

STATE OF ALABAMA)
COUNTY OF SHELBY)

20221228000461660
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EASEMENT

THIS INDENTURE made this 16th day of December, 2022, between KRIS W. COURSON and spouse, FRANCES M. COURSON ("Grantor"), and NANCY W. BAHOS, as TRUSTEE UNDER THE WELDON LIVING TRUST, DATED OCTOBER 15, 2002, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following easement, rights, and privileges, situated in Shelby County, State of Alabama, to-wit:

A 16 foot wide easement for ingress and egress being 8 feet left and 8 feet right of the following described centerline: Commence at the Northeast Corner of the Northwest ¼ of the Northwest ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the East line of said ¼-¼ line 554.06 feet to a point, thence 92 degrees 31 minutes right 557.70 feet to a point, thence 87 degrees 29 minutes right and Northerly along the East line of a public road 137.64 feet to the Point of Beginning of the centerline of the herein described easement; thence from said Point of Beginning turn 90 degrees 45 minutes right and run 192.76 feet, thence turn to the left at such an angle as to run parallel with the West line of Grantors' property 83.17 feet to the South line of the property owned by the Grantee, and the end of said easement.

- The purpose of this easement is to provide ingress and egress for the Grantee to property acquired in deed recorded in Book 78, Page 843, and further acquired in deed recorded in Instrument No. 20061127000573470 and Instrument No. 20221202000438880.

DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, its successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors or assigns forever against the lawful claim of all persons.

K. W. Courson
KRIS W. COURSON

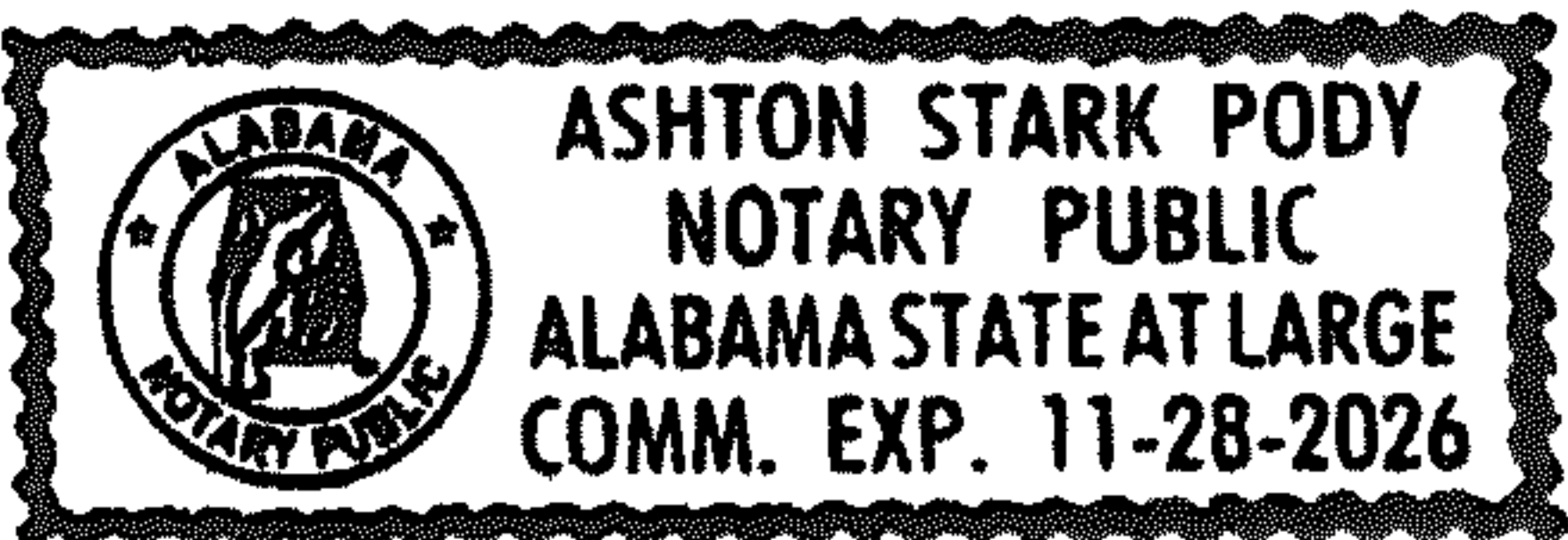
Frances M. Courson
FRANCES M. COURSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that KRIS W. COURSON and FRANCES M. COURSON, whose names are signed to the foregoing easement and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing easement, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 16 day of December, 2022.

SEAL



Ashton Stark Pody
Notary Public
My Commission Expires: 11/28/2026

THIS INSTRUMENT PREPARED BY:
Kendall Maddox & Associates, LLC
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

SEND TAX NOTICE TO:
Weldon Living Trust dated 10/15/2002
Attention: Nancy W. Bahos, Trustee
313 Bradberry Lane
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2022 01:45:25 PM
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Allen S. Bayl