

Prepared by: Edward Reisinger, Kudulis, Reisinger & Price, LLC - P. O. Box 653, Birmingham, AL 35201

Send Tax Notice To: Kristen Gray and Matthew Gray, 84 Storey Book Trail, Wilsonville, Alabama 35186

EASEMENT DEED 20210727000361320
07/27/2021 08:46:18 AM
ESMTAROW 1/1

STATE OF ALABAMA)
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten dollars (\$10.00) and other good and valuable considerations** to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **Mary Jane Harris and James P. Harris, III, husband and wife** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **Kristen Gray and Matthew Gray** (herein referred to as GRANTEES), an easement right of way for the purpose of ingress and egress to the GRANTEES property over and across the following described real estate situated in **Shelby** County, Alabama, to-wit:

INCLUDING A 20' Ingress/Egress Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 21, Township 20 South, Range 1 East, Shelby County, Alabama; thence N00°04'38"W for a distance of 77.65' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N80°08'26"W for a distance of 192.36'; thence N85°03'20"W for a distance of 56.91'; thence S75°54'01"W for a distance of 137.47' to the Easterly R.O.W. line of Shelby County Highway 109 and the POINT OF ENDING OF SAID CENTERLINE.

TO HAVE AND TO HOLD the said right of way perpetually to the said Grantees, their heirs and assigns, for the purposes and uses for which it is granted, and provided that the Grantors herein shall have and expressly reserve to the Grantors the right to use and enjoy the premises above described, but that such use and enjoyment shall be in such manner as not unreasonably to interfere with the use thereof by the Grantees, their heirs and assigns under the grant herein set forth.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on **July 26, 2021**.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2021 08:46:18 AM
\$23.00 CHERRY
20210727000361320

Allen S. Bayl

Mary Jane Harris by Suzanne Harris McAdams, Agent
Mary Jane Harris by Suzanne Harris McAdams, Agent

James P. Harris, III by Suzanne Harris McAdams, Agent
James P. Harris, III by Suzanne Harris McAdams, Agent

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Suzanne Harris McAdams whose name as Agent for Mary Jane Harris, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on July 26, 2021.

[Signature]
Notary Public
My commission expires: 1-4-22

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Suzanne Harris McAdams whose name as Agent for James P. Harris, III, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on July 26, 2021.

[Signature]
Notary Public
My commission expires: 1-4-22

