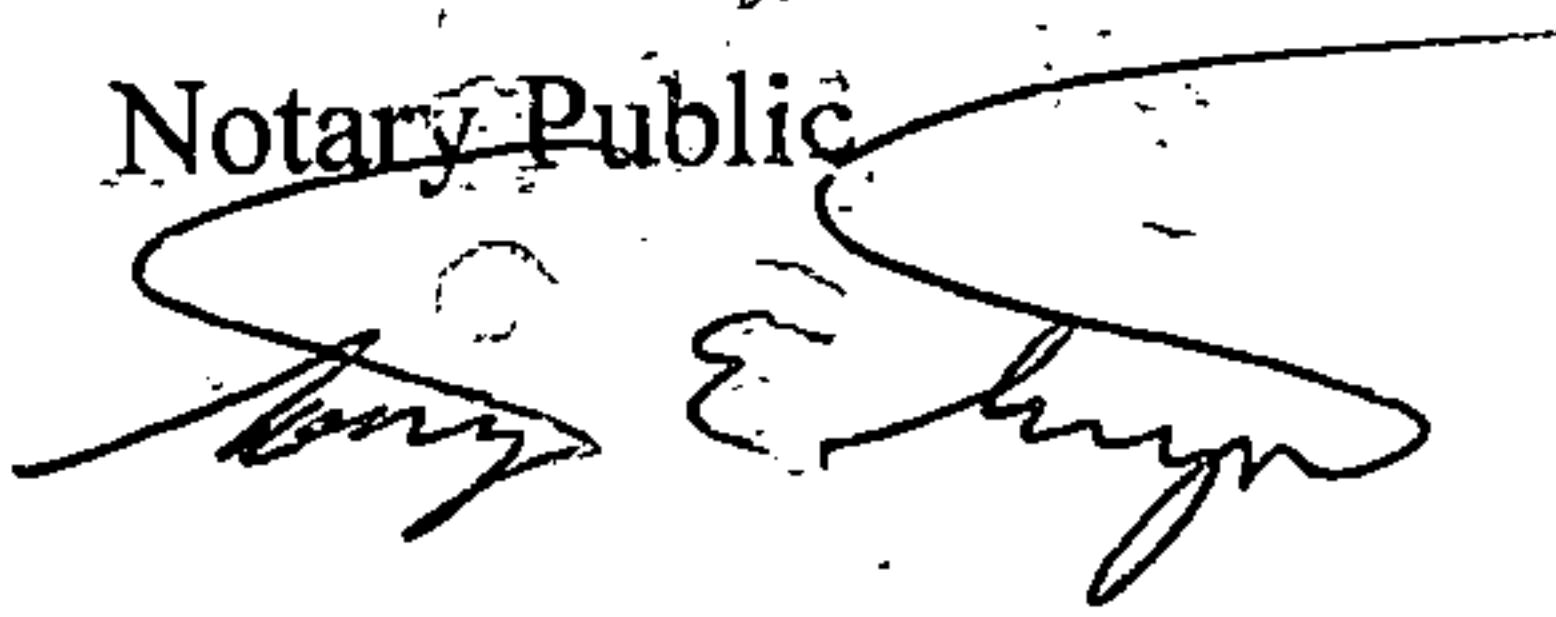
  
James E. Roberts

STATE OF ALABAMA                )  
SHELBY COUNTY                    )



I, a Notary Public, hereby certify that James E. Roberts 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 13 day of January 2020

  
Notary Public

My Commission Expires:

4/2/2023

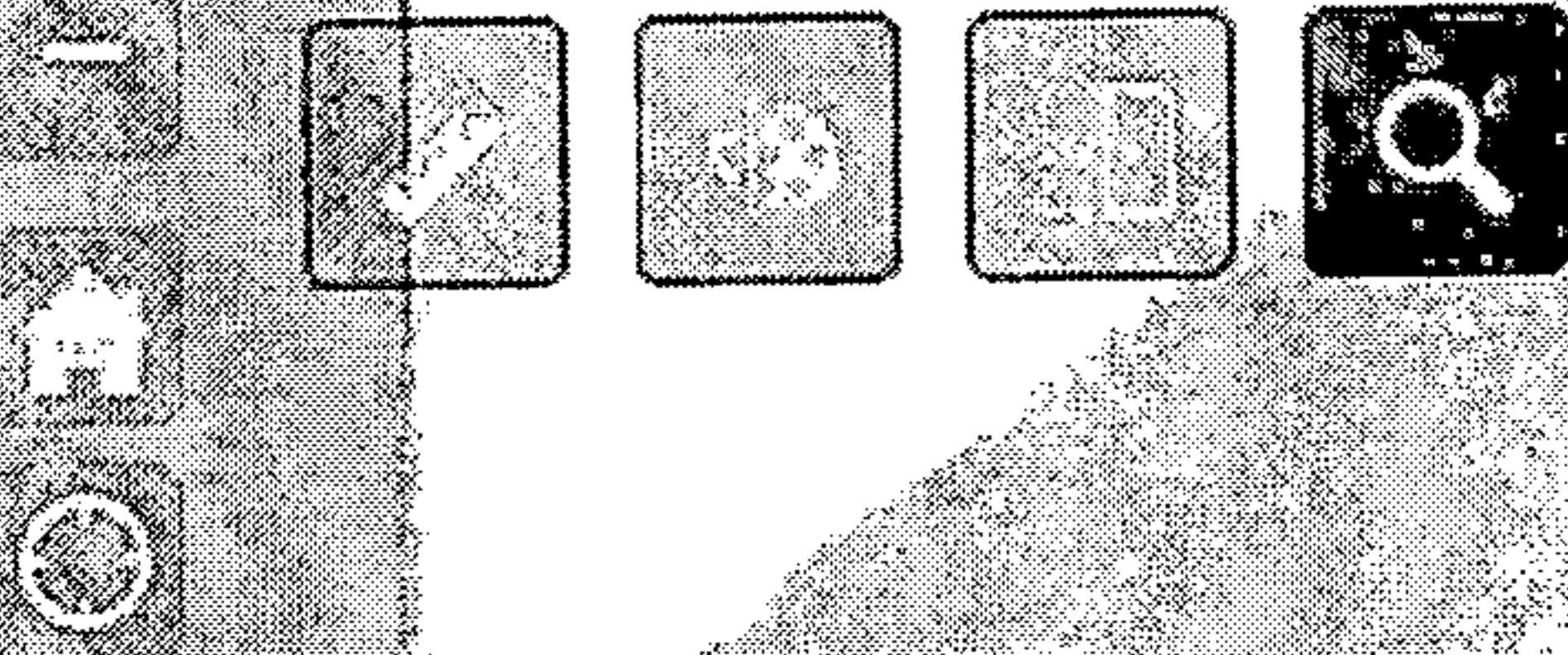


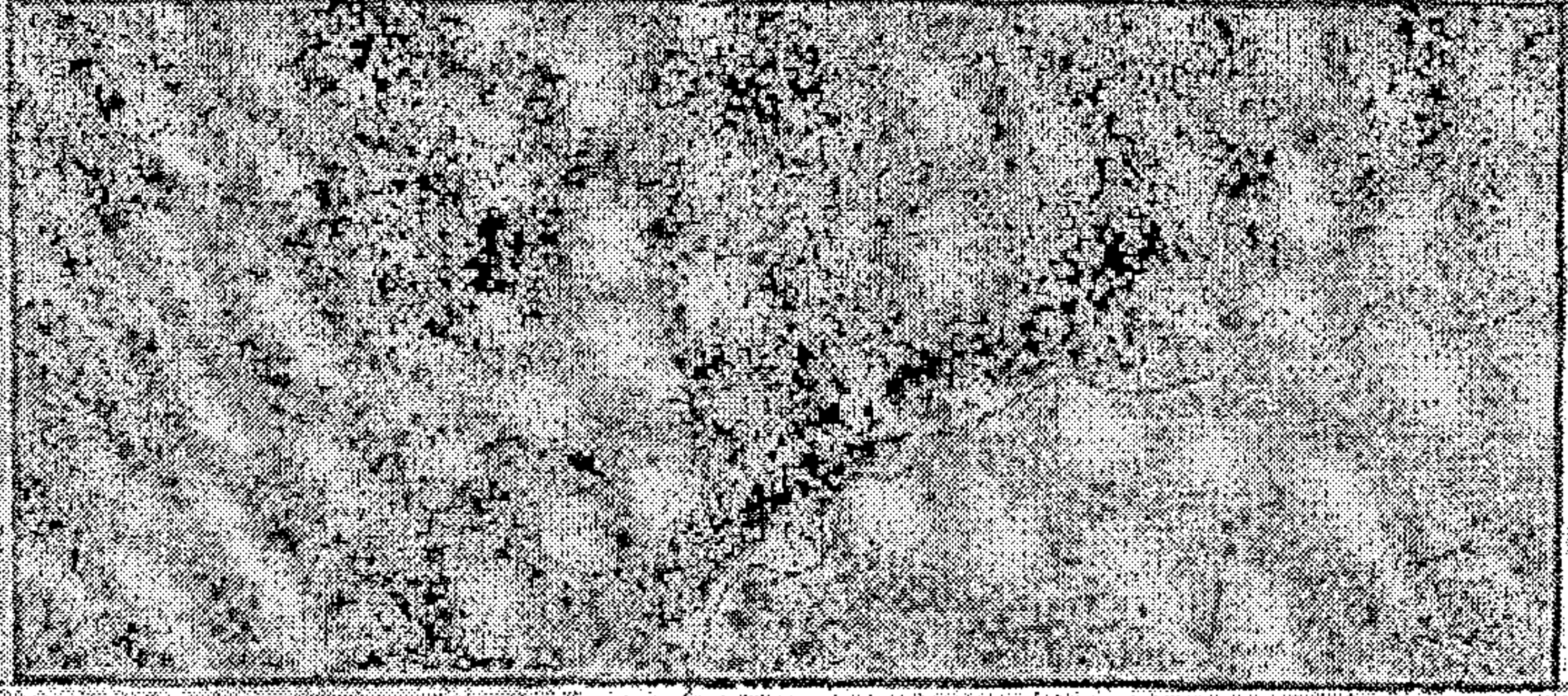
EXHIBIT A  
JAMES E ROBERTS  
GRANT OF NON EXCLUSIVE EASEMENT

 **Shelby County, Alabama**

Parcel Viewer







The easement for access granted herein is over grantor's property described on this Exhibit A as Shelby County Tax Tract #001.001. The exact location of the easement has not been determined as grantees herein plan to pave the easement at a future date and it will be located in the most economically feasible location so as to access their property located directly East and North of Grantor's property.

**Enhanced Search** 

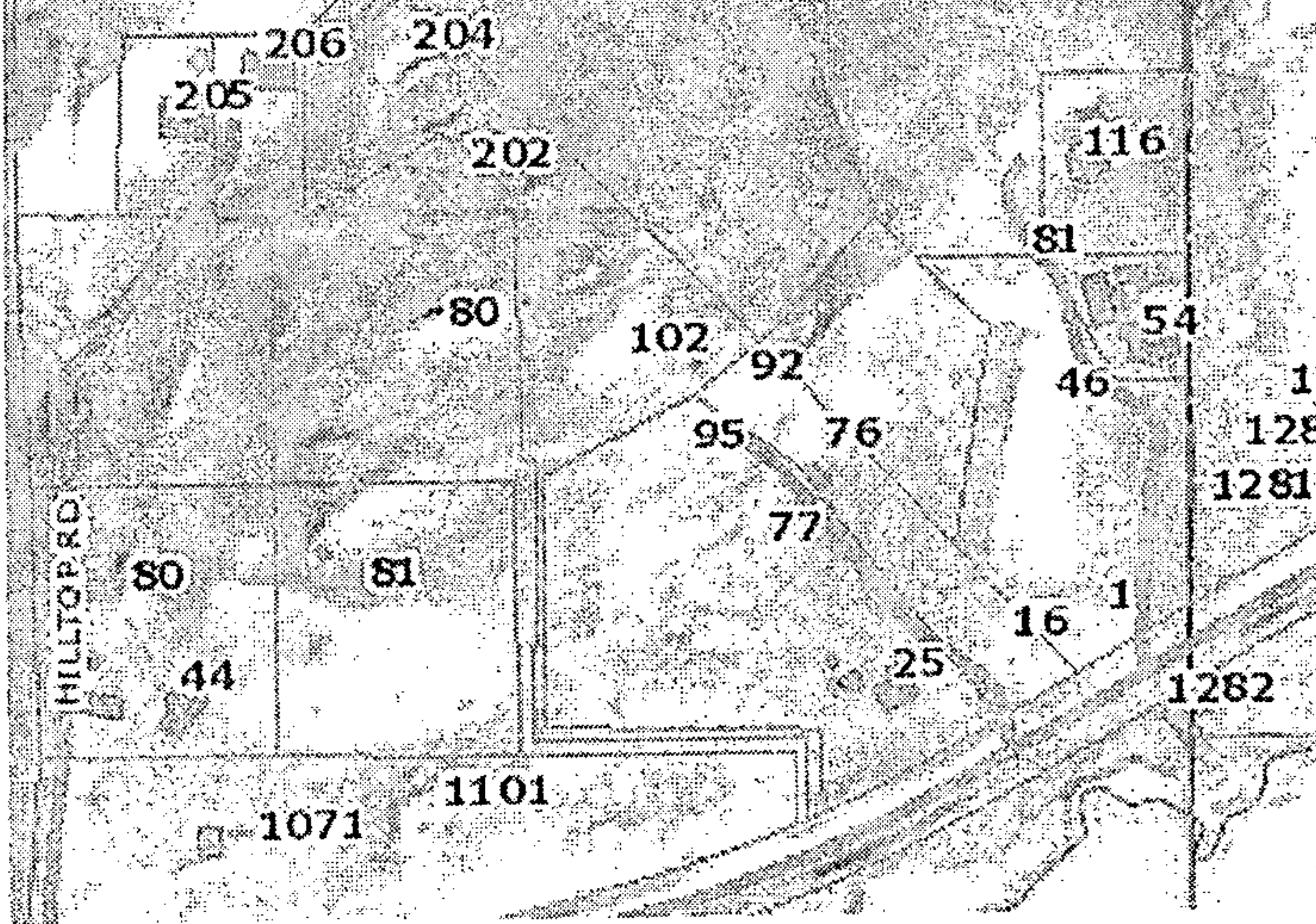
By Shape

By Owner/Sub

Results

Features selected: 1 

Parcel Num: 01 8 28 0 000 001.001  
Name: ROBERTS JAMES E  
Address: PO BOX 382646  
City: BIRMINGHAM  
Parcel Year: 2019





20200113000016950 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
01/13/2020 12:39:00 PM FILED/CERT