


Prepared by:

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20210305000112370 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
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GRANT OF EASEMENT

STATE OF ALABAMA }

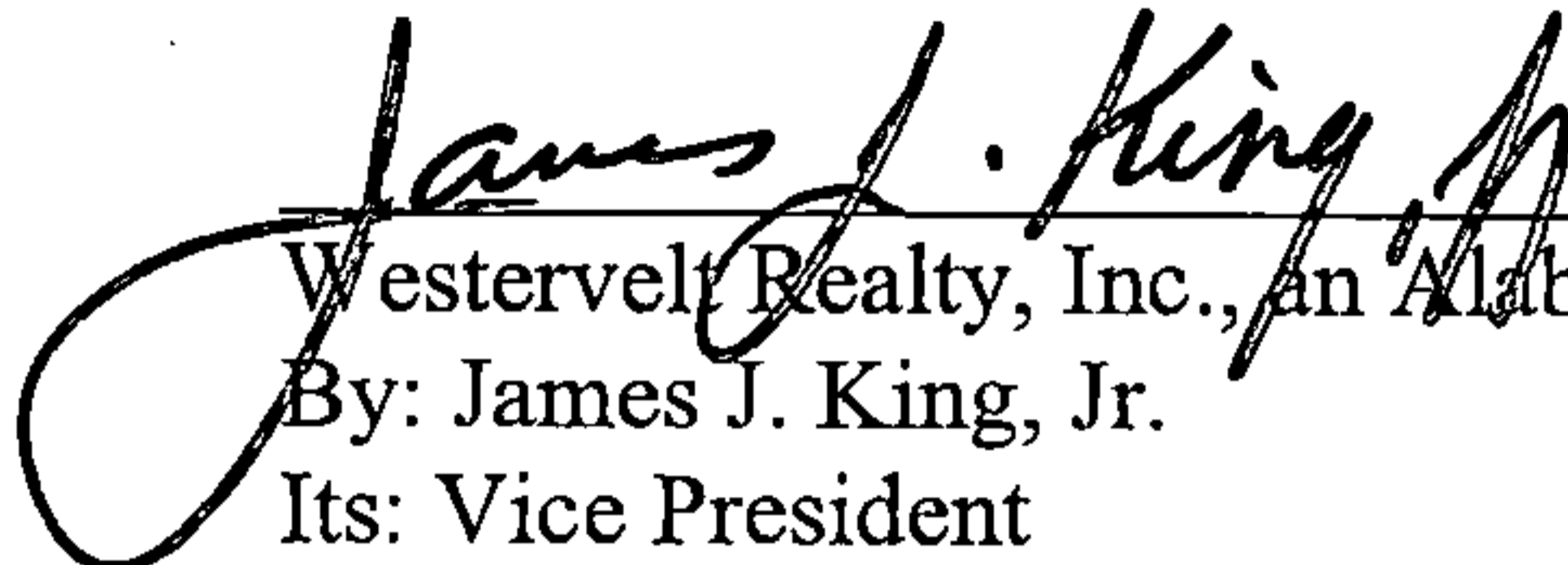
COUNTY OF SHELBY } Know All Men by These Presents:

That for and in consideration of the sum of Five Hundred and No/100 (\$500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee (whether one or more) herein, the receipt whereof is hereby acknowledged, **WESTERVELT REALTY, INC.**, as owner of a portion of the property shown on *Map Exhibit C* (herein referred to as “Grantor”) does hereby remise, grant, sell, and convey unto **HANBURY PROPERTIES, LLC**, as owner of adjoining property described in the attached *Exhibit B* (herein referred to as “Grantee”) its successors and assigns, from the date hereof, a right of way and easement over the property described in the attached *Exhibit A* for the purposes of ingress and egress to and from the property described in *Exhibit B*, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated. This grant of easement is solely for use by the owner of property described in *Exhibit B* for the purpose of ingress and egress across the property described in *Exhibit A* as shown on the attached *Map Exhibit C*. This grant of easement does not convey any right to build, park, or use any part of the property described in *Exhibit A* for any use other than ingress egress over the existing drive shown the attached *Map Exhibit C*.

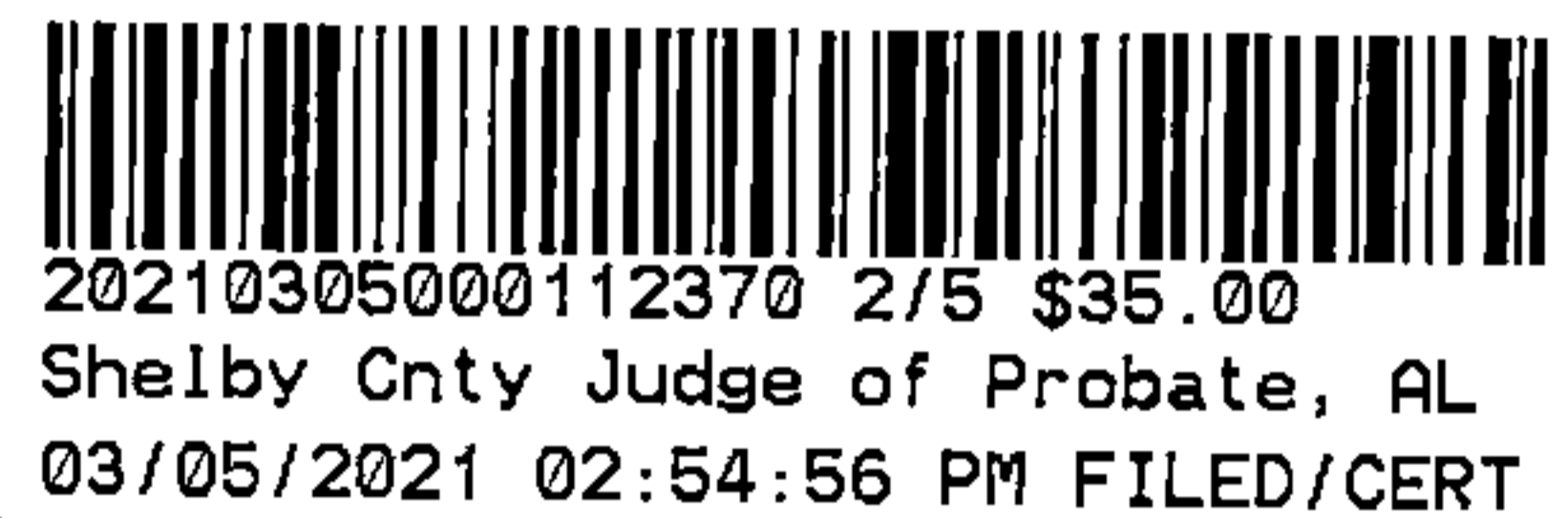
The consideration was not actual and is stated for purposes of calculating the transfer tax only.

To Have and to Hold the said right of way and easement perpetually to the Grantee, their heirs, successors and assigns.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, James J. King, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 27th day of JANUARY 2021.

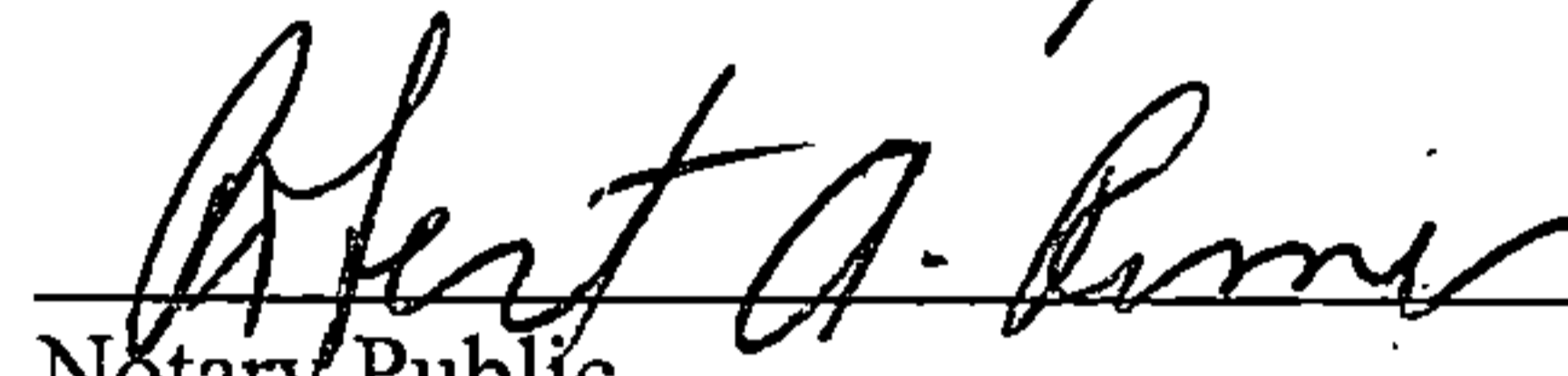
 (SEAL)
Westervelt Realty, Inc., an Alabama Corporation
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama
COUNTY OF TUSCALOOSA



I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James J. King, Jr.**, whose name as **Vice President of Westervelt Realty, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 27th day of JANUARY 2021.


Notary Public
My commission expires: _____

Robert A. Rimer
Notary Public, Alabama State At Large
My Commission Expires April 17, 2023

Exhibit A

Easement Legal Descriptions

Easement 1

A sixty (60) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as the permanent easement (the "Permanent Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to replace the easement conveyed herein with another easement at a reasonable location, provided said replacement easement shall be of a similar quality as the one replaced. The route shall not be moved until the alternate route is in substantially the same condition as the original route. Any expense or cost relating to the moving or altering the route shall be paid by the Grantor.

Easement 2

A forty (40) foot wide non-exclusive easement over and across certain real property owned by the Grantor located in Shelby County, Alabama which is more particularly identified on the map as the revocable easement (the "Revocable Easement") for purposes of providing access to and from certain property owned by the Grantee. Grantor reserves the right to terminate the Revocable Easement at Grantor's sole and absolute discretion, by giving written notice to Grantee, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the effective date therein specified.



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Exhibit B

Dominant Property Description

Commence at a ½" pipe in place being the Northeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 39' 06" East along the East boundary of said quarter-quarter section for a distance of 1342.96 feet to a ½" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 52' 56" West along the South boundary of said quarter-quarter section, along the South boundary of the Northeast one-fourth of the Southwest one-fourth and along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 3961.54 feet to a ½" rebar in place (PLS#30819), said point being the Southwest corner of said Northwest one-fourth of the Southwest one-fourth of said Section 25; thence proceed South 87° 53' 09" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth and along the South boundary of the Northwest one-fourth of the Southeast one-fourth of Section 26 for a distance of 1804.18 feet to the centerline of Clear Prong Creek; thence proceed North 35° 30' 00" West along the centerline of said creek for a distance of 154.01 feet; thence proceed North 23° 55' 15" East along the centerline of said creek for a distance of 106.31 feet; thence proceed North 76° 26' 14" East along the centerline of said creek for a distance of 106.10 feet; thence proceed North 14° 53' 23" West along the centerline of said creek for a distance of 66.67 feet; thence proceed North 40° 29' 15" West along the centerline of said creek for a distance of 53.07 feet; thence proceed North 25° 38' 05" East along the centerline of said creek for a distance of 258.44 feet; thence proceed North 05° 29' 18" East along the centerline of said creek for a distance of 414.94 feet; thence proceed North 60° 43' 52" East along the centerline of said creek for a distance of 141.62 feet; thence proceed North 43° 50' 35" East along the centerline of said creek for a distance of 195.34 feet; thence proceed North 65° 29' 36" East along the centerline of said creek for a distance of 122.68 feet; thence proceed North 32° 32' 52" East along the centerline of said creek for a distance of 95.44 feet; thence proceed North 27° 23' 11" East along the centerline of said creek for a distance of 116.82 feet; thence proceed North 03° 15' 05" West along the centerline of said creek for a distance of 77.86 feet; thence proceed North 22° 40' 16" West along the centerline of said creek for a distance of 144.50 feet; thence proceed North 88° 48' 03" East for a distance of 5173.13 feet (set ½" rebar CA-0114-LS) said point being located on the East boundary of the Southwest one-fourth of the Northeast one-fourth of Section 25; thence proceed South 00° 53' 37" East along the East boundary of said quarter-quarter section for a distance of 276.14 feet to the point of beginning,

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 25, and the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama and contains 205.23 acres

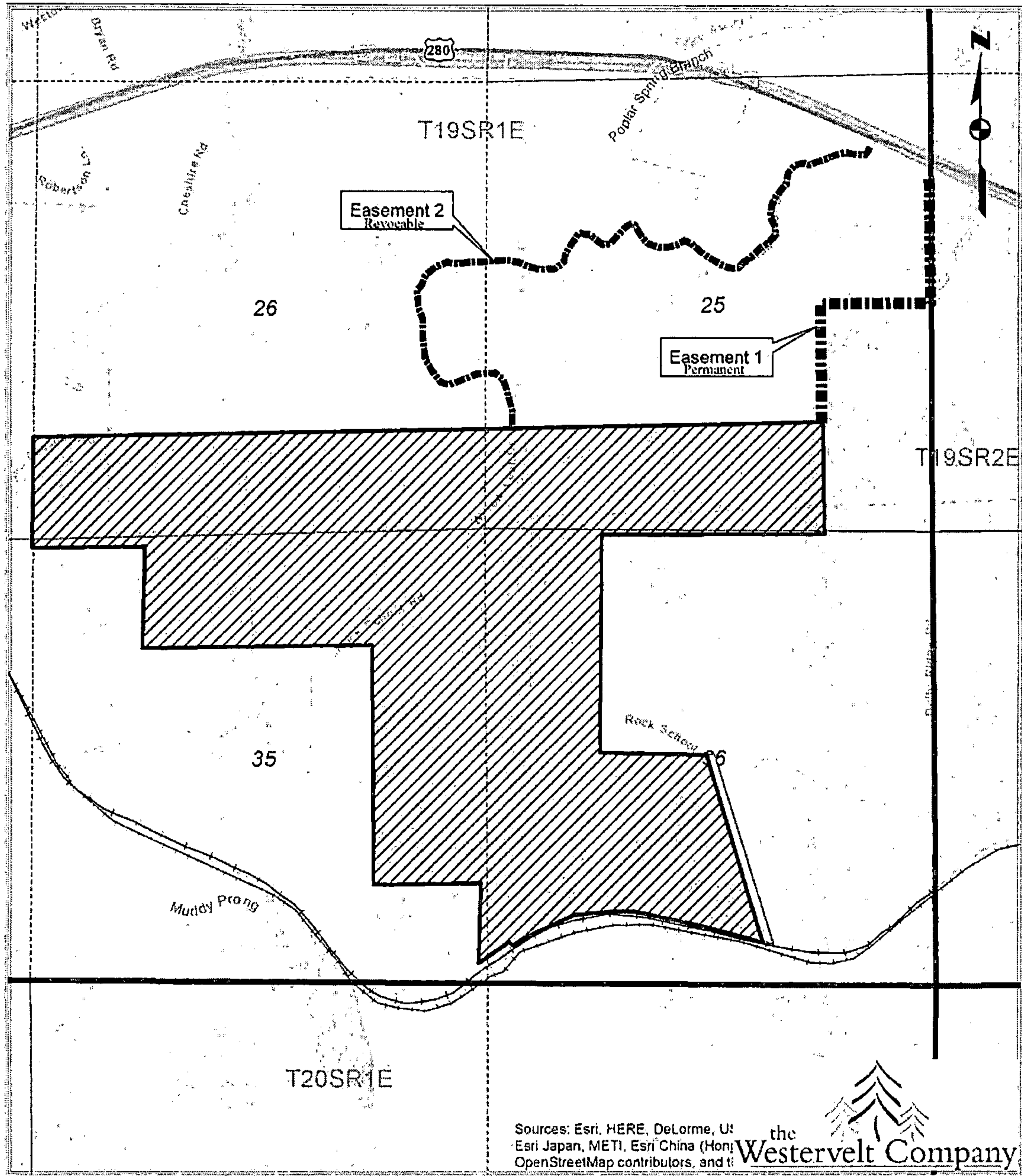


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Exhibit C

Map of Easement & Subservient Property

The Westervelt Company
Shelby County, AL



1 inch = 1,500 feet

created by: rcolvin



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