

STATE OF ALABAMA )

SHELBY COUNTY )

20210317000133650  
03/17/2021 10:13:31 AM  
AGREEMNT 1/6

### JOINT EASEMENT AGREEMENT

THIS AGREEMENT is made on March 16<sup>th</sup>, 2021, between The Narrows Self Storage, LLC, of 2221 Victory Lane, Birmingham, AL 35216, in the County of Jefferson, State of Alabama, herein called the "First Party" and Dieguez-Marino Holdings, LLC, of 2072 Cahaba Crest Drive, Hoover, AL 35242, in the County of Shelby, State of Alabama, herein called the "Second Party:"

WHEREAS, the First Party is the owner of Lot 1-C more particularly described as follows:

Lot 1-C, according to a Resurvey of Lot 1 of the Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 27, Page 107, in the Probate Office of Shelby County, Alabama.

and the Second Party is the Owner of Lot 1-B3 more particularly described as follows:

Lot 1 – B3 and Lot 1 – B2 along with a 60 foot by 100 foot access easement to Lot 1 – B2 which lies on Lot 1 – B1 and access and egress thereupon according to a Resurvey of Lot 1 – B of The Narrows Commercial Subdivision – Sector 1, as recorded in Map Book 37, Page 5 in the Probate Office of Shelby County, Alabama.

which last described tract of land adjoins the first described tract of land;

AND WHEREAS, the parties are desirous of creating a joint easement over their land for their common use, to consist of a 40 foot easement as described in Exhibit A and depicted in Exhibit B.

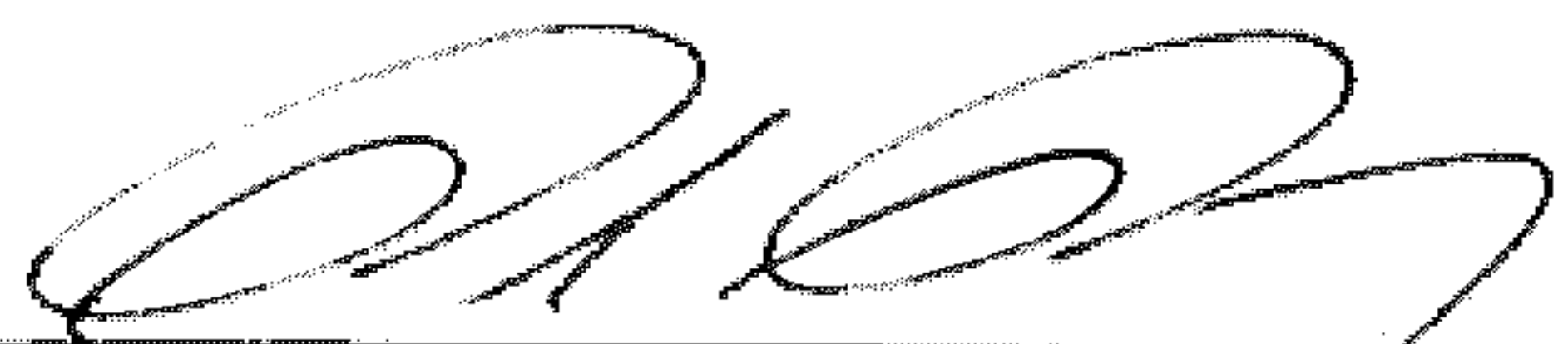
NOW THEREFORE, the parties hereto agree that the aforesaid 40 foot strip as described in Exhibits A and B lying half on the First Party's side of said boundary line and half on the Second Party's side of said boundary line shall be and forever remain

for the use of said parties, their heirs and assigns, for ingress and egress, utilities and drainage.


FURTHER, the Narrows Self Storage, LLC will be responsible for all maintenance on this easement for ten (10) years from the date of this Joint Easement Agreement, and thereafter any maintenance on the easement will be paid 60% by The Narrows Self Storage, LLC and 40% by Diequez-Marino Holdings, LLC. The only exception to the above is that any damage to the easement caused by any contractor working on Lot 1-B3 shall be paid 100% by said Contractor. This agreement shall be binding on the parties successors, heirs and/or assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

FIRST PARTY  
THE NARROWS SELF STORAGE, LLC

BY:   
Paul M. Pankey, Jr., Managing member  
of Pankey Family, LLC, sole member of  
The Narrows Self Storage, LLC

SECOND PARTY  
DIEGUEZ-MARINO HOLDINGS, LLC

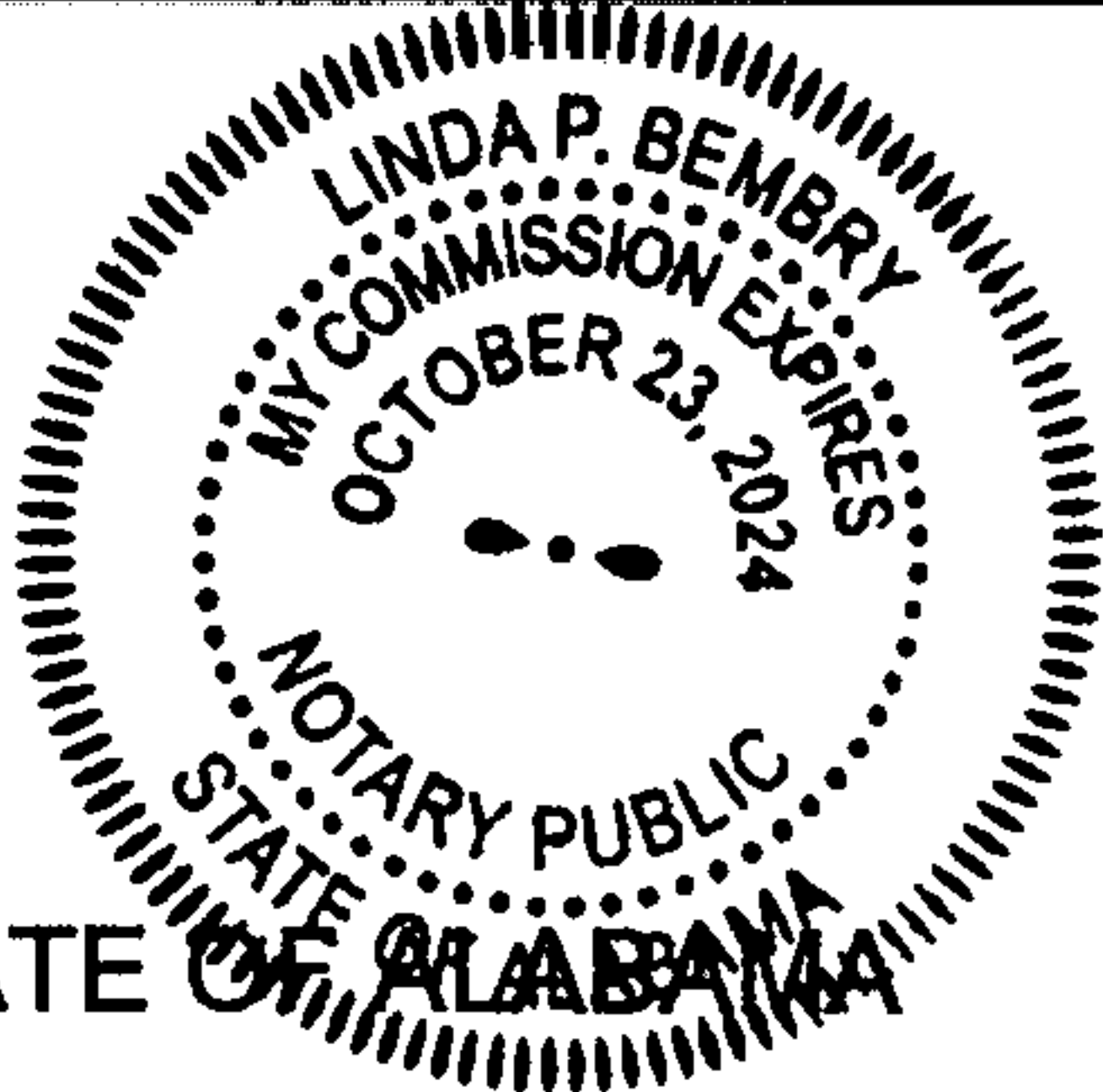
By:   
Bertha Diequez-Marino, sole member

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul M. Pankey, Jr., whose name is signed to the foregoing Joint Easement Agreement, as managing member of Pankey Family LLC, sole member of The Narrows Self Storage, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents he executed the same voluntarily for said company on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of March, 2021.



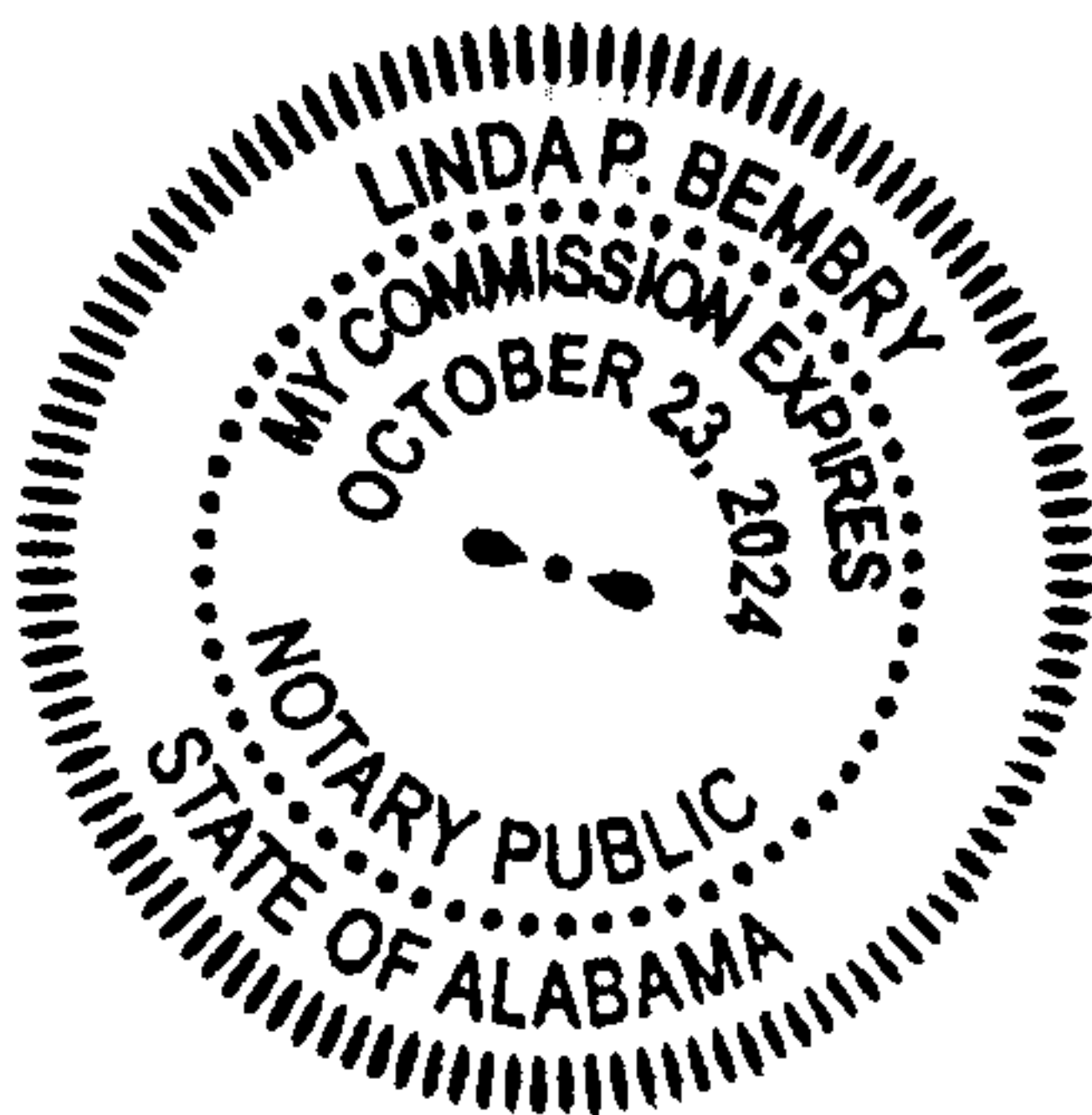
Linda P. Bembry  
 Notary Public  
 My commission expires on:

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha Dieguez-Marino, whose name is signed to the foregoing Joint Easement Agreement, as sole member of Dieguez-Marino Holdings, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents she executed the same voluntarily for said company on the day the same bears date.


Given under my hand and official seal this 16<sup>th</sup> day of March, 2021.



Linda P. Bembry  
 Notary Public  
 My commission expires on:

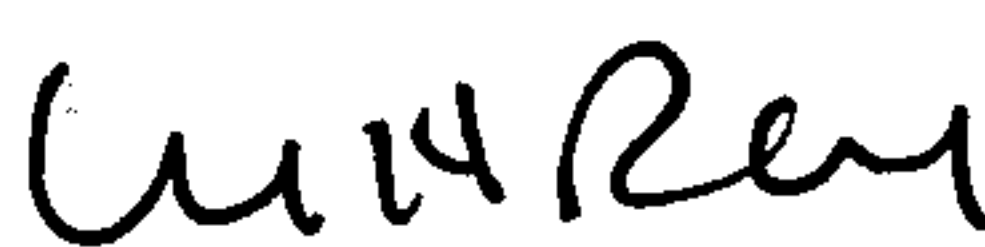
APPROVED:

SERVISFIRST BANK, mortgagee  
on Lot 1-C

  
By: Nic Balan  
Its: EVP

APPROVED:

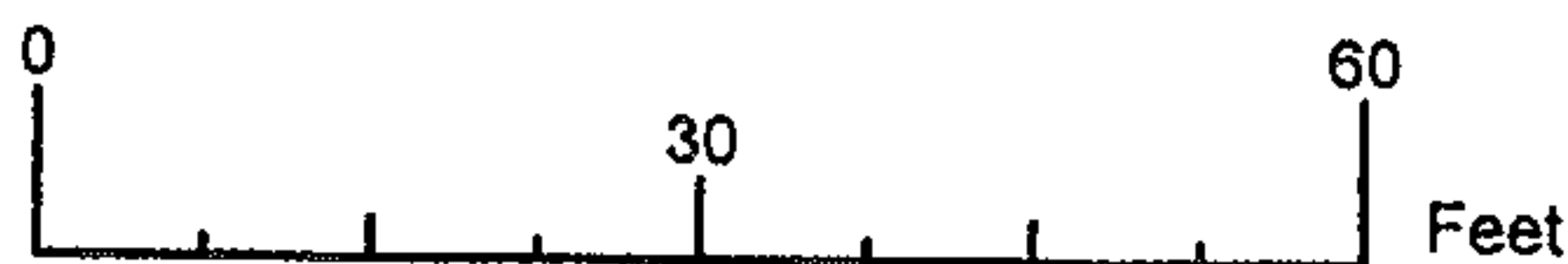
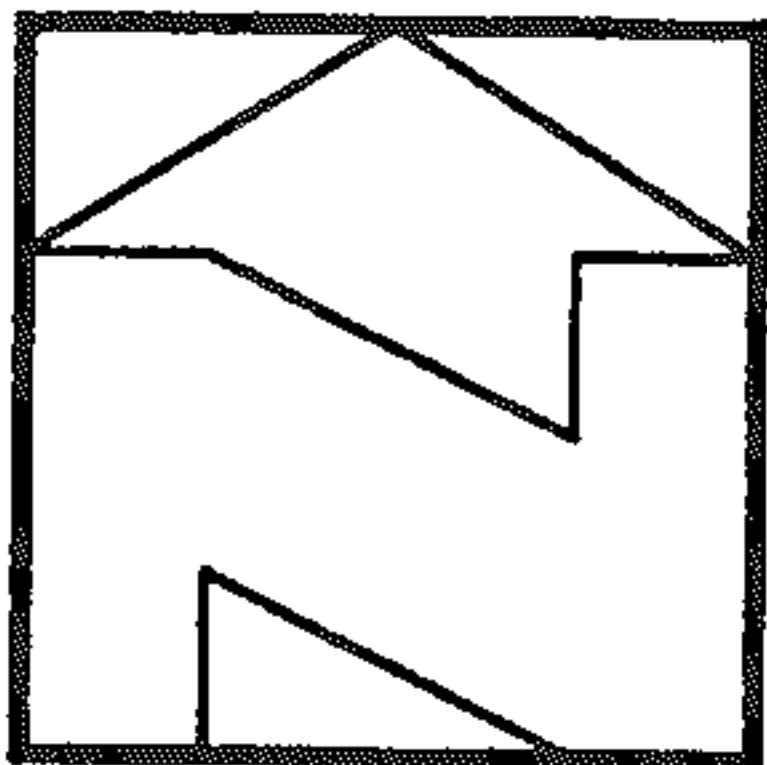
Renasant Bank, mortgagee  
on Lot 1-B3

  
By: Lee H. Riley  
Its: SVP

## EXHIBIT A

A variable width Ingress / Egress, Utility and Drainage Easement being situated in Section 20, Township 19 South, Range 1 West in Shelby County Alabama being more particularly described as follows:

Begin at the Southeast Corner of Lot 1-C of the Resurvey of Lot 1 of The Narrows Commercial Subdivision Sector 1 as recorded in Map Book 27, Page 107 in the office of the Judge of Probate in Shelby County Alabama; said point also being the Northeast Corner of Lot 1-B3 of Dieguez Resurvey of Lot 1B The Narrows Commercial Subdivision Sector 1 as recorded in Map Book 37, Page 5 in the office of the Judge of Probate in Shelby County Alabama; said point being the Point of Beginning of said easement; Thence run south along the westerly right of way line of Shelby County Highway 280 and along a curve to the left, said curve subtending a central angle of  $2^{\circ}12'51''$  and having a radius of 522.00 feet; run along the arc of said curve for 20.17 feet to a point; thence from chord of said curve turn an angle to the right of  $97^{\circ}45'38''$  and run northwesterly for 89.23 feet; thence  $17^{\circ}45'44''$  right and run northwesterly for 20.75 feet; thence  $18^{\circ}30'57''$  right and run northwesterly for 23.10 feet; said point being on the common property line of said Lot 1-C and said Lot 1-B3; thence  $53^{\circ}43'19''$  and run northerly for 20.00 feet; thence  $90^{\circ}00'00''$  right and run easterly 123.12 feet to a point on the westerly right of way of Shelby County Highway 280; said point being the beginning of a curve to the left, said curve subtending a central angle of  $2^{\circ}12'18''$  and having a radius of 522.00 feet; thence run southerly along the arc of said curve for 20.09 feet to the Point of Beginning.



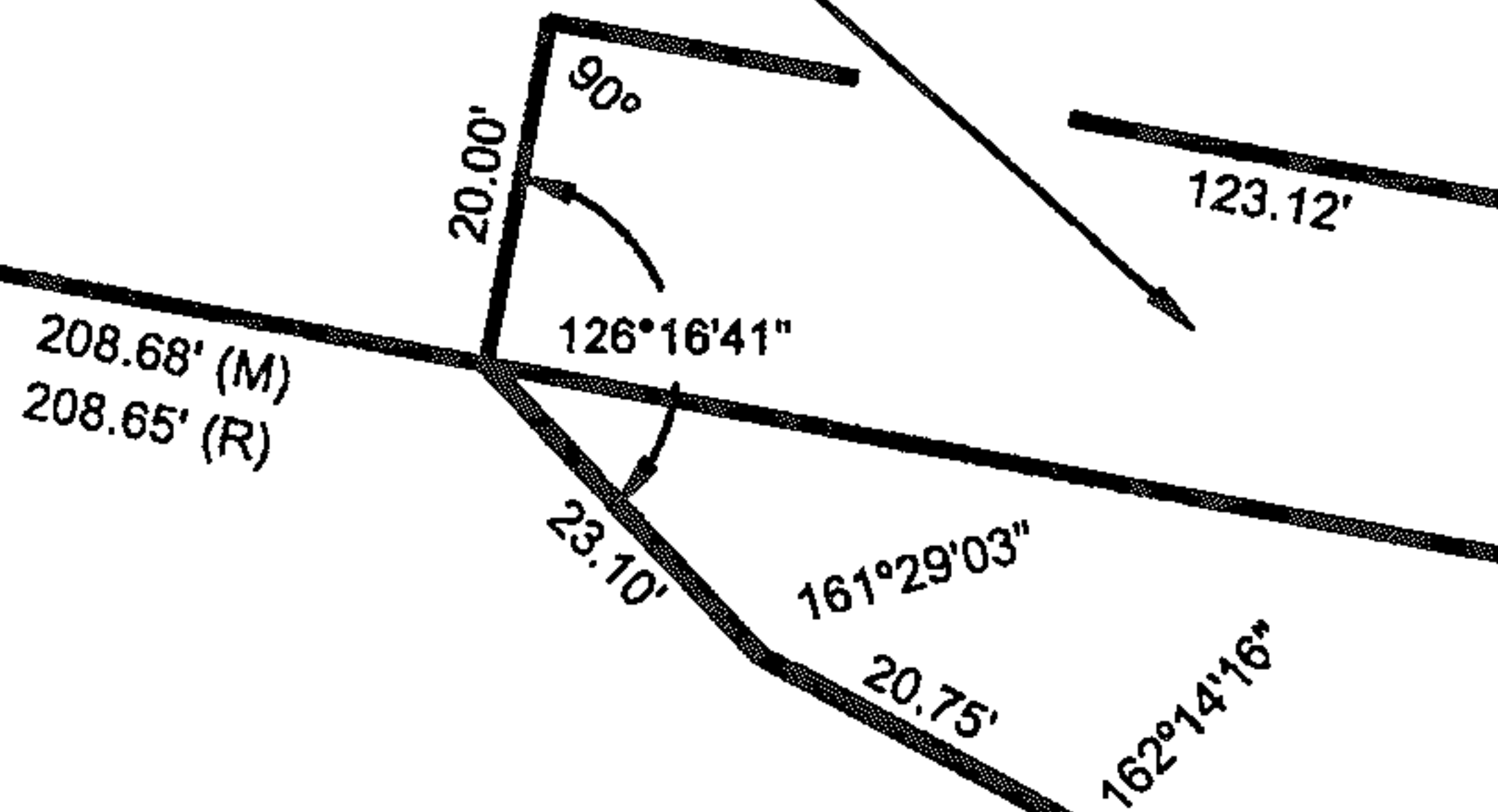
Lot 1-C  
The Narrows Commercial  
Subdivision Sector 1  
Map Book 27, Page 107

IN PP  
EL=740.12  
NAVD 1988

ALABAMA  
POWER VAULT

R=522.00'  
Δ=23°26'29"  
L=213.57'  
CHORD=212.08'

Variable Width  
Ingress / Egress &  
Drainage Easement



Delta: 2°12'18"  
R: 522.00  
Arc: 20.09'

Point of Beginning  
of Easement

Lot 1-B3  
Dieguez Resurvey of Lot 1B The  
Narrows Commercial Subdivision  
Sector 1  
Map Book 37, Page 5

95°22'19"  
to Chord

SHELBY COUNTY HIGHWAY 280  
R/W VARIES

Delta: 2°12'51"  
R: 522.00  
Arc: 20.17'

L=94.61  
R=522.00  
Δ=10°23'05"  
CHORD=94.48

82°14'22"  
to Chord

EXISTING  
1/2" REBAR

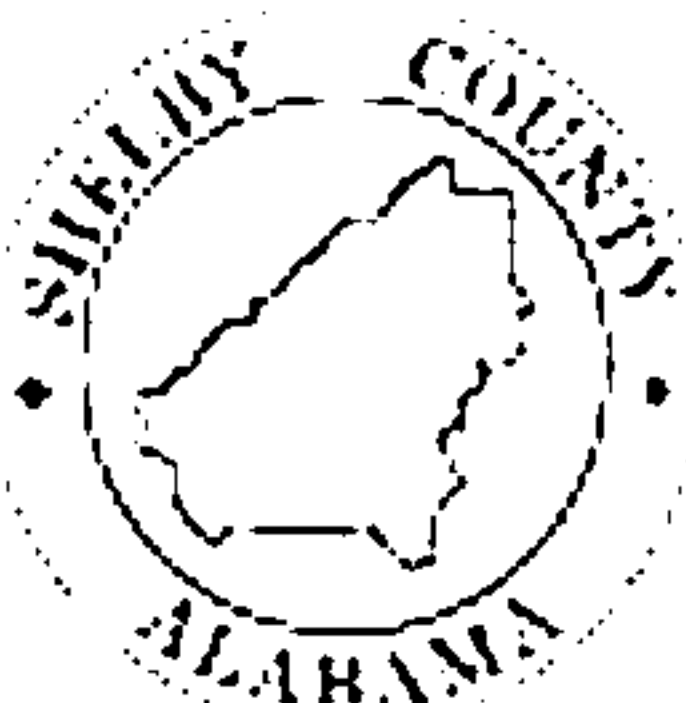
238.66' (M)  
238.66' (R)

L=98.68  
R=522.00  
Δ=10°49'53"  
CHORD=98.56

ONLY

ONLY

STORM SEWER  
& WATER EASEMENT



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2021 10:13:31 AM  
\$38.00 CATHY  
20210317000133650

*Allen S. Bayl*