

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

Send Tax Notice to:



20221005000379830 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
10/05/2022 09:31:00 AM FILED/CERT

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, **Rodney W. Temple and Donna Temple, husband and wife, and Pat Erwin, a single man**, grant, bargain, and convey unto, **Bradley Morris Thomas** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A 25' Ingress/Egress and Utility Easement, lying 12.50' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°00'00"W a distance of 466.30'; thence S51°06'00"E a distance 14.19'; thence S87°02'00"E a distance of 255.77'; thence N23°59'54"E a distance of 356.79; thence N73°53'54"W a distance of 12.75' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S27°26'00"W a distance of 213.72' to the Northerly R.O.W. line of Duck Cove road and the POINT OF ENDING OF SAID CENTERLINE.

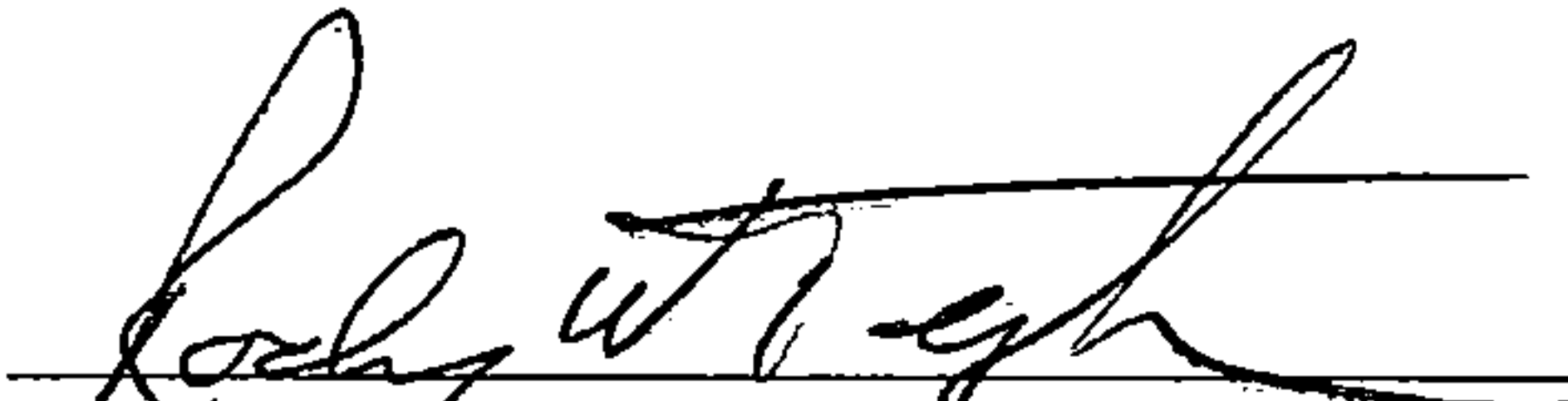
SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record.

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 Oct day of 4, 2022.

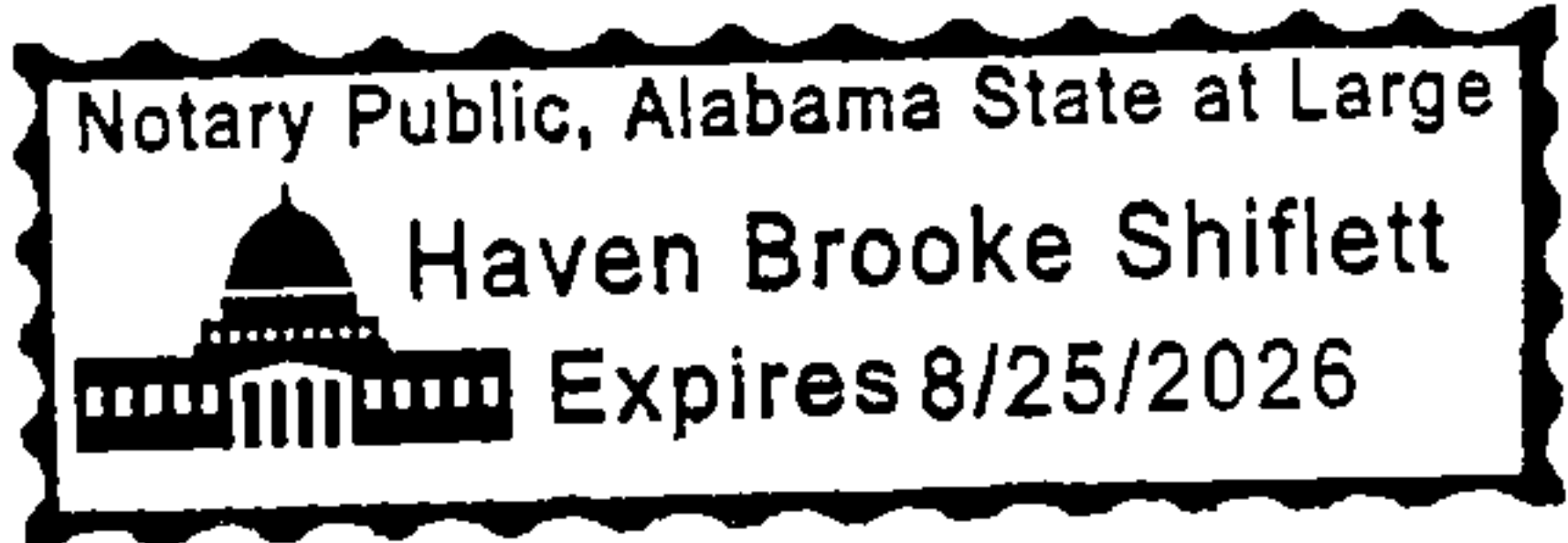

Rodney W. Temple

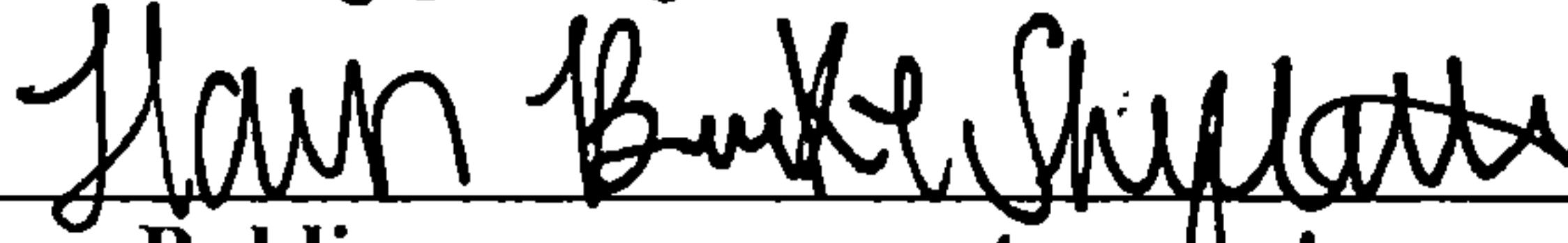

Donna Temple

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rodney W. Temple and Donna Temple**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of OCTOBER, 2022.




Notary Public
My Commission Expires: 8/25/26

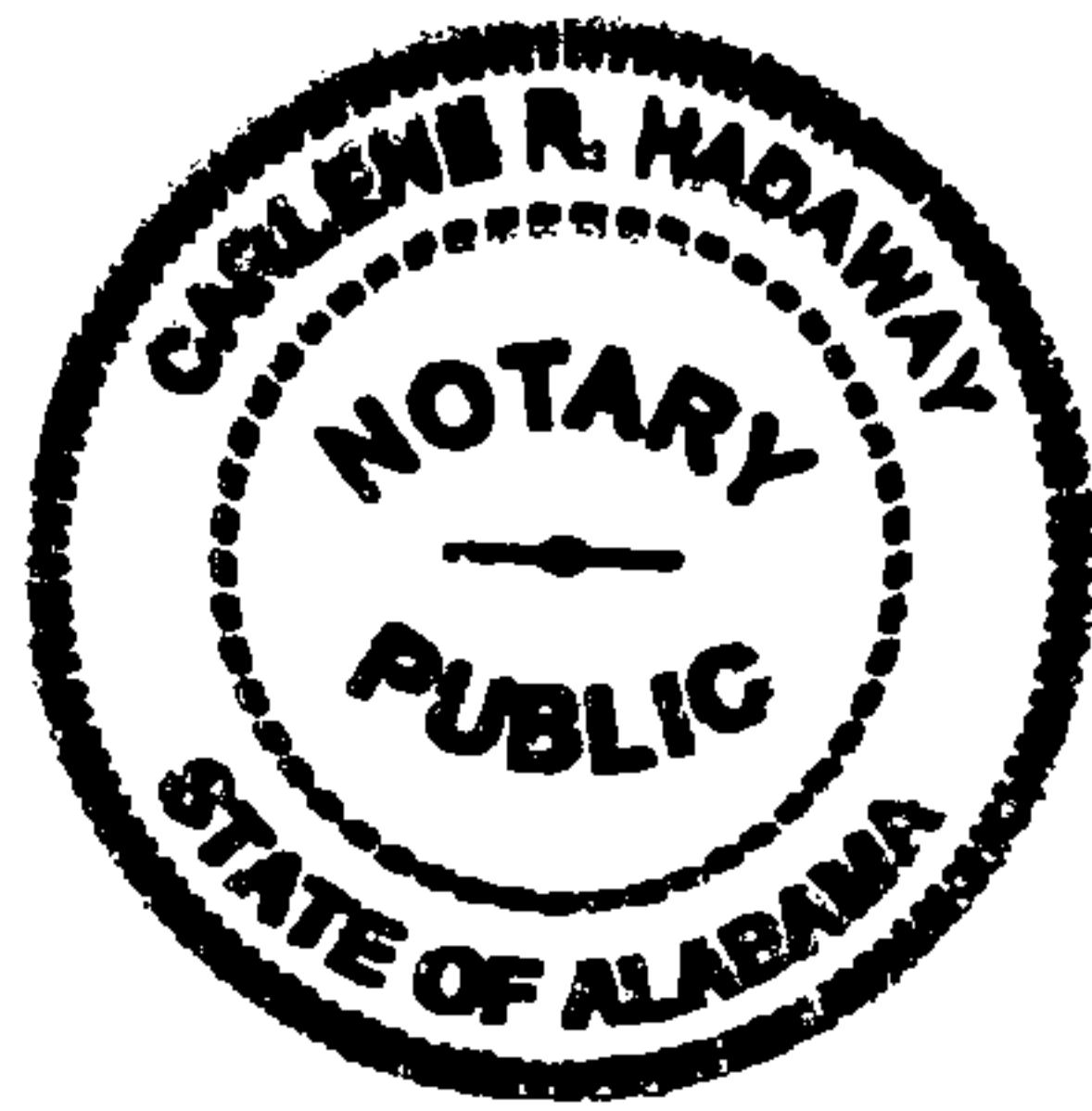
Pat Erwin
Pat Erwin

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STATE OF ALABAMA
COUNTY OF SHELBY

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Given under my hand and official seal this 4th day of October, 2022.



Carlene R. Hadaway
Notary Public
My Commission Expires NOVEMBER 16, 2025