

STATE OF ALABAMA)
)
SHELBY COUNTY)

GRANT OF EASEMENT

This Grant of Easement ("Grant") is made effective as of the 14 day of October, 2022, from **Aviator, LLC**, ("Grantor"), to **Aviator, LLC**, ("Grantee") to-wit:

RECITALS

WHEREAS, the Grantor is the owner of certain property located at 2733 Smokey Road, Alabaster, AL 35007 (Parcel ID 23 7 25 4 001 029.000) ("Servient Party").

WHEREAS, the Grantee is the owner of the certain property located a 2737 Smokey Road, Alabaster, AL 35007, (Parcel ID 23 7 25 4 001 029.002) ("Dominant Party"), and is desirous to obtain the hereafter described Grant of Easement.

NOW, THEREFORE, in consideration of the foregoing, the mutual agreements herein contained, Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants, and restrictions are made:

1. Incorporation of Recitals

The Recitals set forth above constitute an integral part of the Grant and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the Parties.

2. Grant

That the Grantor hereby grants to the Grantee, an easement for the benefit of the Grantee (Dominant Party). The (**storm drain**) easement shall consist of, and find itself limited to, all elements and aspects as may be associated with a storm drain thereon, its maintenance, ingress, egress, over, through and across that area as is depicted hereafter:

(See Exhibit "A")

3. Maintenance

The Grantor shall be obligated to maintain and keep in good repair said area, as is reasonable. Such maintenance and repair shall be in accord with all state, local, county or other ordinances.

4. Warranties of Title

Grantor warrants to the Grantee that they have good and indefeasible fee simple title to the property sufficient to grant the rights in this Grant. Grantor agrees to take such action and execute such documents as shall be reasonably requested by Grantee to perfect or confirm the rights of Grantee under this Grant.

5. Running of Benefits and Burdens

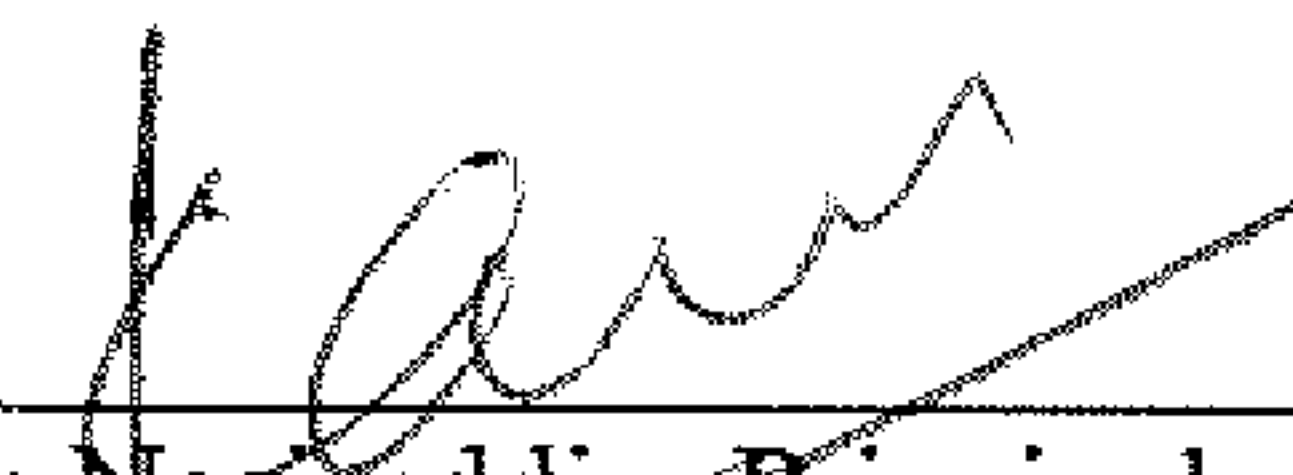
All provisions of this Grant, including the benefits and burdens, shall run with the land, and be binding upon and inure to the benefits of the Parties, their successors and/or assigns.

6. Governing Law

This Easement shall be governed by and constructed in accordance with the laws of the State of Alabama.

IN WITNESS THEREOF, this instrument has been executed by the undersigned this 14 day of October, 2022.

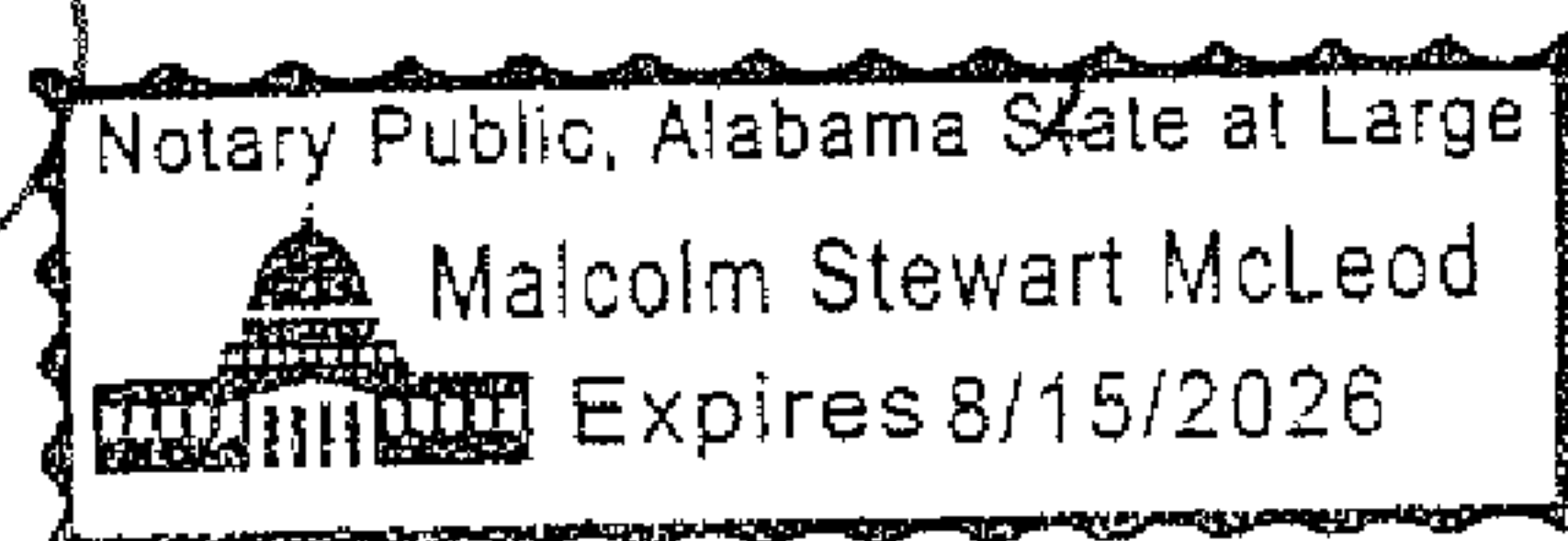
GRANTOR:



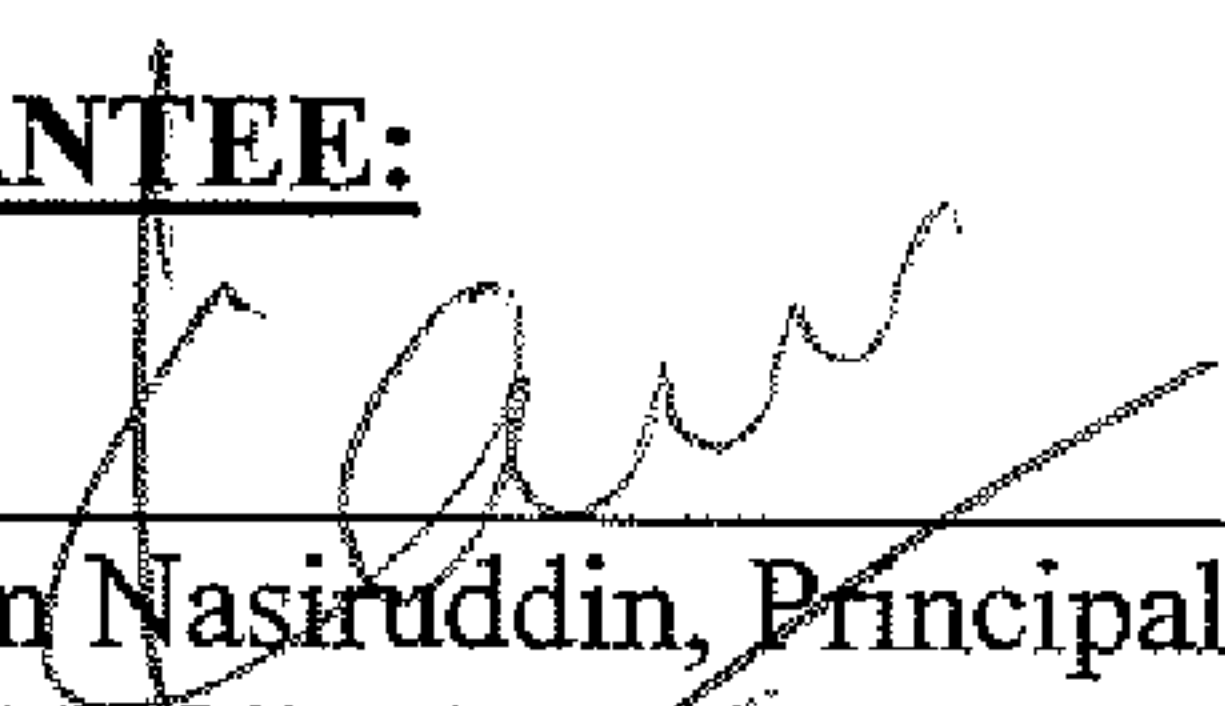
Karim Nasiruddin, Principal
AVIATOR, LLC

Sworn to and subscribed before me on this
14 day of October, 2022.

NOTARY PUBLIC



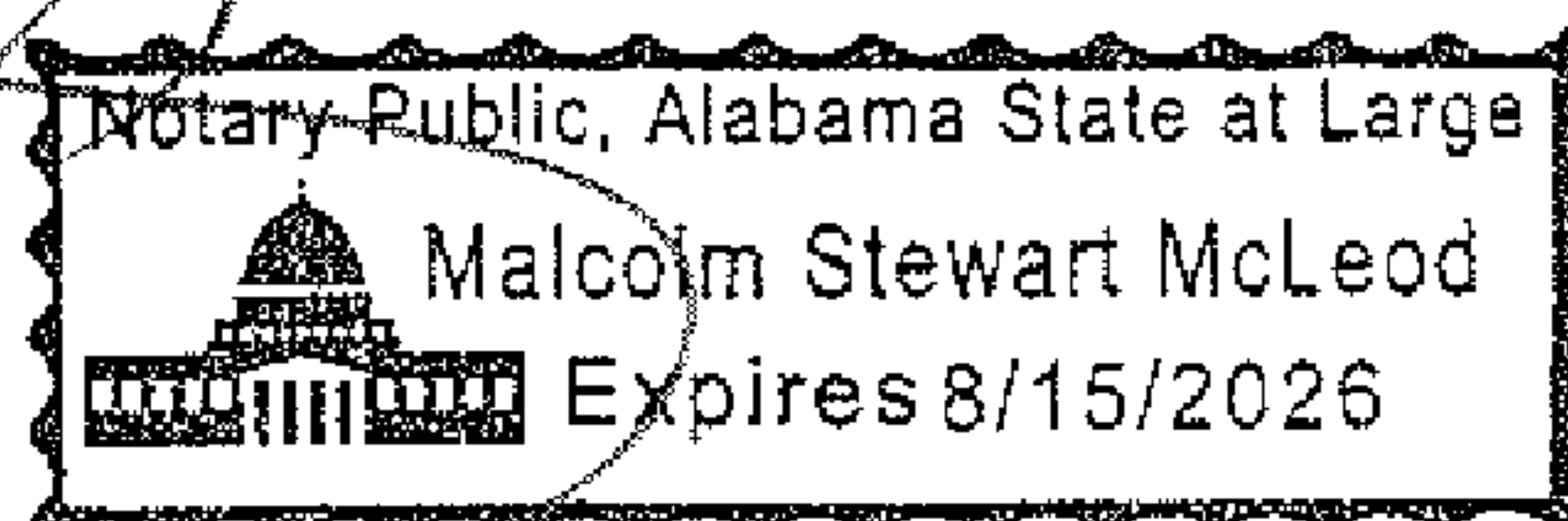
GRANTEE:



Karim Nasiruddin, Principal
AVIATOR, LLC

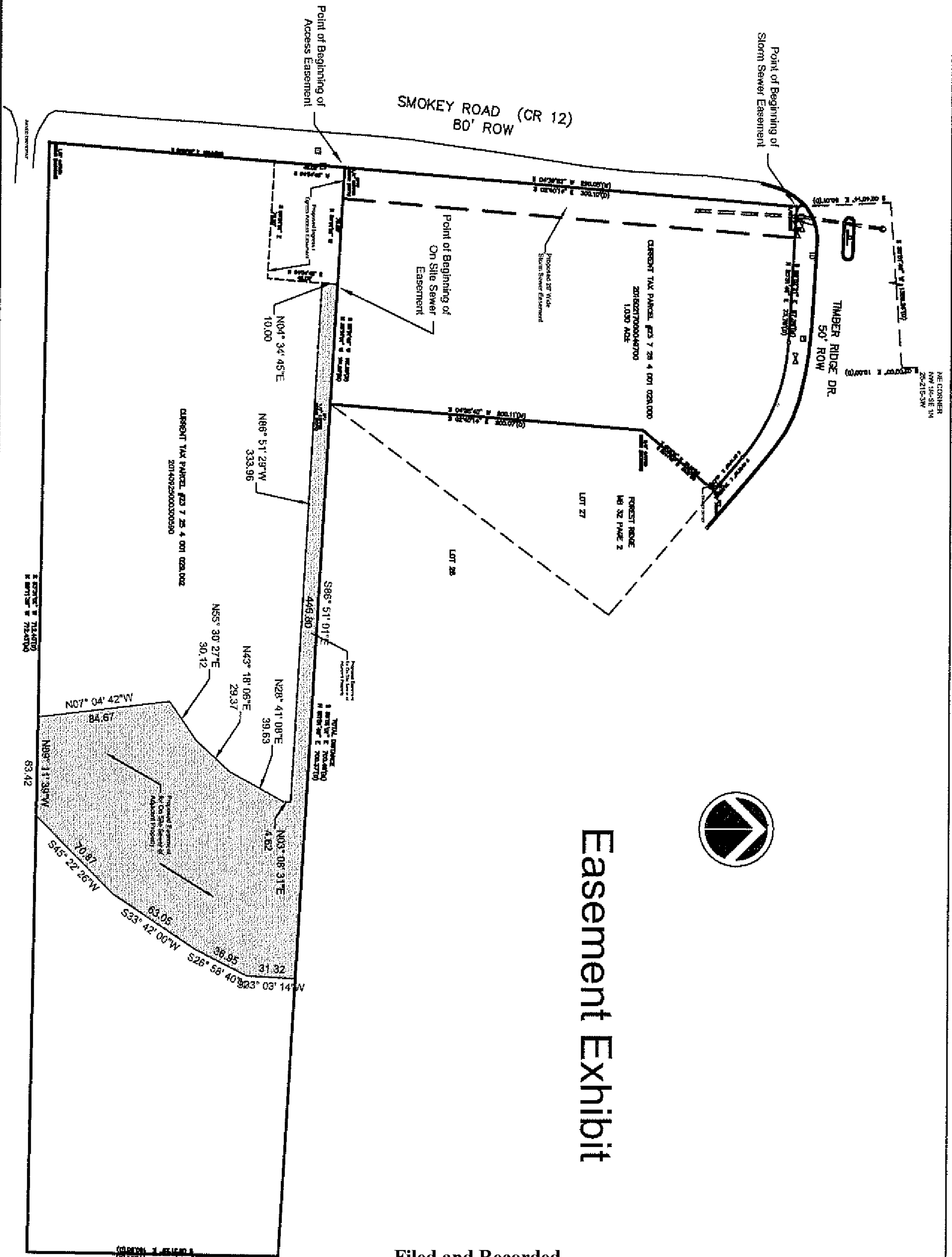
Sworn to and subscribed before me on this
17 day of October, 2022.

NOTARY PUBLIC



An Ingress / Egress access easement situated in the Southeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence run South 02°00'00" East for 10.00; thence Run South 85°51'49" West for 1388.26 feet; thence South 02°40'14" East for 60.01 feet to a point on the easterly right of way line of Smokey Road, an 80 foot wide public right of way and a point on the souther right of way line of Timber Ridge Drive, a 50 foot wide public right of way; thence run South 04°39'52" West along said east right of way line for 290.05 feet; said point being the Point of Beginning of said Ingress / Egress access easement; thence South 04°34'45" West and continue along said easterly right of way line for 45.00 feet; thence South 86°51'01" East for 75.00 feet; thence North 04°34'45" East for 45.00 feet; thence North 86°51'01" West for 75.00 feet to the Point of Beginning and the end of said easement;



Easement Exhibit



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2022 01:09:57 PM
\$35.00 JOANN
20221013000388720

Alvin S. Bayl