

STATE OF ALABAMA
SHELBY COUNTY

20220428000174170
04/28/2022 10:57:33 AM
ESMTAROW 1/4

EASEMENT FOR INGRESS AND EGRESS AND UTILITIES

This Agreement for an Easement for Ingress and Egress is made by and between Grand Oaks Investments, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grand Oaks") and HBH Realty, Inc. (hereinafter referred to as "HBH")

WITNESSETH

WHEREAS, Grand Oak is the owner of property located in Shelby County, Alabama, described below in Exhibit "A" and;

WHEREAS, HBH is the owner of property located in Shelby County, Alabama described below in "Exhibit B" and;

WHEREAS, the property owned by HBH is adjacent and contiguous to the property owned by Grand Oak and;

WHEREAS, Grand Oak has agreed to give, for good and valuable consideration the receipt of which is hereby acknowledged, to HBH an exclusive easement for utilities and for ingress and egress on and across property described in "Exhibit A" .

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. Grand Oak does grant, bargain, sell and convey to HBH, its guests, invitees, contractors and employees a permanent exclusive easement for utilities and for ingress and egress on and across its property described in as follows:

An easement over and across a portion of the Lot 2B Common Area shown on the Resurvey No. 2 Old Town Market Place as recorded in Map Book 46 Page 93 in the Office of the Judge of Probate of Shelby County, Alabama, having been situated in the Southeast one-quarter of the Northwest one-quarter of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found cross marking the Southeastern most corner of Lot 3B Common Area as shown on the Resurvey No. 2 Old Town Market Place as recorded in Map Book 46 Page 93 in the Office of the Judge of Probate of Shelby County, Alabama and lying on the Northern most right-of-way of Lake Davidson Lane; thence run North 79 degrees 36 minutes 52 seconds West along the South line of said Lot 3B and along said right-of-way for a

distance of 18.76 feet to a found 5/8 inch rebar; thence run North 79 degrees 12 minutes 00 seconds West along said Lot 3B and said right-of-way for a distance of 11.26 to a found cross being the beginning of a curve to the left having a radius of 1475.00 feet, a central angle of 02 degrees 02 minutes 12 seconds, a chord bearing North 78 degrees 10 minutes, 54 seconds West, a chord distance of 52.43 feet; thence run along the arc of said curve, said Lot 3B and said right-of-way for a distance of 52.43 feet to a point, said point marking the POINT OF BEGINNING of the easement herein described and marking the Southeastern most corner of said Lot 2B and lying on said right-of-way, said point also marking the beginning of a curve to the left having a radius of 1475.00 feet, a central angle of 00 degrees 46 minutes 52 seconds, a chord bearing North 76 degrees 46 minutes 22 seconds West, a chord length of 20.11 feet; thence run along the arc of said curve and said right-of-way and the South line of said Lot 2B for a distance of 20.11 feet to a point; thence run North 76 degrees 22 minutes 56 seconds West along said South line of Lot 2B and said right-of-way for a distance of 15.00 feet to a point; thence leaving said right-of-way and said South line of Lot 2B run North 13 degrees 37 minutes 04 seconds East for a distance of 68.86 feet to a point lying on the Northeastern most line of said Lot 2B; thence run South 33 degrees 07 minutes 32 seconds East along said Northeastern line of Lot 2B for a distance 47.51 feet to a point marking the Eastern most corner of said Lot 2B; thence run South 12 degrees 48 minutes 40 seconds West along the Southeastern most line of said Lot 2B for a distance of 36.17 feet to the POINT OF BEGINNING; said easement contains 1,827 Sq. Feet or 0.04 acres more or less.

to the property owned by HBH described as follows:

Parcel 1: Lots 3B1, 3B2, 3B3, 3B4, 3B5, 3B6 and 3B "Common Area", according to the Survey of Final Plat Resurvey No. 2 of Old Town Market Place, as recorded in map Book 46, Page 93, in the Probate Office of Shelby County, Alabama

Grand Oak agrees it shall not construct, build or erect any structure which would impede HBH's use of the easement. The easement for utilities shall include the right to construct, build, maintain and repair utilities necessary for the business or businesses owned, operated or leased by HBH

2. The Parties agree this easement shall be for the benefit of the HBH. its successors and assigns and shall run with the land.

Signed with our hands and seals this 14 ^{April} ~~March~~, 2022

Grand Oaks Investments, LLC

By: [Signature]

Its: member

HBH Realty, Inc.

By: [Signature]

For: President

STATE OF ALABAMA

Shelby COUNTY

I, Lauren Armstrong, a Notary Public in and for said county in said state, hereby certify that Jerry Robert Adams as authorized member of Grand Oaks Investments, LLC, LLC, an Alabama Limited Liability Company whose name is (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 this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 14 day of April, 2022

My Commission Expires:

Lauren Armstrong
Notary Public



STATE OF ALABAMA

Jefferson COUNTY


I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Jordan Hoseney as authorized officer of HBH Realty, Inc. whose name is (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 this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 28 day

of April, 2022

My Commission Expires:

8-6-24


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2022 10:57:33 AM
\$32.00 CHERRY
20220428000174170

Allie S. Bayl