

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

Send Tax Notice to:  
Charles Higgins  
180 Husebank Tr  
Shelby AL 35143

EASEMENT DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

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, **Kerry Wilbanks and wife Amy Wilbanks** grant, bargain, sell and convey unto, **Charles Higgins and Lisa Higgins** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement for ingress, egress and utilities along the existing drive on the south side of Lot 2, according to the survey of Steve Smith Family Subdivision as recorded in Map Book 44, Page 122, Probate Office Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 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 3<sup>rd</sup> day of June, 2021.

Kerry Wilbanks  
Kerry Wilbanks

Amy Wilbanks  
Amy Wilbanks

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kerry Wilbanks and Amy Wilbanks** whose names are 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, they 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 June, 2021.

April Clark  
Notary Public  
My Commission Expires: 9/1/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
06/08/2021 02:49:56 PM  
\$23.00 JOANN  
20210608000280440

Allen S. Bayl