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ESMTAROW 1/5

STATE OF ALABAMA)
)
SHELBY COUNTY)

GRANT OF EASEMENT

This Grant of Easement ("Grant") is made effective as of the 13 day of October, 2022, from **Aviator, LLC**, ("Grantor"), to **Aviator, LLC**, ("Grantee") to wit:

RECITALS

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

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

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 (**access**) easement shall consist of, and find itself limited to, all elements and aspects as may be associated to access, its maintenance, ingress, egress, vehicular and pedestrian traffic, 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

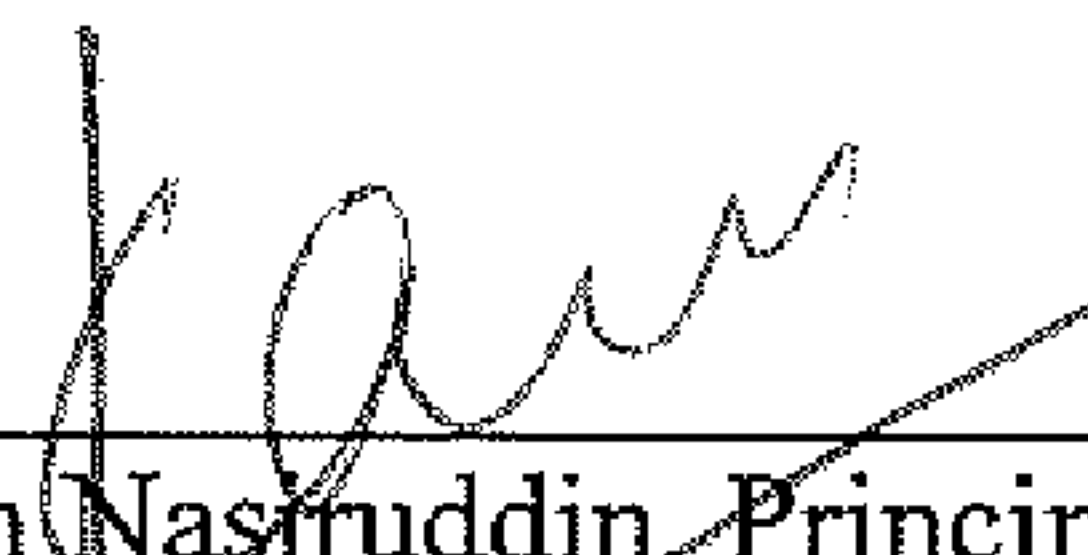
All provisions of this Grant, including the benefits and burdens, shall run with the land, and be binding upon and inure to the benefits of the Parties, their successors and/or assigns.

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 13 day of October, 2022.

GRANTOR:

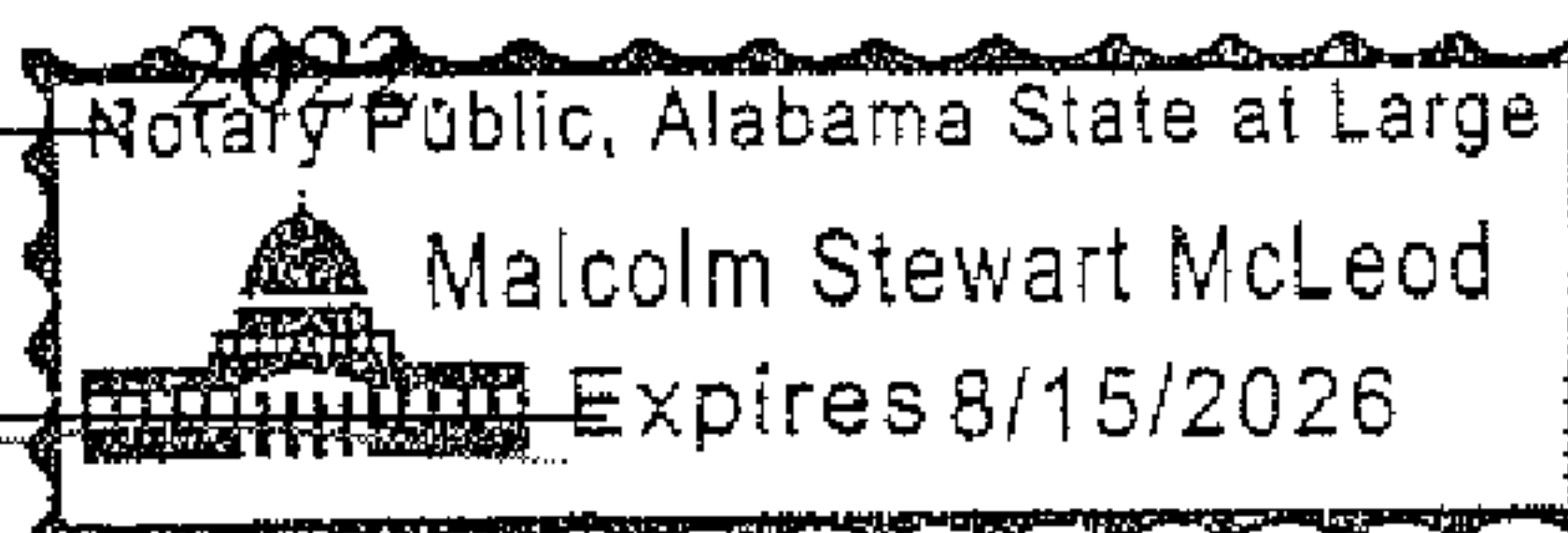


Karim Nasruddin, Principal
AVIATOR, LLC

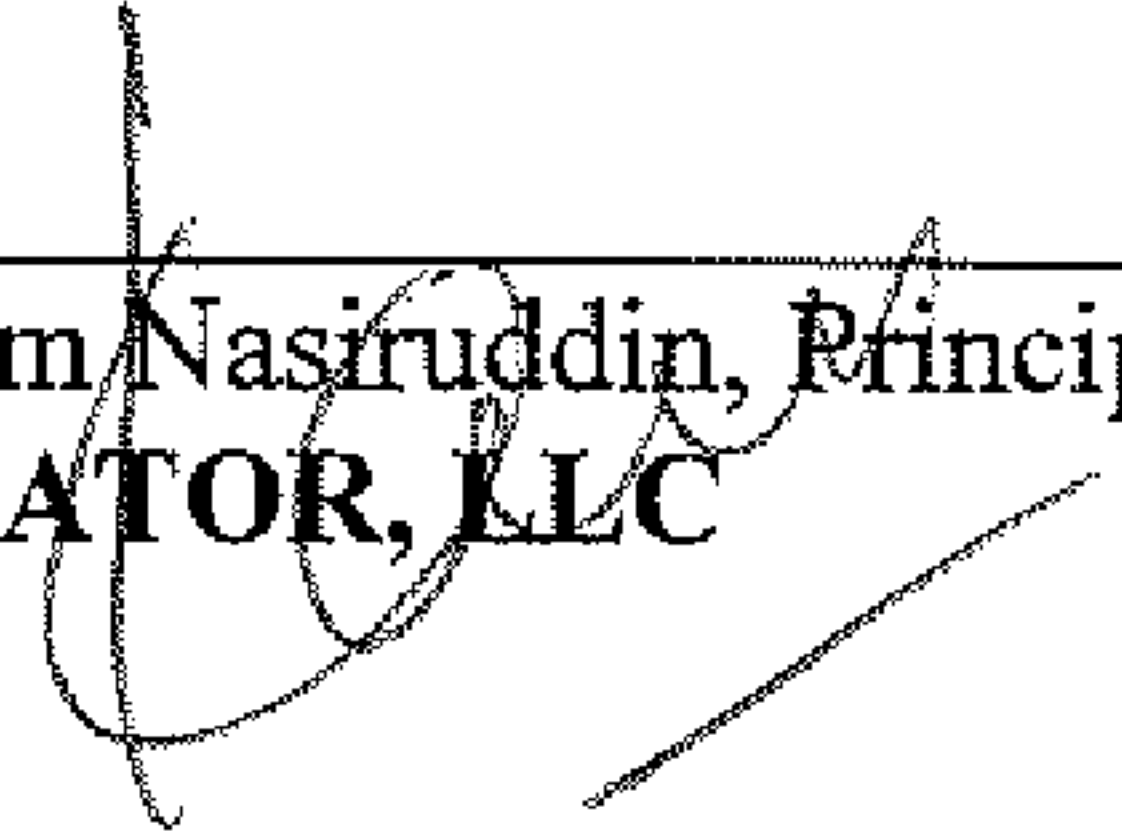
Sworn to and subscribed before me on this

13 day of October, 2022

NOTARY PUBLIC



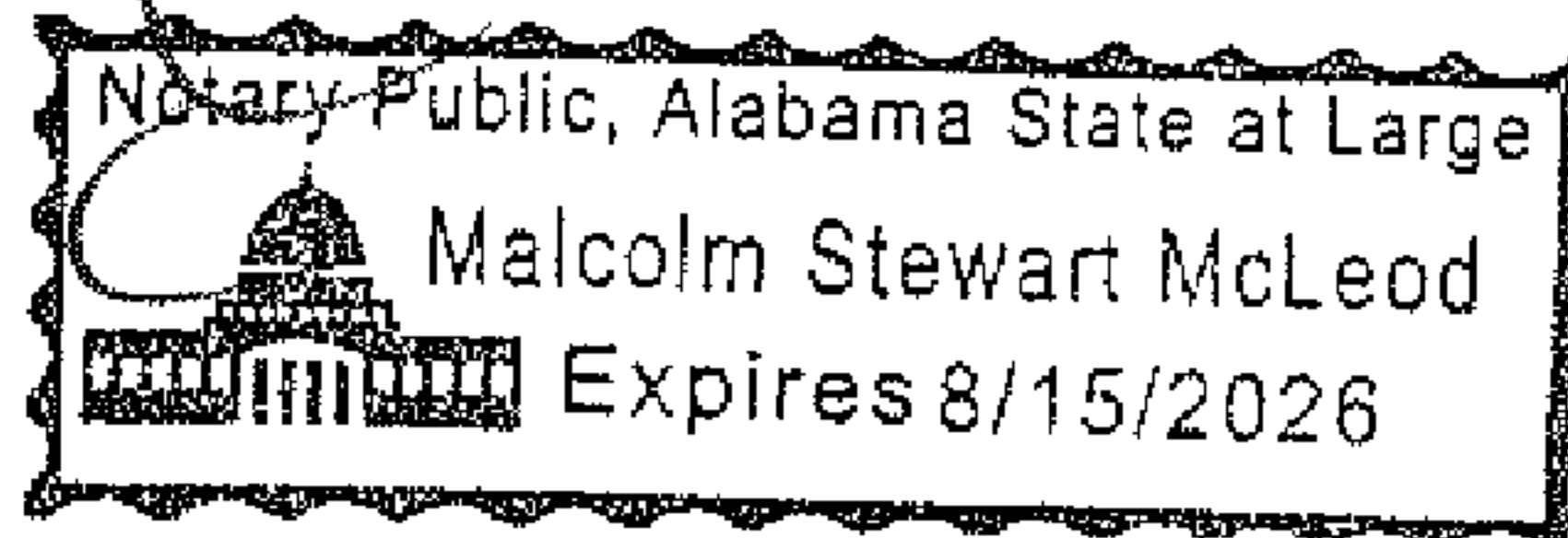
GRANTEE:



Karim Nasiruddin, Principal
AVIATOR, LLC

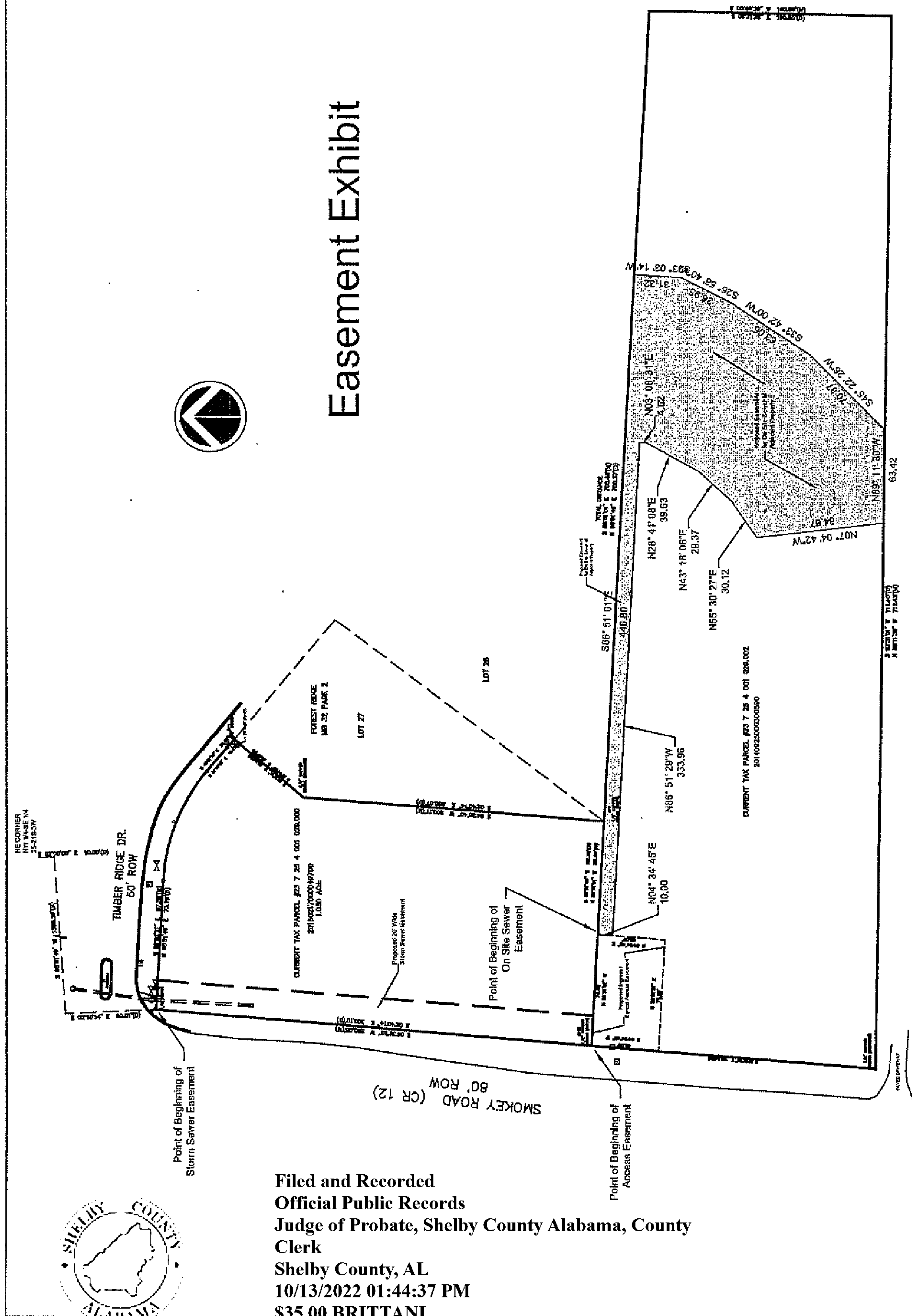
Sworn to and subscribed before me on this
13 day of October, 2022.

NOTARY PUBLIC



A 20 foot wide storm 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; Said point being the Point of Beginning of said 20 foot wide storm sewer easement; said easement being bounded on the west by said easterly right of way line of Smokey Road and bounded on the east by a line 20 feet east of, parallel to and abutting the following described course; thence run South 04°39'52" West along said east right of way line for 290.05 feet; said point being the end of said easement; The outer boundaries of said easement being extended or trimmed as necessary to terminate at the property lines of the grantor.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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 \$35.00 BRITTANI
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Alvin S. Bayl