

**THIS INSTRUMENT PREPARED BY
HILL, GOSSETT, KEMP & HUFFORD, P.C.
Post Office Box 310
Moody, Alabama 35004**



20210615000291020 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
06/15/2021 09:11:14 AM FILED/CERT

EASEMENT

**STATE OF ALABAMA
SHELBY COUNTY**

THIS INDENTURE, made and entered into on this 10th day of June, 2021, by and between NextGen Fab LLC, a limited liability company, hereinafter referred to as Grantor, and Brad Steven Johnston, hereinafter referred to as Grantee;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and convey unto the Grantee, a non-exclusive easement hereinafter described over, on, upon, under, through and across certain lands of the Grantor in Shelby County, for the purpose of accessing and maintaining a well which supplies water to the Grantee's pond, being more particularly described as follows:

A 10' utility easement described as follows:

Commence at a 5/8" rebar in a rock pile marking the NE corner of the NE1/4-NW1/4 in Section 12, Township 18 South, Range 1 East; thence South 01 deg. 02' 49" West 1326.69 feet along the East line of said forty to a axle on the westerly R/W of Shelby County Road #50 (60' R/W); thence along said R/W the following bearings and distances: thence South 01 deg. 25' 18" East 105.08 feet to a 1/2" rebar (cap destroyed); thence South 00 deg. 46' 03" East 99.80 feet to a 3/8" rebar; thence South 00 deg. 49' 14" East 293.18 feet to a 1/2" rebar; thence leaving said R/W South 89 deg. 15' 11" West 251.52 feet to a 1/2" rebar (cap destroyed); thence North 12 deg. 54' 56" West 251.73 feet to a point, said point being the point of beginning of said easement, being 5.00 feet each side of the following described line: thence South 60 deg. 10' 07" West 64.08 feet to a point; thence North 18 deg. 32' 39" West 23.63 feet to a point and the end of easement

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs, successors and assigns, for the use and purpose for which said land is granted, so long as said land is used by the said Grantee, his heirs, successors and assigns, for the use and purpose herein above described for which said land is granted.

IN WITNESS WHEREOF, Micah Brent Garrett as Member of NextGen Fab LLC has signed and sealed these presents on the date first above written.

NEXTGEN FAB LLC

By: Micah Brent Garrett
Micah Brent Garrett, Its Member

STATE OF ALABAMA
St. Clair COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Micah Brent Garrett, whose name as Member of NextGen Fab LLC 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 said conveyance, he as such Member and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2021

Rebecca J. Pike
Notary Public

My Commission Expires: 08.30.2022



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