

This instrument was prepared by:  
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20200316000103200 1/4 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/16/2020 02:50:36 PM FILED/CERT

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## EASEMENT DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$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, **Paul T. Stinson, Jr., a married man, Harry Edward Stinson, a married man and Paul Stinson, Jr. as Personal Representative of the Estate of Lola Stinson, Case # 19P2168, Davidson County, Tennessee**, grant, bargain, sell and convey unto, **Paul T. Stinson, Jr., Harry Edward Stinson, and the Estate of Lola Stinson** the following described real estate, situated in: SHELBY County, Alabama, to-wit: An easement for ingress, egress and utilities across property described on Exhibit "A" and shown in yellow on Exhibit "B":

*SEE ATTACHED EXHIBIT "A" and EXHIBIT "B"*

**SUBJECT TO:**

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

The purpose of this easement is to create an easement between the parties which is permanent and shall run with the land and be for the benefit of their heirs and assigns.

Exhibit "A" describes Crawfish Lane which is not listed as a public road in the records of the Shelby County Highway Department.

Exhibit "B" is shown to show the location of Crawfish Drive and three 15 foot easements currently located.

**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 13<sup>th</sup> day of March, 2019.

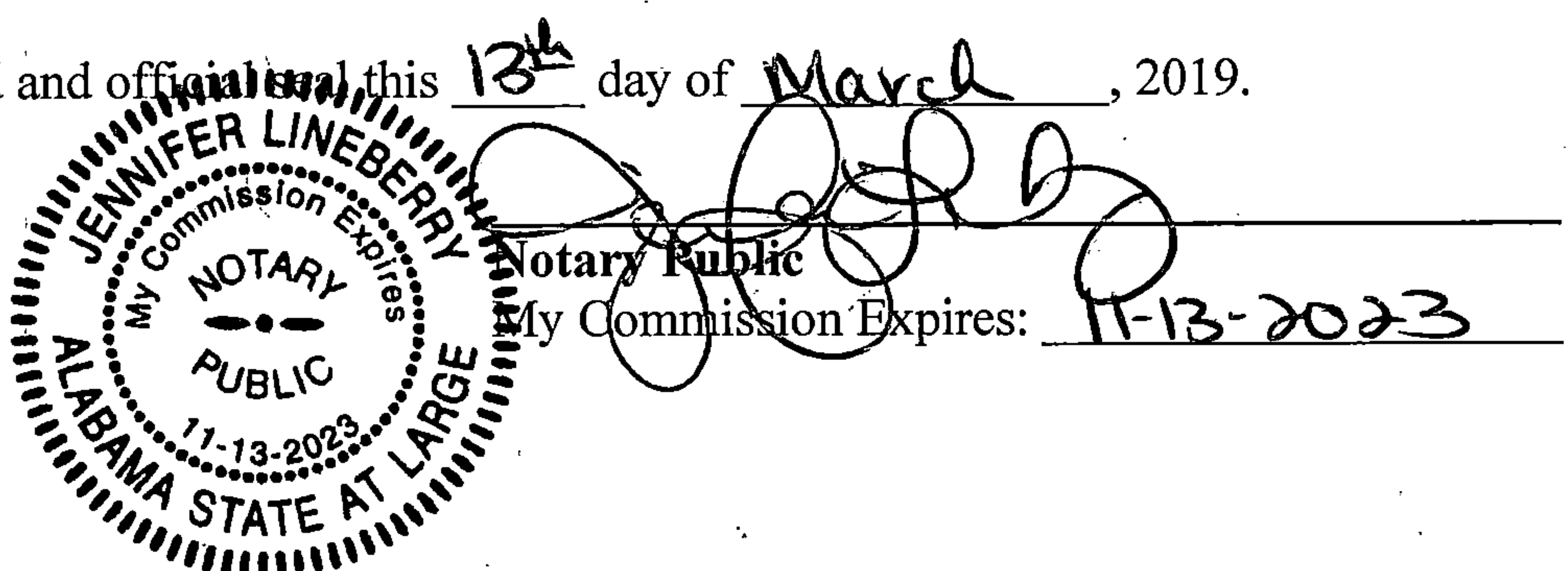


Paul T. Stinson, Jr.

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paul T. Stinson, Jr.**, 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 13<sup>th</sup> day of March, 2019.

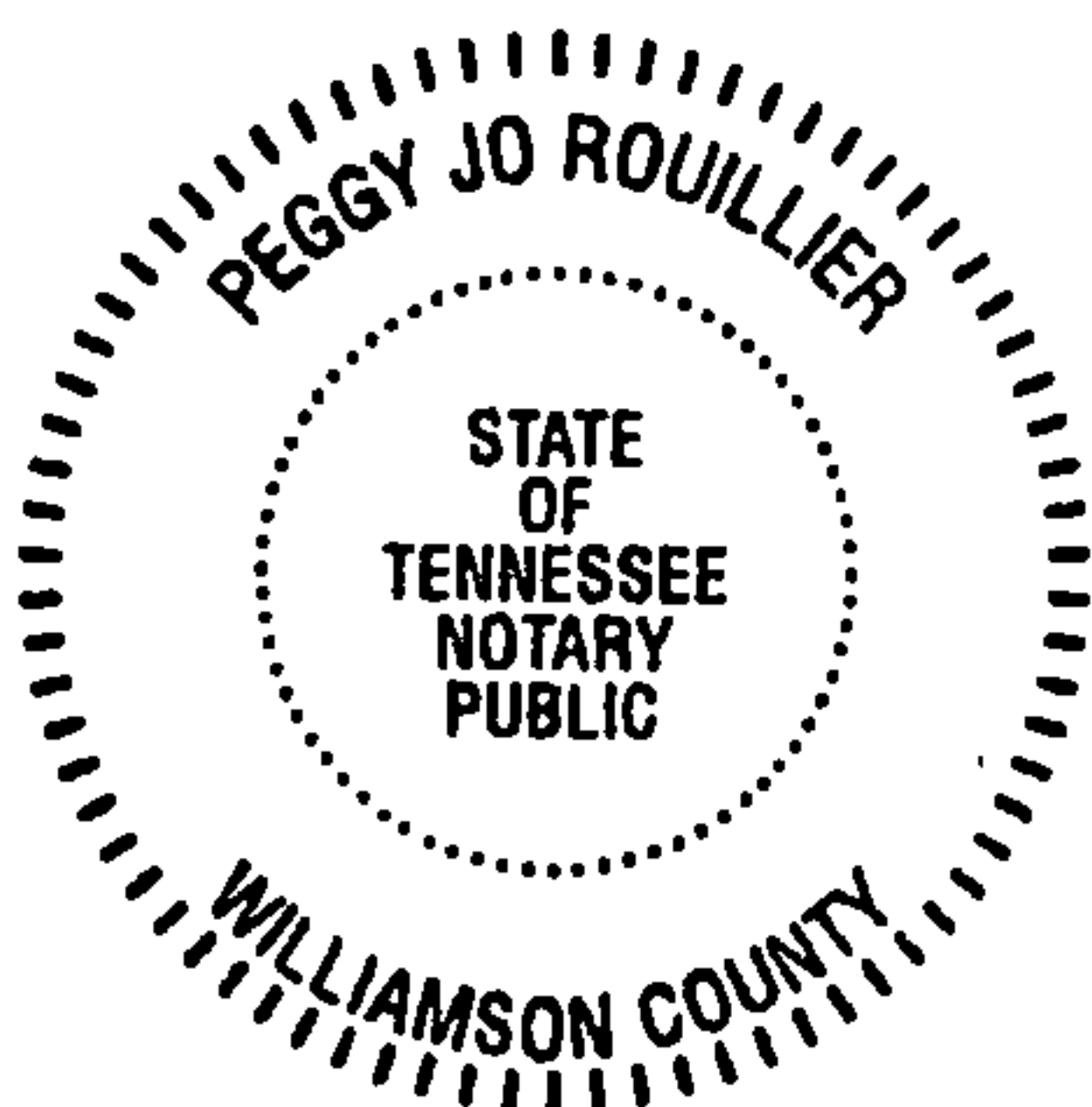


Harry Edward Stinson  
Harry Edward Stinson

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Harry Edward Stinson**, 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 3<sup>RD</sup> day of MARCH, ~~2019~~ 2020



[Signature]  
Notary Public  
My Commission Expires: MAY 17, 2023

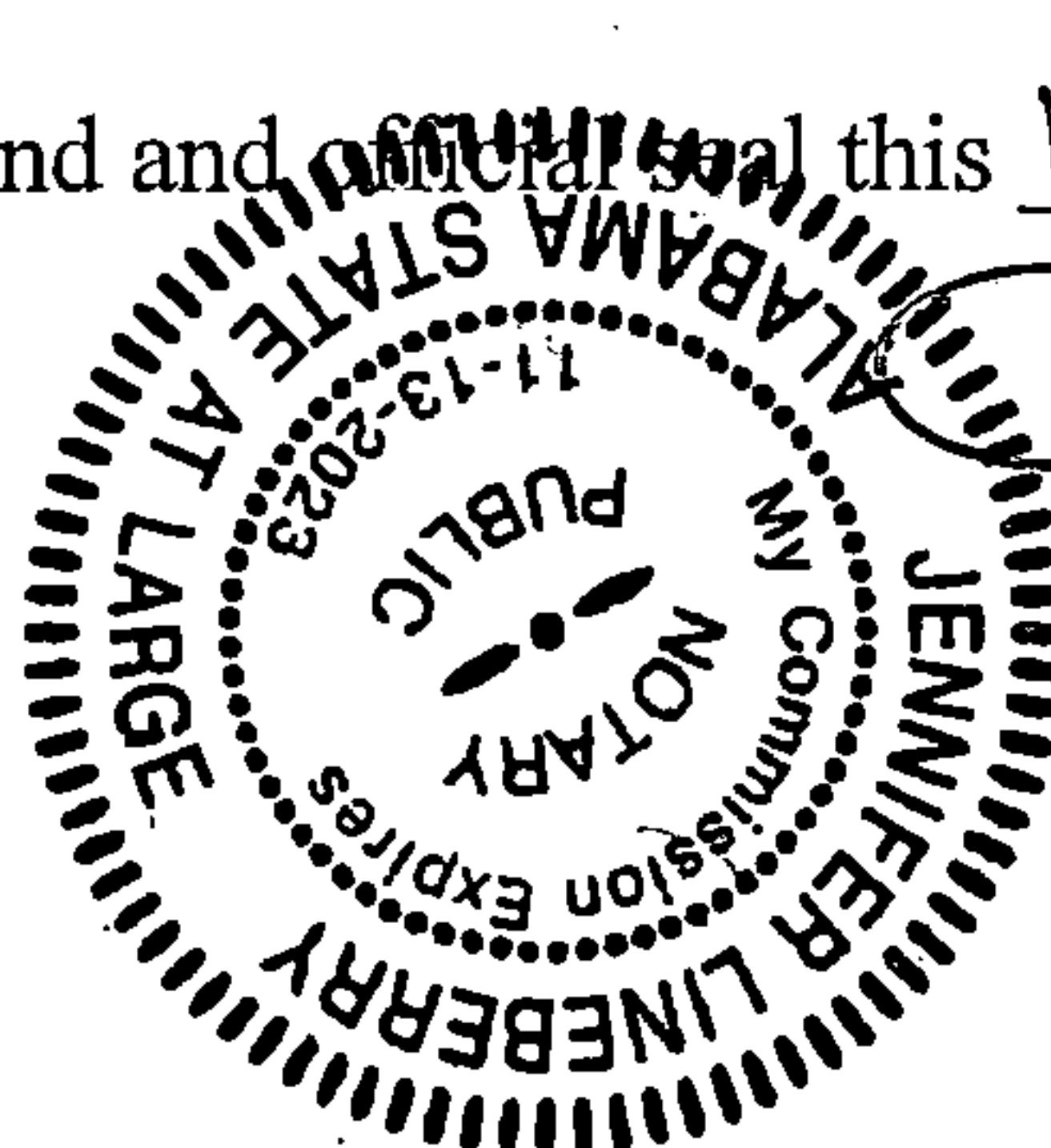
The Estate of Lola Stinson, Case # 19P2168,  
Davidson County, Tennessee

Paul T. Stinson, Jr.  
By Paul T. Stinson, Jr., Personal Representative

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paul T. Stinson, Jr. as Personal Representative of the Estate of Lola Stinson, Case # 19P2168, Davidson County, Tennessee**, 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 13<sup>th</sup> day of March, 2019.



[Signature]  
Notary Public  
My Commission Expires: 11-13-2023


  
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EXHIBIT A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A REVISION TO THE LAND DESCRIBED IN A DEED TO THE MYRA STINSON VICKERY REVOCABLE LIVING TRUST, RECORDED IN REAL BOOK 360 AT PAGE 550, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 52°02'58" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO A POINT;

THENCE N 53°19'19" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.26 FEET TO A POINT IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 02°08'37" W, ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 364.65 FEET TO A POINT, IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 01°52'42" W, ALONG SAID EASEMENT, A DISTANCE OF 147.66 FEET TO THE POINT OF BEGINNING;

THENCE N 01°52'42" W, ALONG SAID EASEMENT, A DISTANCE OF 182.05 FEET TO A POINT ON THE 397' CONTOUR OF LAY LAKE;

THENCE N 68°42'46" E, ALONG SAID CONTOUR, A DISTANCE OF 7.69 FEET TO A 3/4" PIPE, FOUND;

THENCE N 58°08'33" E, ALONG SAID CONTOUR, A DISTANCE OF 126.36 FEET, TO A 3/4" PIPE, FOUND;

THENCE S 02°07'55" E, A DISTANCE OF 247.58 FEET TO 3/4" PIPE, FOUND;

THENCE N 88°02'01" E, A DISTANCE OF 117.80 TO THE POINT OF BEGINNING.

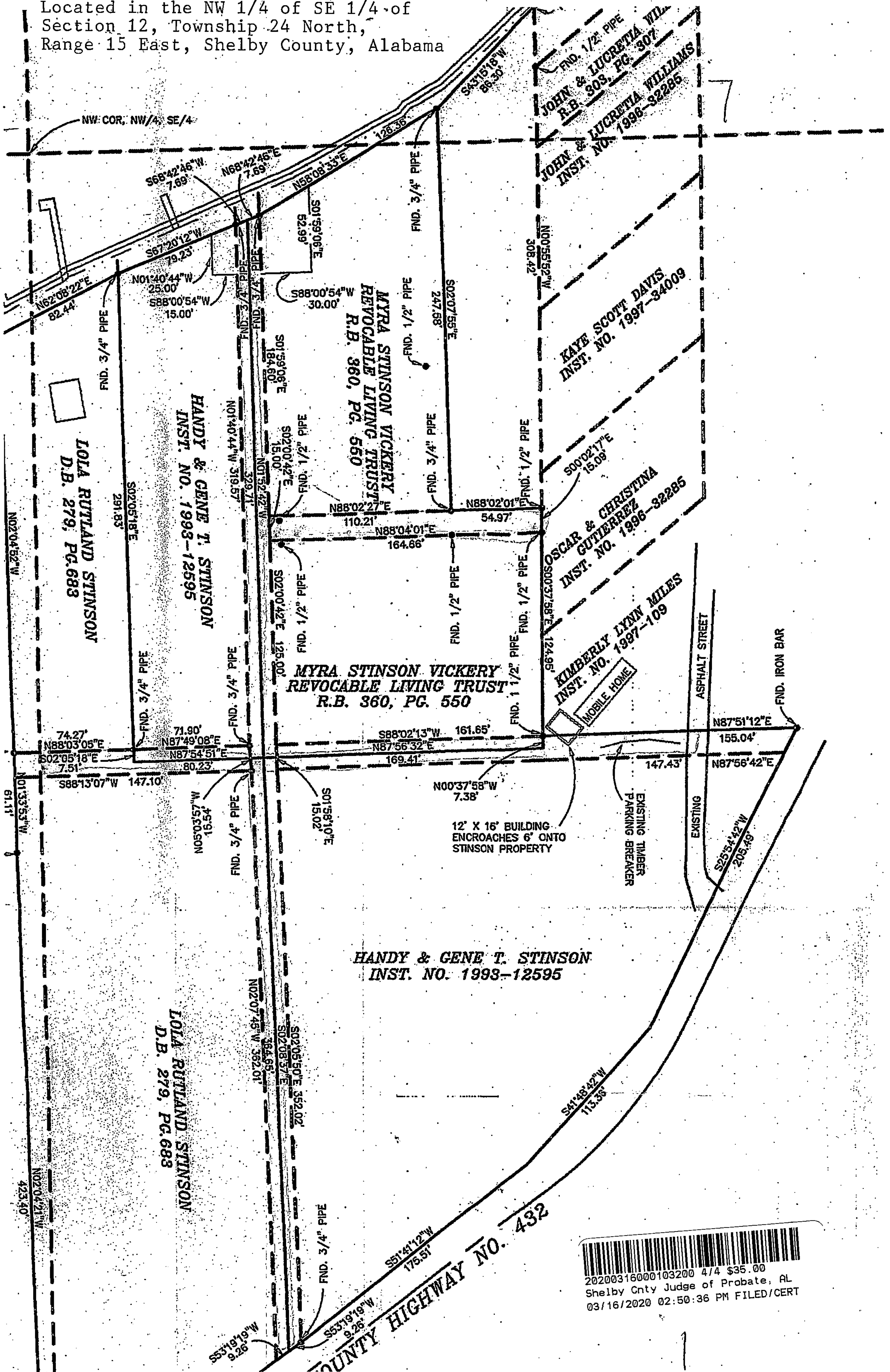


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EXHIBIT "B"

Located in the NW 1/4 of SE 1/4 of  
Section 12, Township 24 North,  
Range 15 East, Shelby County, Alabama



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