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Shelby Cnty Judge of Probate, AL
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This instrument prepared by:

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Clark Law Firm
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, Alabama 35203
Telephone: 205.506.0075

GRANT OF EASEMENT

STATE OF ALABAMA }

COUNTY OF SHELBY } Know All Men by These Presents:

That for and in consideration of the sum of Five Hundred and No/100 (\$500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee (whether one or more) herein, the receipt whereof is hereby acknowledged, **WESTERVELT REALTY, INC.** (herein referred to as "**Grantor**"), as owner of a portion of the property shown on *Map Exhibit D*, does hereby remise, grant, sell, and convey unto **CHESHIRE PARTNERS, LLC** and **LONG LOOP PROPERTIES, LLC** (herein referred to as "**Grantee**"), as owners of adjoining property described in the attached *Exhibit B* and *Exhibit C*, respectively, and their successors and assigns, from the date hereof, a right of way and easement over the property described in the attached *Exhibit A* for the purposes of ingress and egress to and from the property described in *Exhibit B* and *Exhibit C* with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, for all the purposes above stated. This grant of easement is solely for use by the owner of property described in *Exhibit B* and *Exhibit C* for the purpose of ingress and egress across the property described in *Exhibit A* as shown on the attached *Map Exhibit D*. This grant of easement does not convey any right to build, park, or use any part of the property described in *Exhibit A* for any use other than ingress egress over the existing drive shown the attached *Map Exhibit D*.

The consideration was not actual and is stated for purposes of calculating the transfer tax only.

To Have and to Hold the said right of way and easement perpetually to the Grantee, their heirs, successors and assigns.

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IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, James J. King, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the ____ day of Nov. 18 2021.

James J. King, Jr. (SEAL)
Westervelt Realty, Inc., an Alabama Corporation
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama

COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **James J. King, Jr.**, whose name as **Vice President of Westervelt Realty, Inc.**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of November 2021.

[Signature]
Notary Public

My commission expires.

My Commission Expires
March 29, 2025

JEREMY MEARES
Notary Public
Alabama State at Large



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Exhibit A

Easement Legal Description

SUBJECT TO AND GRANTED A 80 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT BEING 40 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 26, Township 19 South, Range 1 East; thence proceed North 87° 53' 09" East along the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 646.84 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 28' 30" West for a distance of 1650.31 feet (set ½" rebar CA-0114-LS) (set ½" rebar CA-0114-LS); thence proceed South 43° 11' 28" West for a distance of 703.39 feet to the centerline of said 80 foot easement, said point also being the point of beginning. From this beginning point proceed South 46° 48' 32" East along the centerline of said 80 foot easement for a distance of 154.28 feet; thence proceed North 46° 29' 34" East along the centerline of said 80 foot easement for a distance of 511.72 feet; thence proceed North 49° 40' 23" East along the centerline of said 80 foot easement for a distance of 142.19 feet; thence proceed North 57° 49' 55" East along the centerline of said 80 foot easement for a distance of 135.04 feet; thence proceed North 60° 24' 14" East along the centerline of said 80 foot easement for a distance of 377.93 feet; thence proceed North 50° 34' 59" East along the centerline of said 80 foot easement for a distance of 138.94 feet; thence proceed North 44° 17' 14" East along the centerline of said 80 foot easement for a distance of 347.49 feet; thence proceed North 44° 17' 14" East along the centerline of said 80 foot easement for a distance of 126.12 feet; thence proceed North 28° 14' 56" East along the centerline of said 80 foot easement for a distance of 99.10 feet; thence proceed North 13° 37' 09" East along the centerline of said 80 foot easement for a distance of 114.34 feet; thence proceed North 09° 44' 34" East along the centerline of said 80 foot easement for a distance of 581.30 feet; thence proceed North 14° 14' 28" East along the centerline of said 80 foot easement for a distance of 115.10 feet; thence proceed North 20° 42' 45" East along the centerline of said 80 foot easement for a distance of 103.65 feet; thence proceed North 26° 43' 13" East along the centerline of said 80 foot easement for a distance of 148.31 feet; thence proceed North 36° 40' 20" East along the centerline of said 80 foot easement for a distance of 146.50 feet; thence proceed North 46° 46' 01" East along the centerline of said 80 foot easement for a distance of 268.92 feet; thence proceed North 29° 55' 59" East along the centerline of said 80 foot easement for a distance of 63.83 feet; thence proceed North 07° 23' 00" East along the centerline of said 80 foot easement for a distance of 46.11 feet; thence proceed North 21° 16' 47" West along the centerline of said 80 foot easement for a distance of 77.71 feet to its point of intersection with the right-of-way of a US 280 Highway and the termination of said 80 foot easement.

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Exhibit B

Dominant Property Description – Cheshire Partners, LLC

Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 27, said point being the point of beginning. From this beginning point proceed North 89° 07' 20" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 27 for a distance of 1312.96 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section and also being the Northeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed South 00° 43' 45" West along the East boundary of said Southwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1311.31 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 04' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1313.63 feet to a 4" x 4" concrete monument in place being the Southwest corner of said quarter-quarter section; thence North 00° 42' 22" East along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1315.37 feet to a ½" rebar in place, said point being the Northwest corner of said quarter-quarter section; thence proceed North 03° 59' 40" West along the West boundary of the Northwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1287.21 feet to a ½" rebar in place being the Northwest corner of said quarter-quarter section; thence proceed North 88° 28' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1316.14 feet to a 4" x 4" concrete monument in place being the Northeast corner of said quarter-quarter section; thence proceed North 00° 15' 38" East along the West boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 577.75 feet to a point on the Southerly boundary of the Colonial pipeline clearing; thence proceed North 00° 15' 38" East along the West boundary of said quarter-quarter section for a distance of 511.57 feet to a 2" pipe in place; thence proceed North 04° 50' 56" East along the West boundary of said quarter-quarter section for a distance of 231.65 feet to a ½" rebar in place being the Northwest corner said Southeast one-fourth of the Northeast one-fourth of Section 27; thence proceed North 89° 46' 24" East along the North boundary of said quarter-quarter section for a distance of 661.88 feet to a ½" rebar in place; thence proceed North 89° 49' 56" East along the North boundary of said quarter-quarter section for a distance of 248.20 feet to a 1" rebar in place; thence proceed North 89° 47' 46" East along the North boundary of said quarter-quarter section for a distance of 216.98 feet to a 1" rebar in place; thence proceed North 87° 24' 24" East along the North boundary of said quarter-quarter section for a distance of 218.60 feet to a ½" rebar in place being the Northeast corner of said Southeast one-fourth of the Northeast one-fourth of said Section 27; thence proceed South 89° 39' 47" East along the North boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 26 for a distance of 223.34 feet to a ½" rebar in place; thence proceed North 88° 14' 30" East along the North boundary of said quarter-quarter section for a distance of 35.82 feet to a ½" rebar in place; thence proceed North 88° 07' 30" East along the North boundary of said quarter-quarter section for a distance of 395.97 feet to



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a ½" rebar in place; thence proceed South 00° 28' 30" East for a distance of 2687.65 feet (set ½" rebar CA-0114-LS), said point being located on the South boundary of the Northwest one-fourth of the Southwest one-fourth of said Section 26; thence proceed South 87° 53' 09" West along the South boundary of said quarter-quarter section for a distance of 646.84 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 26 and the Northeast one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 27, township 19 South, Range 1 East, Shelby County, Alabama and contains 203.13 acres less and except the below described 29.04 acre tract for an aggregate total of 174.09 acres.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 29.04 ACRE TRACT: Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southeast corner of the Northeast one-fourth of the Southeast one-fourth of Section 27; thence proceed North 89° 07' 20" West along the South boundary of the Northeast one-fourth of the Southeast one-fourth of said Section 27 for a distance of 1312.96 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section and also being the Northeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed South 00° 43' 45" West along the East boundary of said Southwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1311.31 feet to a 4" x 4" concrete monument in place being the Southeast corner of said quarter-quarter section; thence proceed North 89° 04' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1313.63 feet to a 4" x 4" concrete monument in place being the Southwest corner of said quarter-quarter section; thence North 00° 42' 22" East along the West boundary of said quarter-quarter section and along a yellow painted line for a distance of 1315.37 feet to a ½" rebar in place, said point being the Northwest corner of said quarter-quarter section; thence proceed North 03° 59' 40" West along the West boundary of the Northwest one-fourth of the Southeast one-fourth and along a yellow painted line for a distance of 1287.21 feet to a ½" rebar in place being the Northwest corner of said quarter-quarter section; thence proceed North 88° 28' 41" East along the North boundary of said quarter-quarter section and along a yellow painted line for a distance of 1316.14 feet to a 4" x 4" concrete monument in place being the Northeast corner of said quarter-quarter section; thence proceed North 00° 15' 38" East along the West boundary of the Southeast one-fourth of the Northeast one-fourth for a distance of 577.75 feet to a point on the Colonial pipeline clearing; thence proceed North 64° 40' 18" East along the Southerly boundary of the said Colonial pipeline clearing for a distance of 211.49 feet to a ¾" rebar in place said point being the point of beginning. From this beginning point proceed South 22° 41' 17" East for a distance of 424.17 feet; thence proceed South 25° 24' 04" West for a distance of 158.35 feet; thence proceed South 30° 08' 50" East for a distance of 853.32 feet to a ¾" rebar in place; thence proceed South 49° 36' 09" West for a distance of 215.86 feet to a ¾" rebar in place; thence South 40° 23' 43" East for a distance of 360.07 feet to a ¾" rebar in place; thence proceed North 43° 11' 28" East for a distance of 1157.78 feet to a ¾" rebar



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in place; thence proceed North 33° 08' 51" West for a distance of 653.53 feet to a ¾" rebar in place; thence proceed North 78° 50' 23" West for a distance of 427.09 feet to a ¾" rebar in place; thence proceed North 22° 44' 45" West for a distance of 453.14 feet to a 1" crimp pipe in place being located on the Southerly boundary of the Colonial Pipeline clearing; thence proceed South 64° 40' 18" West along the Southerly boundary of said clearing for a distance of 480.22 feet to the point of beginning.

The above-described land is located in the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama and contains 29.04 acres.

Exhibit C

Dominant Property Description – Long Loop Properties, LLC

Commence at a 4" x 4" concrete monument in place being the Southwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 49' 35" East along the West boundary of said section for a distance of 1313.63 feet to a 4" x 4" concrete monument in place, said point being the Northwest corner of the Southwest one-fourth of the Southwest one-fourth of said section and also being the Southwest corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed North 87° 53' 09" East along the South boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 646.84 feet (set ½" rebar CA-0114-LS) to the point of beginning. From this beginning point proceed North 00° 28' 30" West for a distance of 2687.65 feet to a ½" rebar in place; thence proceed North 89° 27' 38" East along the North boundary of said quarter-quarter section for a distance of 700.77 feet to a 4" x 4" concrete monument in place being the Northeast corner of said Southwest one-fourth of the Northwest one-fourth of Section 26; thence proceed North 89° 27' 38" East along the North boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 26 for a distance of 455.24 feet to a point on the Easterly right-of-way of said Cheshire Drive; thence proceed South 09° 44' 34" West along the Easterly right-of-way of said road for a distance of 347.85 feet (set ½" rebar CA-0114-LS); thence proceed South 13° 37' 09" West along the Easterly right-of-way of said road for a distance of 118.16 feet (set ½" rebar CA-0114-LS); thence proceed South 28° 14' 56" West along the Easterly right-of-way of said road for a distance of 105.14 feet (set ½" rebar CA-0114-LS); thence proceed South 42° 50' 28" West along the Easterly right-of-way of said road for a distance of 150.16 feet (set ½" rebar CA-0114-LS); thence proceed South 44° 56' 10" West along the Easterly right-of-way of said road for a distance of 328.56 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 33' 14" West along the Easterly right-of-way of said road for a distance of 166.67 feet (set ½" rebar CA-0114-LS); thence proceed North 88° 48' 03" East for a distance of 2904.60 feet to the centerline of Clear Prong Creek; thence proceed South 22° 40' 16" East along the centerline of said creek for a distance of 144.50 feet; thence proceed South 03° 15' 05" East along the centerline of said creek for a distance of 77.86 feet; thence proceed South 27° 23' 11" West along the centerline of said creek for a distance of 116.82 feet; thence proceed South 32° 32' 52" West along the centerline of said creek for a distance of 95.44 feet; thence proceed South 65° 29' 36" West along the centerline of said creek for a distance of 122.68 feet; thence proceed South 43° 50' 35" West along the centerline of said creek for a distance of 195.34 feet; thence proceed South 60° 43' 52" West along the centerline of said creek for a distance of 141.62 feet; thence proceed South 05° 29' 18" West along the centerline of said creek for a distance of 414.94 feet; thence proceed South 25° 28' 05" West along the centerline of said creek for a distance of 258.44 feet; thence proceed South 40° 29' 15" East along the centerline of said creek for a distance of 53.07 feet; thence proceed South 14° 53' 23" East along the centerline of said creek for a distance of 66.67 feet; thence proceed South 76° 26' 14" West along the centerline of said creek for a distance of 106.10 feet; thence proceed South 23° 55' 15" West along the centerline of said creek for a distance of 106.31 feet; thence proceed South 35° 30' 00" East along the centerline of said creek for a distance of 154.01 feet; thence proceed South 87° 53' 09" West along the South boundary of the Northwest one-fourth of the Southeast one-fourth, the South boundary of the Northeast one-fourth of the Southwest one-fourth and the South boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 2868.10 feet to the point of beginning.



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The above described land is located in, the Northwest one-fourth of the Southeast one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northeast one-fourth of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama and contains 140.68 acres.



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Map Exhibit D

Map of Easement & Subservient Property



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