

STATE OF ALABAMA
COUNTY OF SHELBY

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AGREEMENT AND CONVEYANCE
OF EASEMENT APPURTENANT

This Agreement is made and entered into this date by and between **JASON P. RAMSEY and CASEY C. RAMSEY**, husband and wife (“Grantor”) and **JASON P. RAMSEY and CASEY C. RAMSEY**, husband and wife, (“Grantee”).

WHEREAS, Grantors are the record owner of the following described real property situated in Shelby County, Alabama, to-wit:

Real property described in Exhibit A, which is attached hereto and incorporated herein by reference, (“Servient Estate”);

WHEREAS, Grantees are the record owners of the following described real property situated in Shelby County, Alabama, to-wit:

Real property described in Exhibit B, which is attached hereto and incorporated herein by reference, (“Dominant Estate”).

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations paid by the Grantees to the Grantors, and in additional consideration of the mutual promises contained in this agreement, the receipt and sufficiency whereof are acknowledged, Grantors do hereby grant, bargain, sell and convey unto Grantees, their heirs, successors and assigns, a perpetual, non-exclusive easement, 20 feet in width, for road purposes, for ingress and egress to and from the real property described above as the “Dominant Estate”, over and across the lands described

above as the "Servient Estate", generally along the current course of an existing road and/or gravel drive and/or easement which leads from western boundary of the "Servient Estate", and which runs generally in a Easterly and then Northeasterly direction, across the "Servient Estate" as indicated on the attached **Exhibit C (Survey #20212022 by Weygand Surveyors dated 10/18/2021)** and the easement created herein further extends along the current gravel drive therein in the same northeasterly direction until crossing the southernly boundary line of the "Dominant Estate"

The easement hereby granted shall be appurtenant to and running with the land described above as the "Dominant Estate" and all subdivisions thereof, and any adjoining land subsequently acquired by the Grantee.

The Grantees, their heirs, successors, and assigns, shall have the right of use of the 20 foot wide easement hereby granted. The Grantees, their heirs, successors, and assigns shall be responsible to maintain and to repair any damage caused by their use of the 20 foot wide easement. The Grantees, their heirs, successors, and assigns shall compensate Grantors, their heirs, successors, and assigns for any damage done to Grantors' property outside the easement resulting from the Grantees' use, repair or maintenance of the 20 foot wide easement.

Except as to the rights herein granted, the Grantors shall have the full use and control of the above described real estate known as the "Servient Estate". The Grantors, their heirs, successors, and assigns shall also have full use of the road and the easement thereon which is located on the property described above as the "Servient Estate".

The Grantees hereby agrees to hold and save the Grantors harmless from any and all claims of third parties arising from Grantees' use of the rights herein granted.

This easement is granted subject to all prior easements or encumbrances of record.

Grantors agrees that, in the event of any partition, subdivision, or transfer of any portion of the "Dominant Estate" by Grantees, or their successors or assigns, this easement shall remain appurtenant to any and all of the subdivided or transferred parcels hereinafter created from the "Dominant Estate", and owners of said parcels into which the "Dominant Estate" may be divided shall have the same rights to use the easement as granted herein.

By the acceptance and recording of this document, the Grantees herein accepts all of the terms of this agreement.

TO HAVE AND TO HOLD the same unto the said Grantees, their heirs, successors, and assigns, as hereinabove set out, forever. And the Grantors do hereby covenant with the Grantees that they have a good and lawful right to sell and convey the easement as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 23rd day of Feburary, 2022.

Grantors:

Jason P Ramsey
JASON P. RAMSEY

Casey C. Ramsey
CASEY C. RAMSEY

Grantees:

Jason P Ramsey
JASON P. RAMSEY

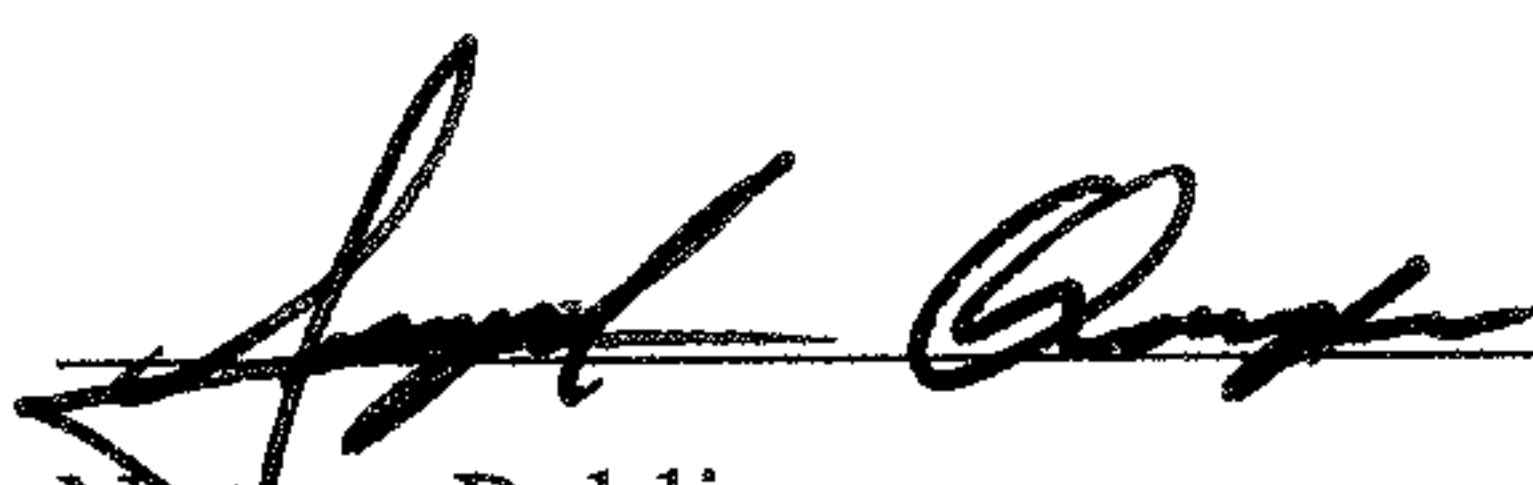
Casey C. Ramsey
CASEY C. RAMSEY

STATE OF ALABAMA

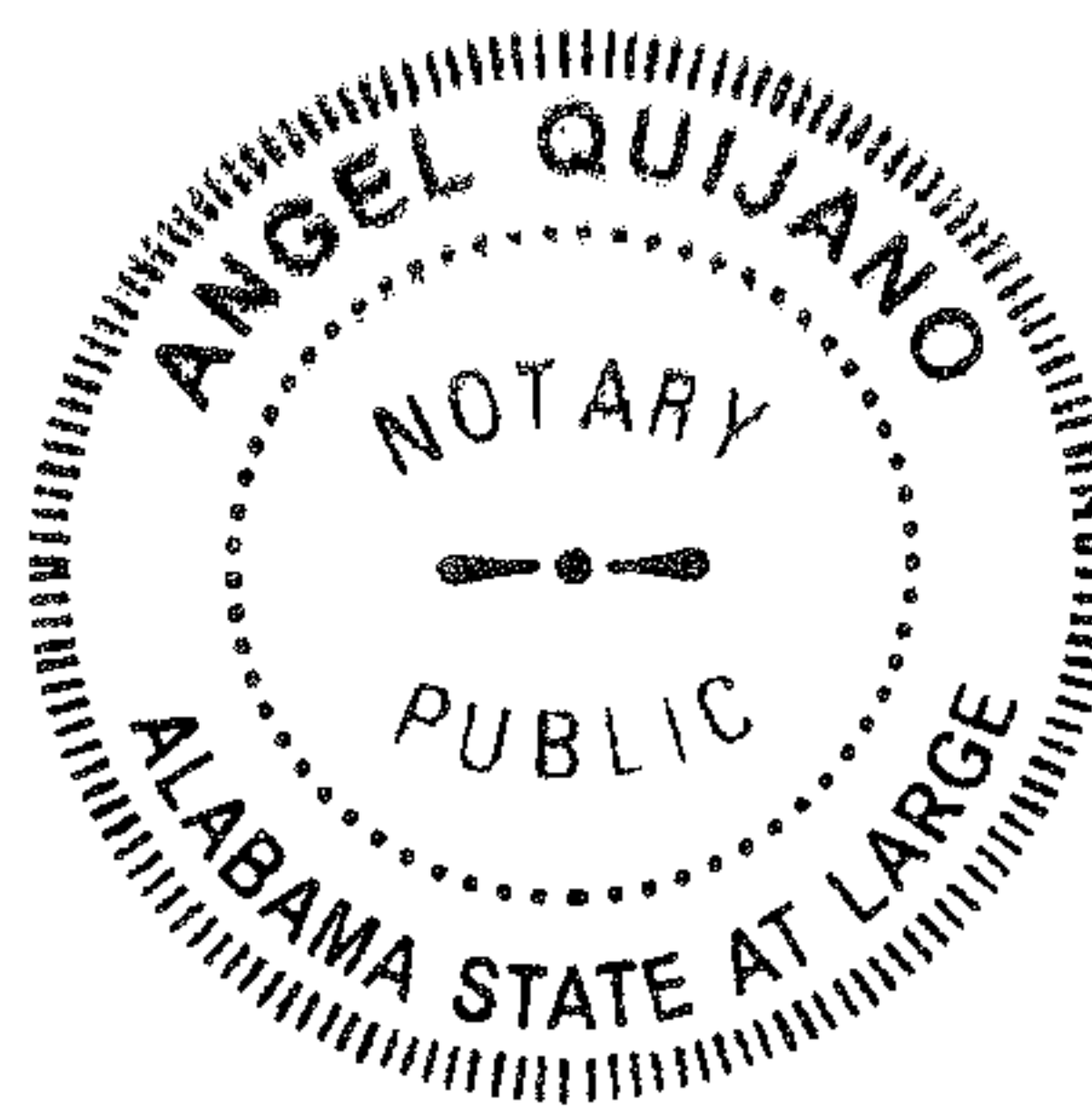
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JASON P. RAMSEY and CASEY C. RAMSEY**, husband and wife, whose names, as the Grantors and Grantees herein, are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of February, 2022.



Notary Public



MY COMMISSION EXPIRES JUNE 2, 2024

Grantee's Address:

This Instrument was Prepared By:

Luke A Henderson, Esq.

17 Office Park Circle, Ste 150

Birmingham, AL 35223

who makes no representation as to status of title or to matters which would be disclosed by a current survey of all property referenced and an exact legal description of the easement created herein.

Exhibit A ("Servient Estate")

Begin at the southeast corner of the northeast quarter of the northwest quarter of Section 29, Township 20 S., Range 2 W., Shelby County, Alabama and thence run in a northerly direction for a distance of 613.81 feet to a #4 rebar; thence turn an interior angle to the right of $90^{\circ} 00' 37''$ and run in a westerly direction for a distance of 462.08 feet to a #4 rebar; thence turn an interior angle to the left of $89^{\circ} 59' 01''$ and run in a northerly direction for a distance of 330.00 feet to a found #4 rebar; thence turn an interior angle to the left of $90^{\circ} 00' 33''$ and run in an easterly direction for a distance of 461.95 feet to a found #4 rebar; thence turn an interior angle to the right of $89^{\circ} 58' 10''$ and run in a northerly direction for a distance of 465.70 feet to a found #4 rebar; thence turn an interior angle to the right of $90^{\circ} 19' 05''$ and run in a westerly direction for a distance of 1321.73 feet to a 3 inch capped pipe; thence turn an interior angle to the right of $89^{\circ} 03' 18''$ and run in a southerly direction for a distance of 1397.22 feet to a #4 rebar set by Weygand; thence turn an interior angle to the right of $91^{\circ} 29' 18''$ and run in an easterly direction for a distance of 1306.34 feet to the point of beginning.

Subject to:

A 20' INGRESS/EGRESS EASEMENT SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND LYING 20' TO THE NORTH OF AND PARALLEL TO THE FOLLOWING DESCRIBED SOUTHERLY BOUNDARY:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE N $88^{\circ}24'44''$ W A DISTANCE OF 1306.29'; THENCE N $0^{\circ}11'50''$ E A DISTANCE OF 819.95' TO THE SOUTHEASTERLY MOST CORNER OF A 60' UNIMPROVED RIGHT-OF-WAY, AS RECORDED IN MAP BOOK 14, PAGE 73-A IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 20' INGRESS EGRESS EASEMENT LYING 20' TO THE NORTH OF AND PARALLEL TO SAID SOUTHERLY BOUNDARY; THENCE S $23^{\circ}27'24''$ E A DISTANCE OF 42.31', TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 178.85' AND A CENTRAL ANGLE OF $30^{\circ}00'11''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.65', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S $44^{\circ}09'54''$ E A DISTANCE OF 92.59', TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 791.95' AND A CENTRAL ANGLE $6^{\circ}34'23''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.85', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S $62^{\circ}27'11''$ E A DISTANCE OF 90.80', TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 218.12' AND A CENTRAL ANGLE OF $27^{\circ}04'37''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.08', SAID ARC SUBTENDED BY A CHORD WHICH BEARS S $79^{\circ}16'41''$ E A DISTANCE OF 102.12'; THENCE N $87^{\circ}11'01''$ E A DISTANCE OF 58.46'; THENCE N $89^{\circ}09'19''$ E A DISTANCE OF 47.33'; THENCE S $85^{\circ}10'54''$ E A DISTANCE OF 72.56'; THENCE N $85^{\circ}15'01''$ E A DISTANCE OF 50.01', THENCE N $81^{\circ}20'33''$ E A DISTANCE OF 72.27' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3519.43' AND A CENTRAL ANGLE OF $1^{\circ}09'42''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.36', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $84^{\circ}15'04''$ E A DISTANCE OF 71.36', TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.84' AND A CENTRAL ANGLE OF $36^{\circ}09'36''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.73', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $65^{\circ}07'28''$ E A DISTANCE OF 84.31', TO THE END OF SAID CURVE; THENCE N $49^{\circ}34'00''$ E A DISTANCE OF 48.93', TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 518.97' AND A CENTRAL ANGLE OF $12^{\circ}22'47''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.13', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $53^{\circ}01'52''$ E A DISTANCE OF 111.91', TO A POINT ON A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 116.42' AND A CENTRAL ANGLE OF $9^{\circ}46'09''$; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.85', SAID ARC SUBTENDED BY A CHORD WHICH BEARS N $63^{\circ}43'32''$ E A DISTANCE OF 19.84' TO THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE END OF SAID EASEMENT.

(2021 Shelby County, Alabama Tax Parcel Identification Number # 14 9 29 0 000 002.000)

Exhibit B ("Dominant Estate")

All of the East Half of the Southwest 1/4 situated in Section 20, Township 20 South, Range 2 West, lying South of Shelby County Highway #332, LESS AND EXCEPT the lot as described in that certain deed recorded in Deed Book 140, page 272, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT The following described property:

Commence at the NE Corner of the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E, a distance of 526.09' to the Point of Beginning; thence continue along the last described course a distance of 400.99'; thence S44°37'37"W, a distance of 1808.74'; thence N00°50'33"W a distance of 962.90' to the Southeasterly R.O.W. line of Shelby County Highway 332, Prescriptive R.O.W. (all further calls will be along said R.O.W. line) and point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21°25'49", and subtended by a chord which bears N37°39'41"E and a chord distance of 94.82'; thence along the arc of said curve, a distance of 95.38'; thence N26°56'47"E a distance of 257.83' to a curve to the right, having a radius of 215.00, a central angle of 40°29'56" and subtended by a chord which bears N47°11'45"E, and a chord distance of 148.83'; thence along the arc of said curve, a distance of 151.97'; thence N87°26'43"E a distance of 158.52' to a curve to the right, having a radius of 1165.00, a central angle of 05°46'30" and subtended by a chord which bears N70°19'58"E and a chord distance of 117.38'; thence along the arc of said curve, a distance of 117.42'; thence N73°13'14"E a distance of 38.78' to a curve to the left, having a radius of 430.00', a central angle of 19°09'42" and subtended by a chord which bears N63°38'23"E, and a chord distance of 143.14'; thence along the arc of said curve a distance of 143.81'; thence N54°03'31"E a distance of 150.78' to a curve to the right, having a radius of 270.00, a central angle of 04°31'25" and subtended by a chord which bears N56°29'14"E and a chord distance of 22.88'; thence along the arc of said curve a distance of 22.89'; thence N58°34'58"E a distance of 24.58' to a curve to the left, having a radius of 230.00, a central angle of 19°13'10", and subtended by a chord which bears N49°18'21"E and a chord distance of 76.79'; thence along the arc of said curve, a distance of 77.15'; thence N39°41'48"E a distance of 116.78' to a curve to the left, having a radius of 330.00, a central angle of 14°48'25" and subtended by a chord which bears N32°17'34"E and a chord distance of 85.04'; thence along the arc of said curve a distance of 85.28'; thence S52°11'12"E and leaving said R.O.W. line, a distance of 295.69' to the Point of beginning.

Less and except the R.O.W. of a Railroad Tract, 100' R.O.W., being more particularly described as follows:

Commence at the NE corner of the NE ¼ of the SW ¼ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E a distance of 645.51' to the Point of Beginning; thence continue along the last described course a distance of 140.82'; thence S44°37'37"W a distance of 1809.40'; thence N00°30'33"W a distance of 140.28'; thence N44°37'37"E a distance of 1810.18' to the point of beginning.

(2021 Shelby County, Alabama Tax Parcel Identification Number # 14 4 20 0 000 013.000)

