



20211215000594740 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/15/2021 03:37:58 PM FILED/CERT

STATE OF ALABAMA)
) EASEMENT
SHELBY COUNTY)

COMES NOW the undersigned, Alabama Conference of the Pentecostal Church Inc, being the owners of the following described property:

See Exhibit A

and grant unto Michael J. Boden, Jr., their heirs and assigns, being the owner of the following described property:

Lot 1, according to the Survey of Oak Mountain Trace, as recorded in Map Book 31, Page 57, in the Probate Office of Shelby County, Alabama.

an easement and right-of-way into, upon and across said property, situated in Shelby County, Alabama. Said easement and right-of-way is described as follows:

DESCRIPTION OF A 40 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT LYING 40 FEET NORTHWEST OF THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE WESTERN MOST CORNER OF LOT 1, OAK MOUNTAIN TRACE, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, MAP BOOK 31, PAGE 57, AND THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE NORTHWESTERN BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 226.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.0 FEET AND A CENTRAL ANGLE OF 18° 54' 44.11 AND THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 123.78 FEET TO THE END OF SAID EASEMENT.

(See the attached Survey Exhibit B for reference of the above stated Easement)

The right-of-way, easement, rights, and privileges herein granted shall be used only for the purpose of ingress, egress and utilities and for no other use or purpose unless herein stated.

The easement, rights, and privileges herein granted shall be perpetual and shall run with the land. The easement, rights, and privileges granted hereunder shall terminate when, or at such time as, the purposes hereof cease to exist or become impossible of performance. The undersigned retains maintenance, reserves, and shall continue to enjoy use of the surface of such property for any and all purposes, including the right to build and use the surface of said easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses and/ or to dedicate all or any part of the property affected by this easement to any city for use as a public street, road, or alley.



IN WITNESS WHEREOF, this instrument is executed by its Administrator who is authorized to execute this conveyance, has hereto set its signature this 10 day of December, 2021.

Alabama Conference of the Pentecostal Church, Inc.

By: Sherry T. DeSantis
Print Name: Sherry T. DeSantis
Its: Administrator

STATE OF ALABAMA)
)
 Shelby COUNTY)
)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHERY DESANTIS, who serves as acting ADMINISTRATOR and has full rights to sign on behalf of Alabama Conference of the Pentecostal Church, Inc., a corporation, 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, he/she/they, as such officer/s and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 10 day of December, 2021.

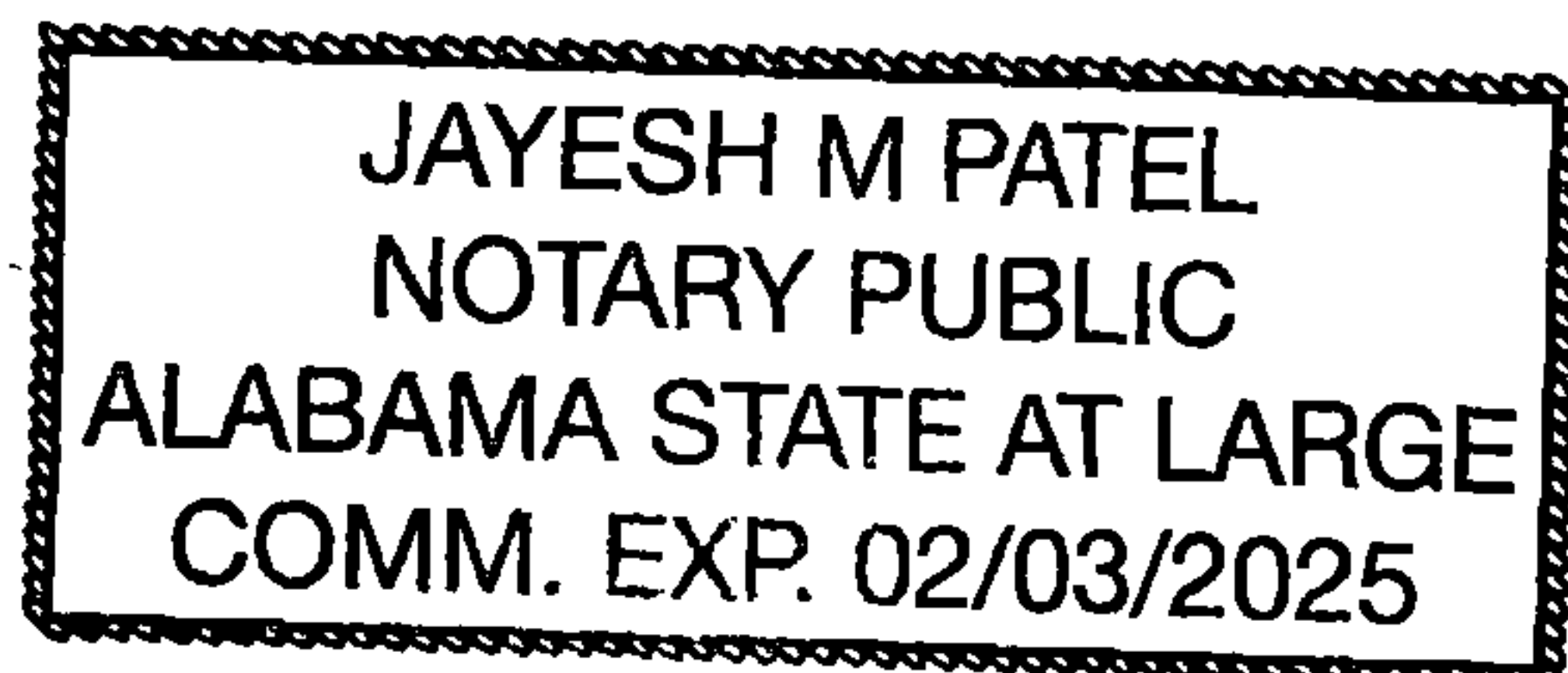
day of December, 2021.



NOTARY PUBLIC

[Seal]

My Commission Expires: Feb 3 2025





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EXHIBIT "A"
Legal Description

A parcel of land situated in the Southwest quarter of the Southeast quarter of Section 6, and the Northwest quarter of the Northeast quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 6, Township 20 South, Range 2 West; thence North 01 degrees 11 minutes 12 seconds East along the Eastern line of said quarter-quarter section a distance of 1307.27 feet; thence North 89 degrees 48 minutes 48 seconds West a distance of 490.14 feet; thence South 5 degrees 54 minutes 23 seconds West a distance of 45.23 feet; thence South 12 degrees 06 minutes 26 seconds West a distance of 182.20 feet; thence South 19 degrees 36 minutes 13 seconds West a distance of 96.33 feet; thence South 33 degrees 48 minutes 02 seconds West a distance of 162.11 feet; thence South 40 degrees 56 minutes 44 Seconds West a distance of 183.34 feet to a point on the Northeastern right of way line of Oak Mountain Park Road (150 foot right of way); thence South 57 degrees 55 minutes 51 seconds East along said right of way line a distance of 146.03 feet to a point on a curve to the right having a radius of 1029.93 feet and a central angle of 40 degrees 38 minutes 51 seconds; thence along said right of way line and the arc of said curve a distance of 730.67 feet, said arc subtended by a chord which bears South 38 degrees 34 minutes 42 seconds East a distance of 715.44 feet to the end of said curve; thence South 18 degrees 12 minutes 50 seconds East along said right of way line a distance of 223.88 feet; thence North 45 degrees 50 minutes 54 seconds East a distance of 183.84 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land located in the Southwest quarter of the Southeast quarter of Section 6 and the Northwest quarter of the Northeast quarter of Section 7, both being in Township 20 South, Range 2 West. BEGIN at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 6; thence North 0 degrees 11 minutes 12 seconds East along the East line of said quarter quarter a distance of 357.50 feet; thence South 46 degrees 46 minutes 24 seconds West a distance of 309.23 feet to a point on a curve on the Northeasterly right of way of Oak Mountain Park Road having a central angle of 3 degrees 37 minutes 08 seconds, a radius of 1029.93 feet and a chord distance of 65.04 feet along a bearing of South 20 degrees 01 minutes 24 seconds East; thence run Southeasterly along the arc of said curve 65.05 feet; thence South 18 degrees 12 minutes 50 seconds East a distance of 223.88 feet; thence North 45 degrees 50 minutes 54 seconds East a distance of 183.84 feet to the POINT OF BEGINNING. Less and except any portion of subject land lying within Oak Mountain State Park Road.

ALSO, LESS AND EXCEPT:

Lot 1, according to the Survey of Oak Mountain Trace as recorded in Map Book 31, page 57, in the Probate Office of Shelby County, Alabama.

This conveyance is made for the use and benefit of the ministry and membership of the International Pentecostal Holiness Church, in accordance with the faith of said church and provisions of the International Pentecostal Holiness Church Manual. This Provision is for the benefit of the grantee, and grantor reserves no right or interest in the premises.

LEGEND

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SCALE: 1"=40'

DRAINAGE CONTROL AREA

$$\text{MEAS} \begin{array}{|l} \text{L=} \\ \text{R=} \\ \text{CT=} \\ \Delta= \end{array} \text{MA}$$