


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


20200221000069120 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
02/21/2020 08:17:09 AM FILED/CERT

Send Tax Notice to:
Kelly Ramey

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/100 (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Deanna Pickett, a widowed woman**, grant, bargain, sell and convey unto, **Kelly Ramey** 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, 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 8 day of Dec. 2019,




Deanna Pickett

STATE OF ALABAMA
SHELBY COUNTY

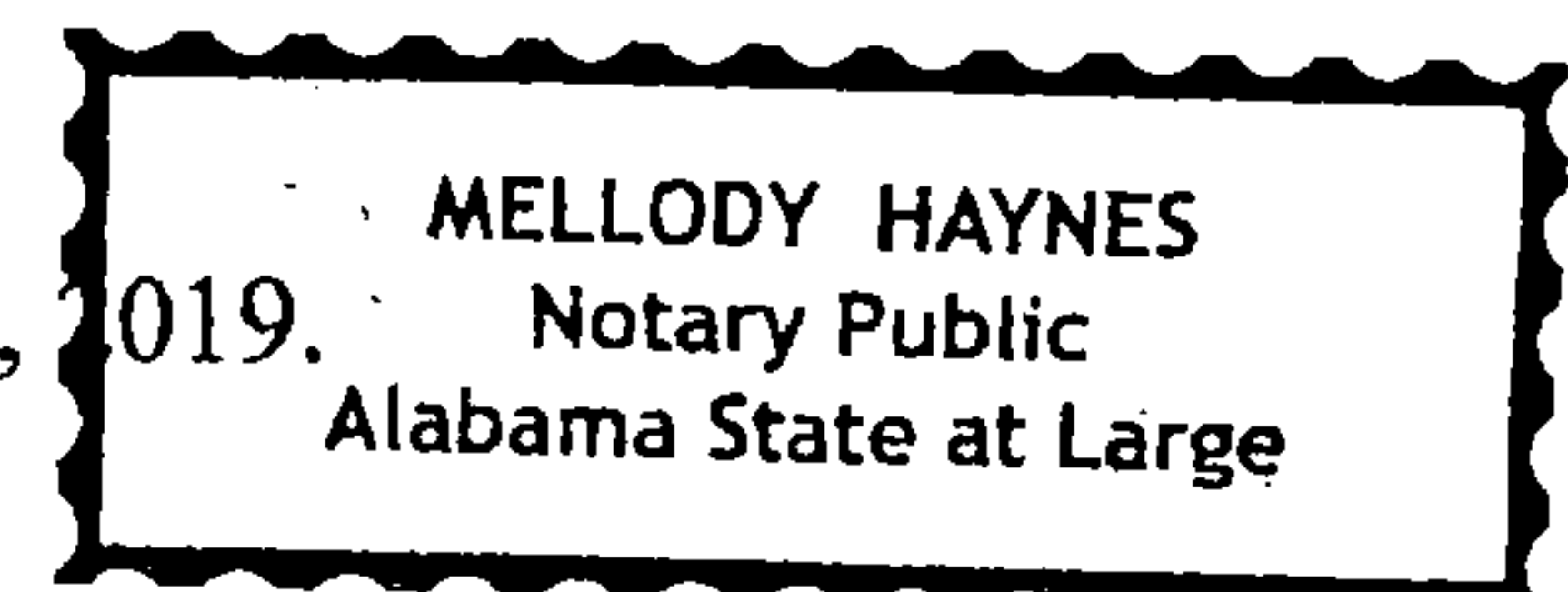
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Deanna Pickett

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of December, 2019.



Notary Public
My Commission Expires: _____



My Commission Expires
March 8, 2023

EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION, 325.13 FEET; THENCE 78 DEGREES 23 MINUTES 20 SECONDS RIGHT, NORTHWESTERLY, 287.64 FEET TO THE POINT OF BEGINNING OF THE FOLLOW DESCRIBED INGRESS AND EGRESS EASEMENT; THENCE 39 DEGREES 56 MINUTES 23 SECONDS LEFT, NORTHWESTERLY, 39.36 FEET; THENCE 47 DEGREES 58 MINUTES 52 SECONDS RIGHT, NORTHEASTERLY, 133.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 22 ALSO KNOWN AS MONTEVALLO – TUSCALLOOSA ROAD; THENCE 79 DEGREES 02 MINUTES 40 SECONDS LEFT, NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 40.74 FEET ; THENCE 100 DEGREES 57 MINUTES 20 SECONDS LEFT, SOUTHWESTERLY, 70.09 FEET; THENCE 9 DEGREES 55 MINUTES 41 SECONDS LEFT, SOUTHERLY, 87.00 FEET; THENCE 45 DEGREES 37 MINUTES 46 SECONDS LEFT, SOUTHEASTERLY, 61.90 FEET; THENCE 90 DEGREES LEFT, NORTHEASTERLY, 25.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN A PUBLIC RIGHT OF WAY.



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