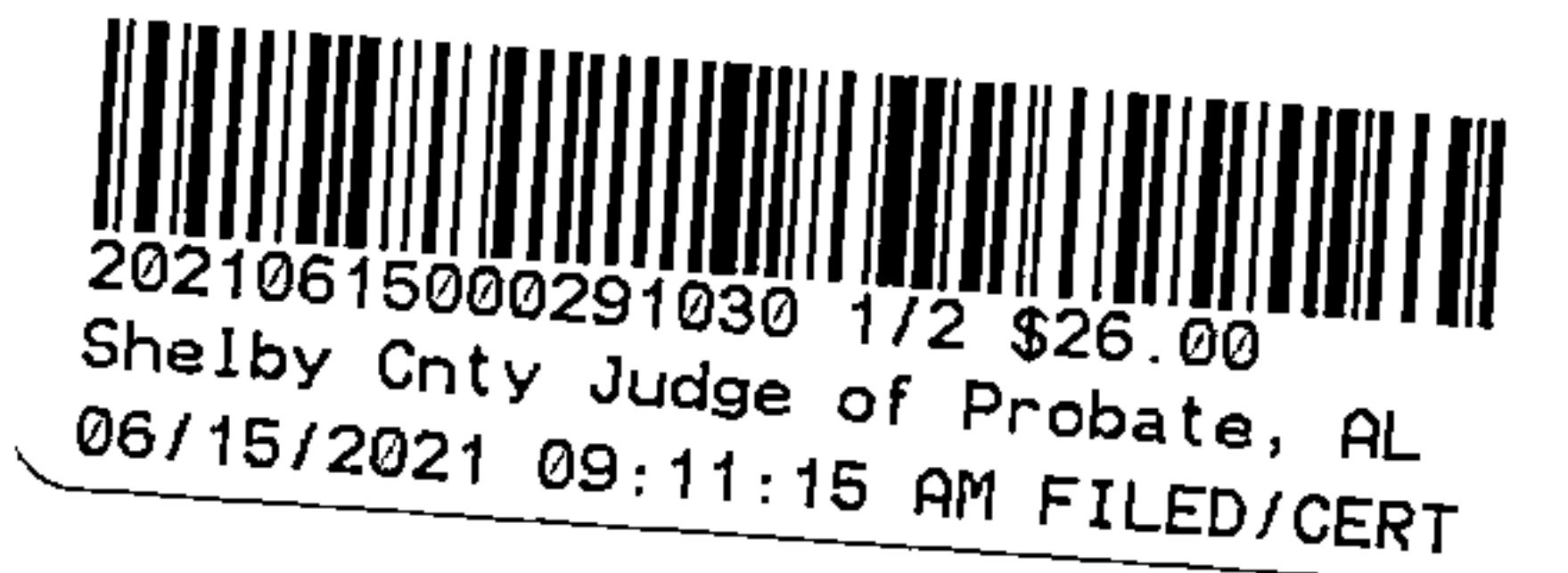


**THIS INSTRUMENT PREPARED BY  
HILL, GOSSETT, KEMP & HUFFORD, P.C.  
Post Office Box 310  
Moody, Alabama 35004**



**EASEMENT**

STATE OF ALABAMA  
SHELBY COUNTY

THIS INDENTURE, made and entered into on this 12 day of March, 2021, by and between Brad Steven Johnston, an unmarried man, hereinafter referred to as Grantor, and NextGen Fab LLC, hereinafter referred to as Grantee;

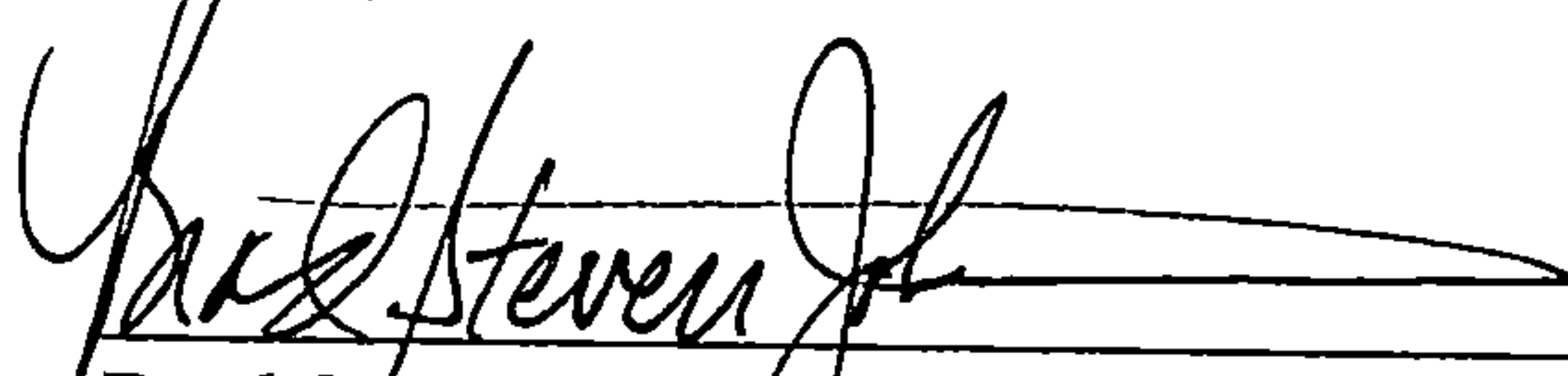
**WITNESSETH:**

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 ingress and egress, being more particularly 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 an axle on the westerly right of way of Shelby County Road #50 (60' R/W); thence along said right of way 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, said point being the point of beginning of said easement being 25.00 feet North of the following described line: thence leaving said right of way South 89 deg. 15' 11" West 251.52 feet to a 1/2" rebar (cap destroyed) and the end of said easement

TO HAVE AND TO HOLD the same unto the said Grantee, its 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, its successors and assigns, for the use and purpose herein above described for which said land is granted.

IN WITNESS WHEREOF, the said Grantor, Brad Steven Johnson has signed and sealed these presents on the date first above written.

  
\_\_\_\_\_  
Brad Steven Johnston

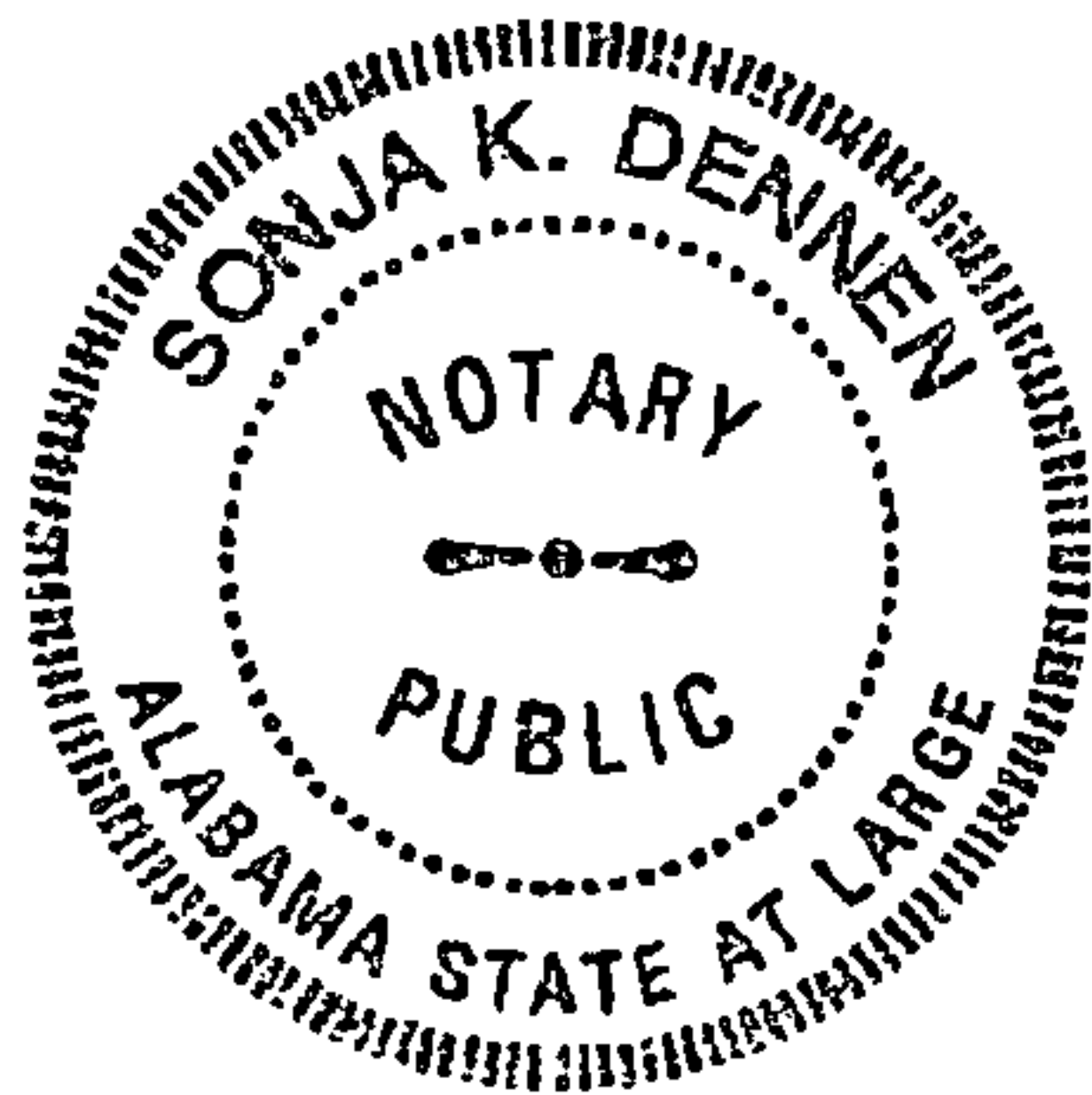
STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Brad Steven Johnston, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of March, 2021

Sonja K. Dennen  
Notary Public

My Commission Expires: 6/4/2022



20210615000291030 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
06/15/2021 09:11:15 AM FILED/CERT