



20210623000305340 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
06/23/2021 11:38:13 AM FILED/CERT

This instrument was prepared without survey or evidence of title by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED FOR UTILITY EASEMENT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00), the undersigned Kathleen L. Zettler, unmarried (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Andrew Douglas and Hayley Douglas (herein referred to as GRANTEE, whether one or more) the following described easement for utilities, situated in Shelby County, Alabama, to-wit:

An easement 10 feet wide for utilities (including but not limited to electrical power, water, gas, and sewer) along and adjoining the western boundary of Lakewood Drive leading northerly from Westover Road (Shelby County Hwy 280) over and across GRANTOR's property as described on Exhibit A for the benefit of GRANTEE's property described on Exhibit B. This utility easement is appurtenant to GRANTEE's property and runs with the land. This easement includes construction, installation, maintenance, operation, inspection, repair, removal, relocation or replacement of equipment and facilities necessary and convenient for the provision of utility services.

TO HAVE AND TO HOLD to the said GRANTEE and to their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 10th day of June, 2020. 2021 *82*

Kathleen L. Zettler
Kathleen L. Zettler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen L. Zettler, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2020. 2021 *82*

Stephanie Douglas
Notary Public
My commission expires:
06/04/24

EXHIBIT A
GRANTOR'S PROPERTY

PARCEL 1:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 521.62 feet to the point of beginning of the herein described parcel; thence deflect 66 deg. 20' 45" and run to the left in a southeasterly direction a distance of 270.63 feet to a point; thence turn an interior angle of 209 deg. 30' 35" and run to the left in a northeasterly direction a distance of 302.00 feet to a point in the centerline of the Clear Prong of Yellow Leaf Creek; thence turn an interior angle of 70 deg. 58' 00" and run to the right along the centerline of said creek in a southwesterly direction a distance of 60.00 feet to a point; thence turn an interior angle of 169 deg. 32' 20" and run to the right along the centerline of said creek in a southwesterly direction a distance of 60.00 feet to a point; thence turn an interior angle of 182 deg. 38' 30" and run to the left along the centerline of said creek in a southwesterly direction a distance of 84.02 feet to a point; thence turn an interior angle of 116 deg. 51' 10" and leaving the centerline of said creek run to the right in a southwesterly direction a distance of 483.00 feet to a point on the West line of said Quarter-Quarter Section; thence turn an interior angle of 84 deg. 08' 40" and run to the right in a northerly direction along the West line of said Quarter-Quarter Section a distance of 318.87 feet to the point of beginning of the herein described parcel. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

EXHIBIT B
GRANTEE'S PROPERTY

Begin at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction and along the north line of said quarter-quarter section a distance of 815.50 feet to a point in the centerline of the clear prong of Yellowleaf Creek; thence following a meander of the centerline of the clear prong of Yellowleaf Creek turn an interior angle of 74 degrees 19 minutes 00 seconds and run to the right and in a southwesterly direction a distance of 65.50 feet to a point; thence continuing to follow the meander of said creek turn an interior angle of 160 degrees 50 minutes 00 seconds and run to the right in a Southwesterly direction a distance of 125.00 feet to a point; thence continuing to follow the meander of said creek turn an interior angle of 228 degrees 52 minutes 00 seconds and run to the left and in Southeasterly direction a distance of 108.00 feet; thence continuing to follow the meander of said creek turn an interior angle of 149 degrees 33 minutes 50 seconds and run to the right in a Southwesterly direction a distance of 64.88 feet to a point; thence departing the meander of the centerline of said creek turn an interior angle of 110 degrees 38 minutes 40 seconds and run to the right and in a westerly direction a distance of 747.25 feet to a point on the west line of said quarter-quarter section; thence turn an interior angle of 84 degrees 08 minutes 00 seconds and run to the right and in a northerly direction and along the west line of said quarter-quarter section a distance of 387.87 feet, more or less to the point of beginning of the herein described parcel. Also a 20 foot wide non-exclusive easement for ingress and egress more particularly described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the west line of said quarter-quarter section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 96 degrees 23 minutes 22 seconds and run to the right in a southerly direction along the centerline of said easement a distance of 85.08 feet to a point; thence deflect 0 degrees 15 minutes 07 seconds and run to the left in a southerly direction along the centerline of said easement a distance of 322.52 feet to the north right of way line of U.S. Highway 280 and the end of herein described easement, said point lying 30.14 feet easterly from the point of intersection of the north right of way line of U.S. Highway 280 and the west line of the Southwest Quarter of the Northwest Quarter of said said Section 24; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein and are to be extended or shortened as necessary to intersect with the south property line for which this easement is granted and to intersect with the right of way of U.S. Highway 280. Also a 20 foot wide non-exclusive easement for ingress and egress more particularly described as follows: Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the west line of said quarter-quarter section a distance of 387.87 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a northeasterly direction a distance of 13.07 feet to the point of beginning of the herein described easement; thence deflect 95 degrees 51 minutes 20 seconds and run to the right in a southerly direction parallel to the west line of said quarter-quarter section a distance of 370.00 feet to a point; thence deflect 13 degrees 38 minutes 12 second and run to the left in a southeasterly direction a distance of 82.95 feet to the end of herein described easement; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein.