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Shelby Cnty Judge of Probate, AL
09/21/2022 03:08:15 PM FILED/CERT

GRANT OF EASEMENT

**STATE OF ALABAMA
COUNTY OF SHELBY**

TITLE NOT EXAMINED BY PREPARER

KNOW ALL MEN BY THESE PRESENTS; that

Whereas, the undersigned, Michael I. Culpepper and wife, Cynthia L. Culpepper (Grantors) are the owners of Lot 3, Culpepper Family Subdivision, in Shelby County, Alabama, as recorded in Map Book 31, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama;

Whereas, the easement shown on the record map of Culpepper Family Subdivision, Map Boog 31, Page 7, being twenty feet (20') wide inside the South boundary line of Lot 3 and running Easterly from the Southwest corner of Lot 3 a distance of 304.74 feet has never been granted by Grantors; and

Whereas, Grantors are desirous of conferring upon the current and future owners of Lot 4 (PID 15-2-04-0-001-050.015) and Lot 5 (PID 15-2-04-0-001-050.003), Culpepper Family Subdivision, (Grantees) a perpetual easement for ingress, egress, utilities, maintenance and drainage over and across that portion of Lot 3 where said easement exists.

Now, therefore, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantors agree as follows:

1. Grantors do hereby grant, bargain, sell and convey unto the Grantees a perpetual, exclusive easement, running with the land for pedestrian and vehicular ingress and egress, and for utility installation and maintenance, over and across that portion of Lot 3 containing the above-described easement.

TO HAVE AND TO HOLD unto the Grantees and all future parties having an interest in Lot 4 and Lot 5, Culpepper Family Subdivision, forever.

ME
CLC



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Done this 8 day of September, 2022.

Michael I. Culpepper
Michael I. Culpepper

Cynthia L. Culpepper
Cynthia L. Culpepper

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Michael I. Culpepper and wife, Cynthia L. Culpepper, whose names are signed in the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2022.



Jordan Hedge
Notary Public
My Commission Exp. 09/09/2025