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ESMTAROW 1/2

This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

## EASEMENT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Westervelt Company**, grant, bargain, sell and convey unto, **Frontlines, LLC an Alabama limited liability company, Gallant Lake, LLC, an Alabama limited liability company and Round Too Investments, LLC, an Alabama limited liability comapny** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Mutual non-exclusive easement for ingress, egress and utilities to the following described property:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

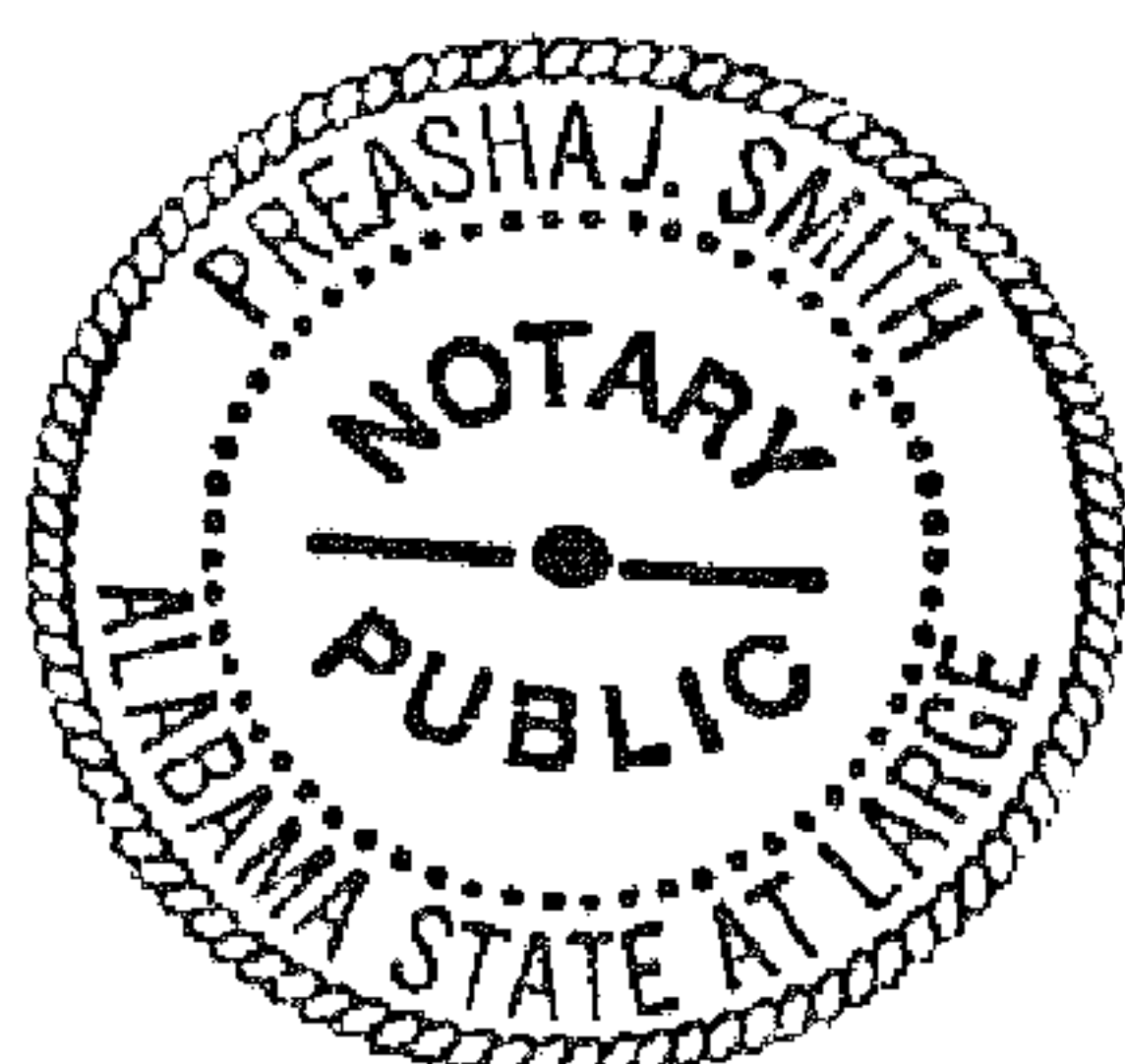


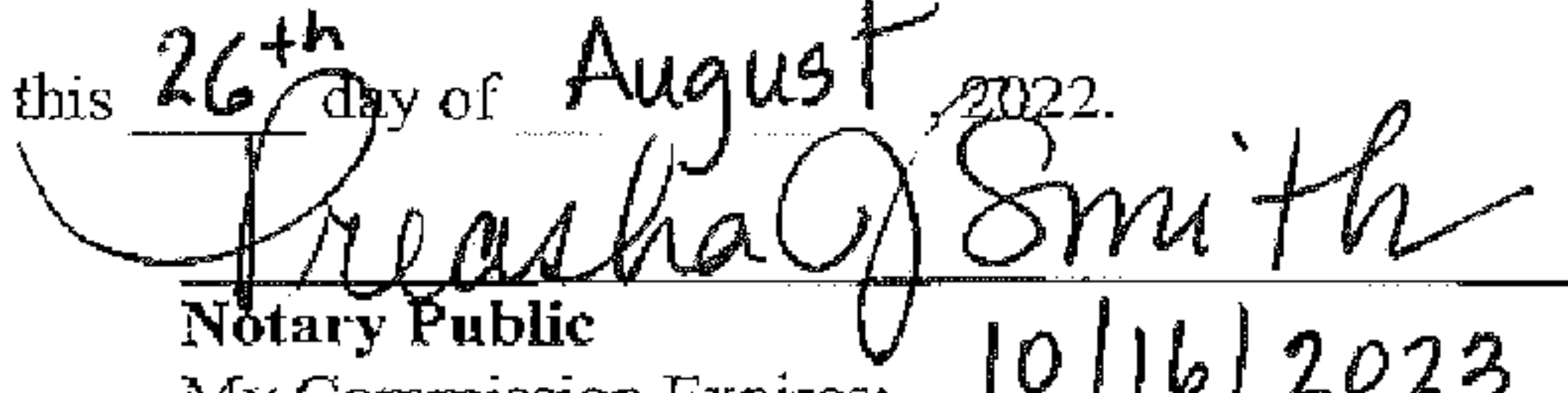
THE WESTERVELT COMPANY  
By: David W. Donaldson  
Its: Vice President & General Manager,  
Forest Resources

STATE OF ALABAMA  
COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David W. Donaldson as Vice President & General Manager, Forest Resources of The Westervelt Company**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of August, 2022.



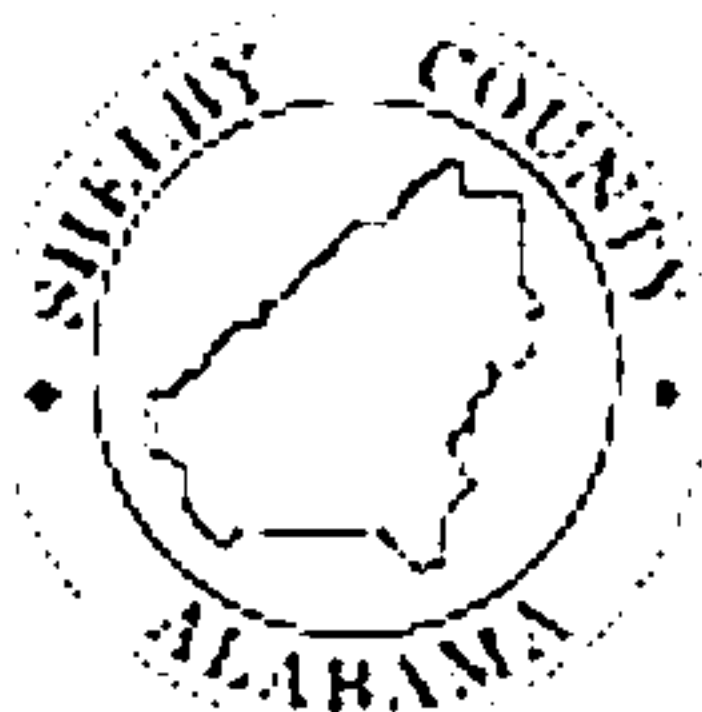
  
Notary Public

My Commission Expires: 10/16/2023

EXHIBIT A - LEGAL DESCRIPTION

A 30' strip of land lying 30' West side of a line situated in Section 1, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows;

Commence at a Concrete Monument found locally accepted to be the Southeast corner of said Lot 15B-2 and also the Southeast Corner of Section 2, Township 21 South, Range 2 West; thence run North 86° 30' 59" West (North 85° 33' 46" West map) along the South line of said Lot 15B-2 and also along the South line of said Section 2 for a distance of 1345.32 feet (1345.50' map) to a 3/4" crimped pipe found; thence run North 00° 19' 43" East (North 00° 55' 03" East map) along the West line of said Lot 15B-2 for a distance of 806.47 feet (805.21' map) to the East Right-of-Way line of Shelby County Highway 331; thence run North 36° 43' 59" East (North 37° 19' 52" East map) along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 168.27 feet (168.27' map) to a point on a curve the left having a central angle of 33° 24' 59", a radius of 196.37 feet and a chord bearing of North 20° 01' 30" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 114.65 feet to a point; thence run North 03° 19' 00" East for a distance of 53.28 feet to a point on a curve the right having a central angle of 10° 49' 18", a radius of 497.88 feet and a chord bearing of North 08° 43' 39" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 94.04 feet to a point; thence run North 14° 08' 18" East for a distance of 49.98 feet to a point on a curve the left having a central angle of 13° 57' 24", a radius of 642.75 feet and a chord bearing of North 07° 09' 36" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 156.57 feet to a point; thence run North 00° 10' 54" East for a distance of 116.82 feet to a point on a curve the right having a central angle of 07° 30' 50", a radius of 731.43 feet and a chord bearing of North 03° 56' 19" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 95.92 feet to a point; thence run North 07° 41' 44" East for a distance of 148.75 feet to a point on a curve the left having a central angle of 27° 15' 46", a radius of 236.18 feet and a chord bearing of North 05° 56' 08" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 112.38 feet to a point; thence run North 19° 34' 01" West for a distance of 72.47 feet to a point on a curve the right having a central angle of 69° 24' 40", a radius of 172.14 feet and a chord bearing of North 15° 08' 19" East; thence run along the arc of said curve and also along the West line of said Lot 15B-2 and also along said East Right-of-Way line for a distance of 208.54 feet to a point; thence run North 49° 54' 22" East for a distance of 451.16 feet to a point; thence continue North 49° 54' 22" East for a distance of 150.00 feet to a point; thence run South 40° 06' 30" East for a distance of 465.71 feet to a point; thence run North 55° 08' 32" East for a distance of 441.03 feet to a point; thence run South 00° 19' 39" West for a distance of 161.32 feet to a point; thence run North 85° 29' 09" East for a distance of 2602.22 feet to the Point of Beginning of said Easement at a dirt road; thence run South 36° 02' 53" East along said Easement and along said dirt road for a distance of 268.23 feet to a point; thence run South 04° 36' 10" West along said Easement and along said dirt road for a distance of 419.23 feet to a point; thence run South 28° 42' 55" West along said Easement and along said dirt road for a distance of 608.23 feet to a point; thence run South 05° 12' 20" East along said Easement and along said dirt road for a distance of 1267.14 feet to the end of said Easement;



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/29/2022 01:10:29 PM  
 \$27.00 JOANN  
 20220829000337130

*Allen S. Bayl*