

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

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STATE OF ALABAMA

SHELBY COUNTY

EASEMENT FOR INGRESS AND EGRESS AND UTILITIES

This Agreement for an Easement for Ingress and Egress is made by and between Mary Ellen Bates and Mary Ellen Bates and Kimberly Benjamin as devisees of the Last Will and Testament of the Estate of Bobbie M. Bates, deceased, in Probate Case # PR-2011-000336, Shelby County, Alabama (hereinafter referred to as "Bates") and Steven Kurt Gardner. (hereinafter referred to as "Gardner"), Cody John Bass (hereinafter referred to as "Bass") and CBKG Holdings, LLC (hereinafter referred to as "CBKG")

WITNESSETH

WHEREAS, Bates is the owner of property located in Shelby County, Alabama, described in Exhibit "A" which is attached hereto and made a part hereof and;

WHEREAS, Gardner is the owner of property located in Shelby County, Alabama described below in "Exhibit B" which is attached hereto and made a part hereof and;

WHEREAS, Bass is the owner of property located in Shelby County, Alabama described in exhibit "C" which is attached hereto and made a part hereof and;

WHEREAS, CBKG is the owner of property located in Shelby County, Alabama described in exhibit "D"

WHEREAS, Bates has agreed to sell, deed and give, for good and valuable consideration the receipt of which is hereby acknowledged, to Gardner, Bass and CBKG a non-exclusive easement for ingress and egress on and across property described in "Exhibit A".

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. Bates does grant, bargain, sell and convey to Bass, Gardner and CBKG, its guests, invitees, contractors and employees a permanent nonexclusive easement for ingress and egress, described as follows on and across its property described in Exhibit "A". The easement is described as follows:

30 FOOT PROPOSED EASEMENT NO. 1: A 30 foot proposed easement being 15 feet in equal width on each side of the following described line: Commence at a 2" pipe in place being the Northwest corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 00° 42' 06" East along the West boundary of said Section 18 for a distance of 1116.60 feet (set ½" rebar CA-0114-LS) said point being located in the centerline of a 30 foot proposed Easement No. 1, said point also being the point of beginning of said 30 foot proposed Easement No. 1. From this beginning point proceed South 83° 32' 13" West along the centerline of said 30 foot proposed easement for a distance of 229.07 feet; thence proceed South 79° 36' 35" West along the centerline of said 30 foot proposed easement for a distance of 220.41 feet; thence proceed South 86° 52' 03" West along the centerline of said 30 foot proposed easement for a distance of 40.62 feet; thence proceed North 73° 02' 41" West along the centerline of said 30 foot proposed easement for a distance of 34.60 feet; thence proceed North 50° 29' 32" West along the centerline of said 30 foot proposed easement for a distance of 29.82 feet; thence proceed North 25° 26' 53" West along the centerline of said 30 foot proposed easement for a distance of 32.41 feet; thence proceed North 10° 20' 12" West along the centerline of said 30 foot proposed easement for a distance of 146.11 feet; thence proceed North 16° 30' 16" West along the centerline of said 30 foot proposed easement for a distance of 34.10 feet; thence proceed North 30° 21' 55" West along the centerline of said 30 foot proposed easement for a distance of 41.76 feet; thence proceed North 35° 48' 53" West along the centerline of said 30 foot proposed easement for a distance of 83.86 feet; thence proceed North 44° 39' 17" West along the centerline of said 30 foot proposed easement for a distance of 58.48 feet; thence proceed North 60° 01' 06" West along the centerline of said 30 foot proposed easement for a distance of 44.86 feet; thence proceed North 72° 07' 45" West along the centerline of said 30 foot proposed easement for a distance of 56.01 feet; thence proceed North 86° 32' 58" West along the centerline of said 30 foot proposed easement for a distance of 77.62 feet; thence proceed South 88° 32' 03" West along the centerline of said 30 foot proposed easement for a distance of 279.71 feet to its point of intersection with Bates Road and the termination of said 30 foot proposed Easement No. 1. as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

30 FOOT PROPOSED EASEMENT NO. 2: A 30 foot proposed easement being 15 feet in equal width on each side of the following described line: Commence at a 2" pipe in place being the Northwest corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 00° 42' 06" East along the West boundary of said Section 18 for a distance of 1116.60 feet (set ½" rebar CA-0114-LS) said point being located in the centerline of a 30 foot proposed Easement No. 2, said point also being the point of beginning of said 30 foot proposed Easement No. 2. From this beginning point thence proceed North 77° 53' 03" East along the centerline of said 30 foot proposed easement for a distance of 52.54 feet; thence proceed North 69° 19' 15" East along the centerline of said 30 foot proposed easement for a distance of 105.50

feet; thence proceed North 79° 33' 00" East along the centerline of said 30 foot proposed easement for a distance of 37.86 feet; thence proceed North 60° 39' 00" East along the centerline of said 30 foot proposed easement for a distance of 42.47 feet (set ½" rebar CA-0114-LS) to the termination of said Easement No. 2. as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

30 FOOT PROPOSED EASEMENT NO. 3: A 30 foot proposed easement being 15 feet in equal width on each side of the following described line: Commence at a 2" pipe in place being the Northwest corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 00° 42' 06" East along the West boundary of said Section 18 for a distance of 2880.26 feet (set ½" rebar CA-0114-LS) said point being located in the centerline of a 30 foot proposed Easement No. 3, said point also being the point of beginning of said 30 foot proposed Easement No. 3. From this beginning point proceed South 88° 48' 38" West along the centerline of said 30 foot proposed easement for a distance of 288.98 feet; thence proceed North 85° 31' 20" West along the centerline of said 30 foot proposed easement for a distance of 463.80 feet; thence proceed North 55° 30' 15" West along the centerline of said 30 foot proposed easement for a distance of 157.19 feet; thence proceed North 73° 58' 42" West along the centerline of said 30 foot proposed easement for a distance of 124.11 feet; thence proceed North 62° 58' 41" West along the centerline of said 30 foot proposed easement for a distance of 343.01 feet to its point of intersection with Bates Road and the termination of said easement No. 3 as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

2. Bates agrees they shall not construct, build or erect any structure which would impede Gardner, Bass or CBKG's use of the easement. Gardner, Bass and CBKG, LLC shall have the right to drive vehicles of any type, including but not limited to cars, trucks, farm machinery and road building equipment, along and across the easement. In addition, Bass, Gardner and CBKG shall have the right to construct and maintain utilities of every type and nature, including but not limited to water, gas and electrical.
3. The Parties agree this easement shall be for the benefit of the Gardner, Bass and CBKG, it or their successors and assigns and shall run with the land.

Signed with our hands and seals this 29 December, 2022

Mary Ellen Bates
Mary Ellen Bates

Kimberly Benjamin a/k/a Kimberly B. Benjamin
Kimberly Benjamin a/k/a Kimberly B. Benjamin by Mary Ellen Bates her Attorney-in-fact

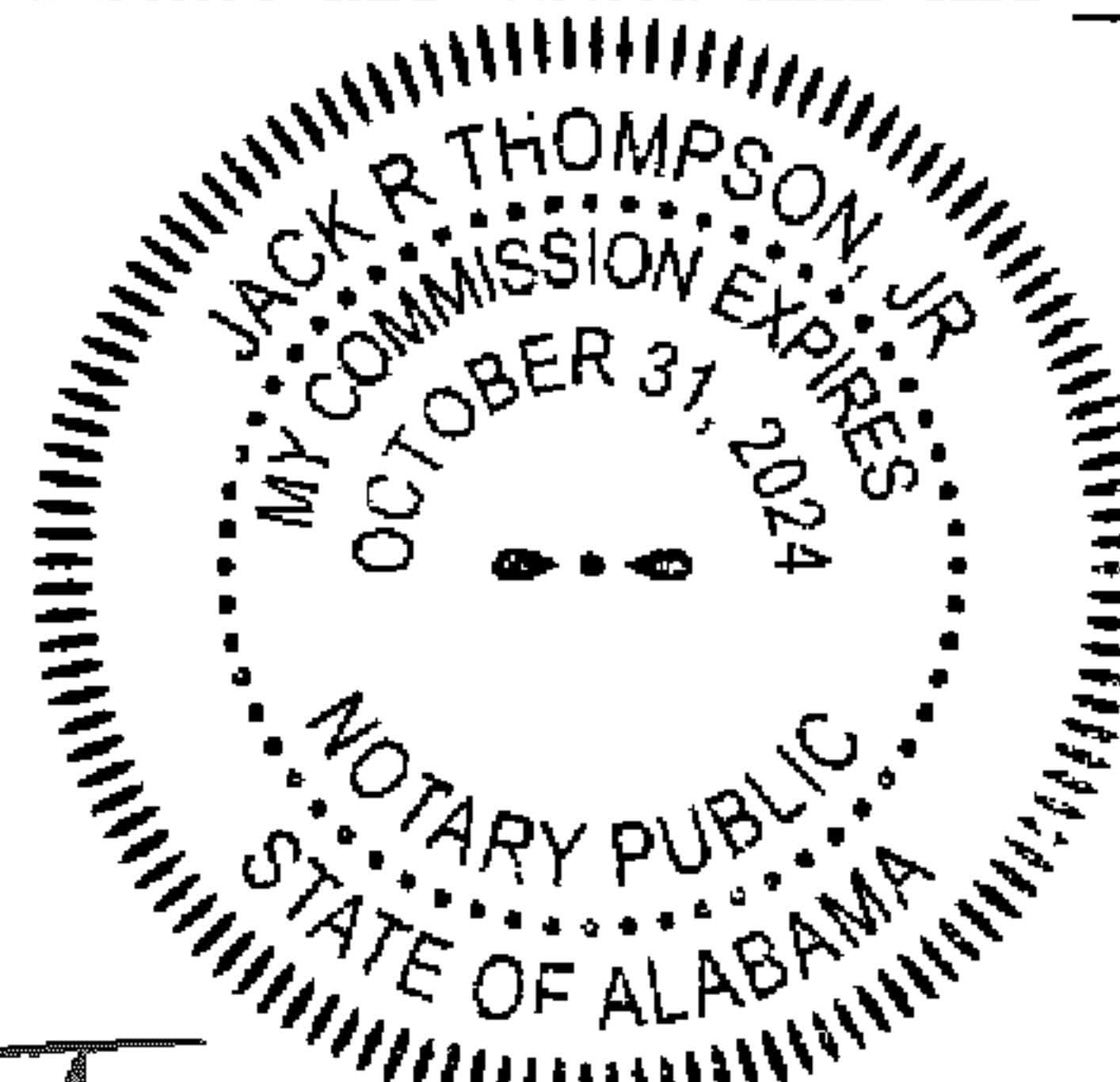
STATE OF ALABAMA

Tefferson COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Bates** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of December, 2022.

My Commission Expires: 10/31/2024
Jack R. Thompson Jr.
Notary Public



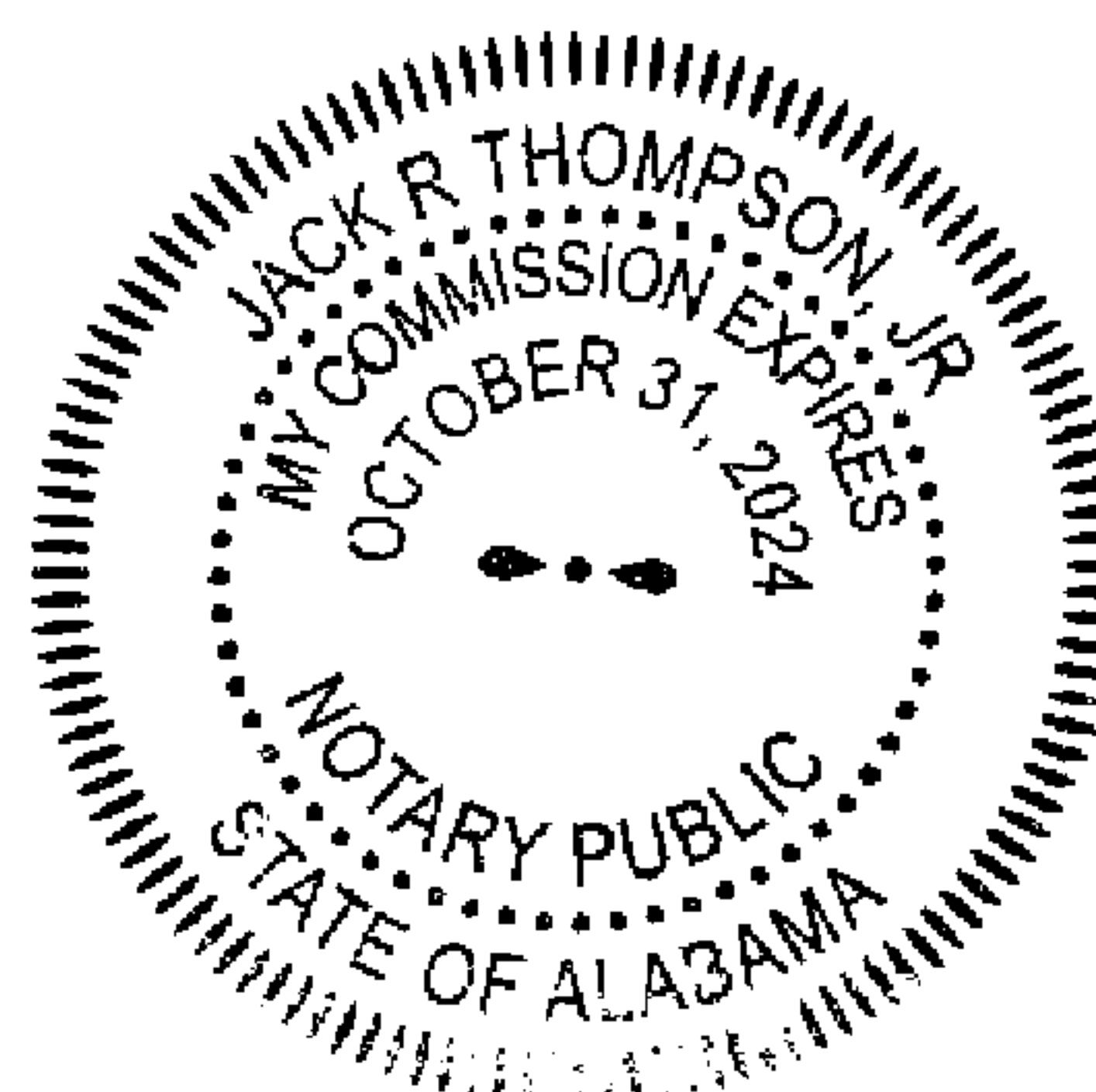
STATE OF ALABAMA

Tefferson COUNTY

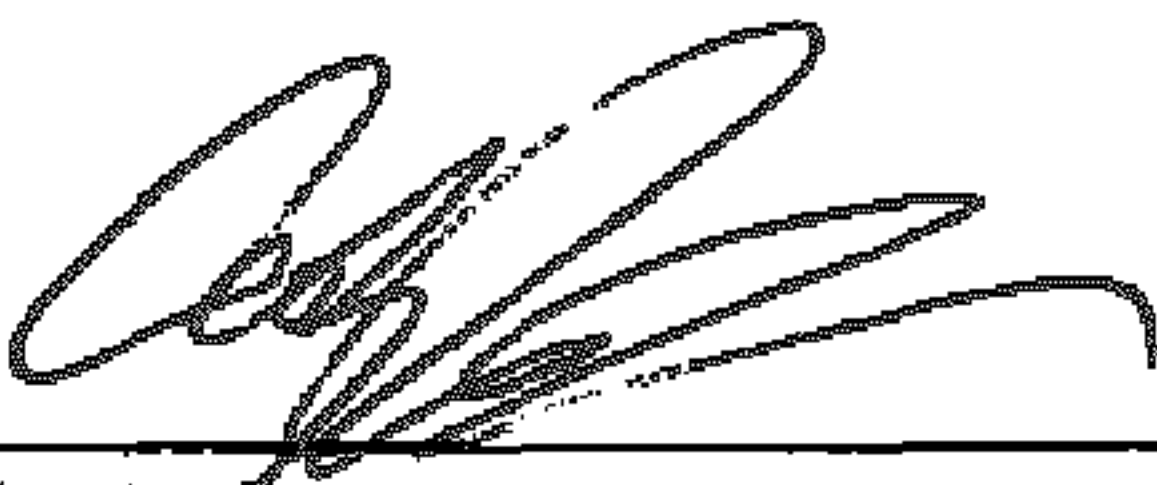
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kimberly Benjamin a/k/a Kimberly B. Bates by Mary Ellen Bates her Attorney-in-Fact** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, She as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of December, 2022.

My Commission Expires: 10/31/2024
Jack R. Thompson Jr.
Notary Public



Signed with our hands and seals this 6 December, 2022


Cody John Bass


Steven Kurt Gardner

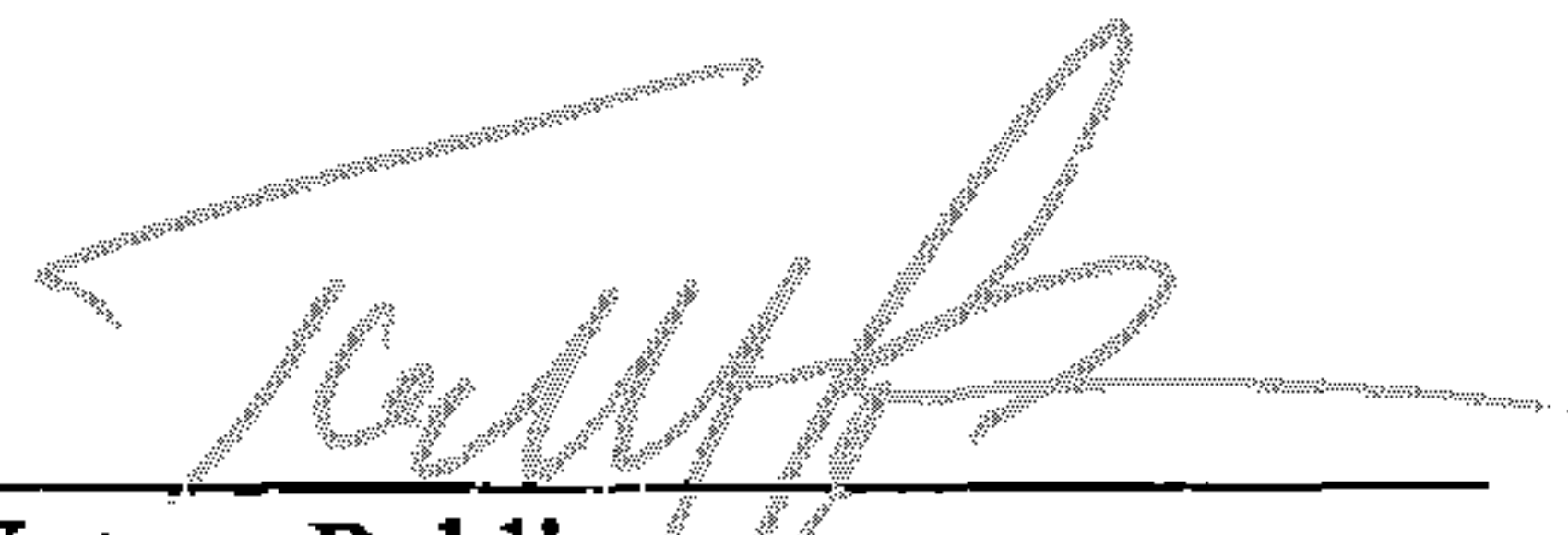
STATE OF ALABAMA

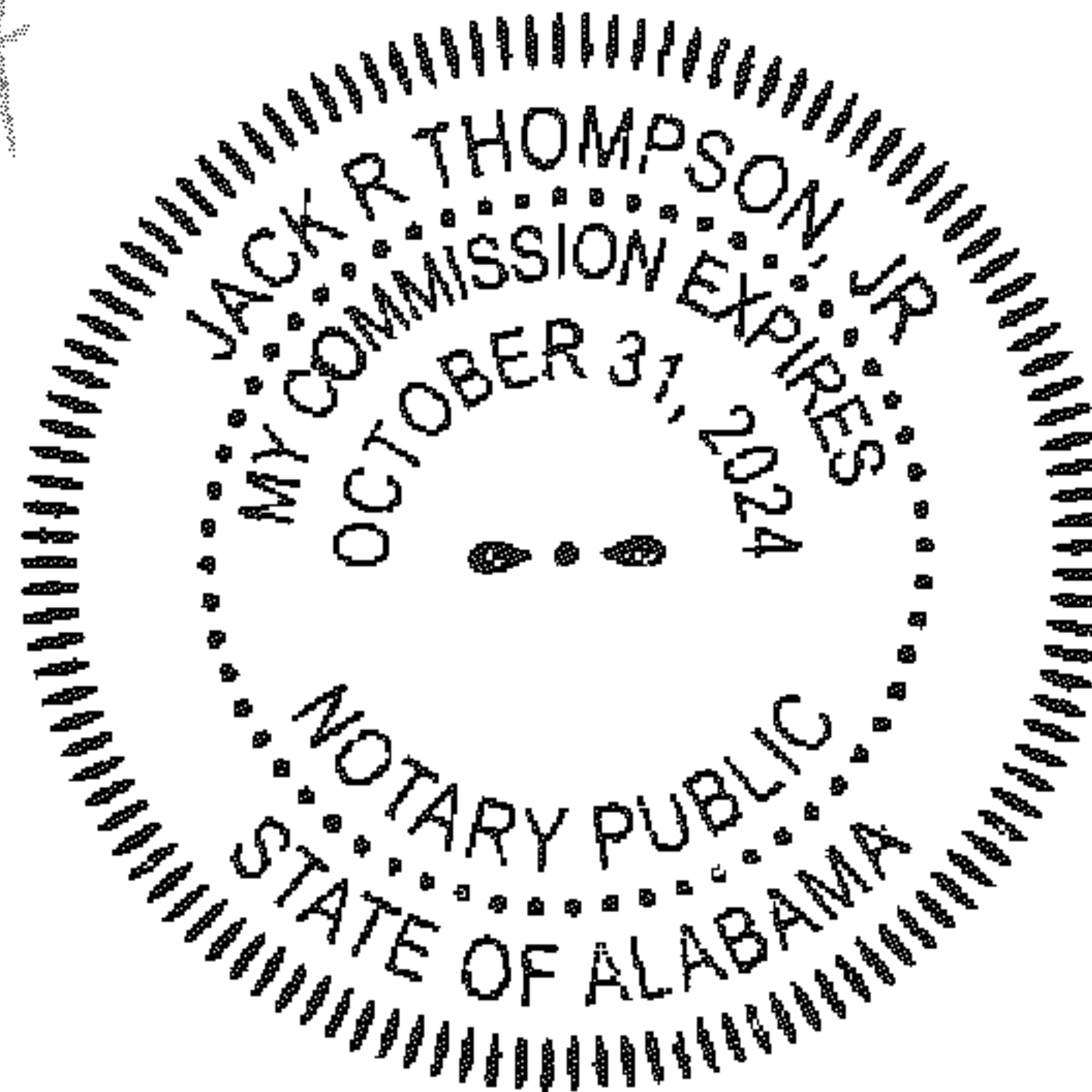
Teffah COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Cody John Bass** and **Steven Kurt Gardner** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of December, 2022.

My Commission Expires: 10/31/2024


Notary Public



Signed with our hands and seals this the 24 day of December, 2022

CBKG Holdings, LLC

By: [Signature] Member
Cody John Bass, its Member

By: [Signature] Member
Steven Kurt Gardner, its Member

STATE OF ALABAMA

Jefferson COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Cody John Bass and Steven Kurt Gardner, as Members of CBKG Holdings, LLC.** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they in their capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of December, 2022

My Commission Expires: 10/31/2024

[Signature]
Notary Public

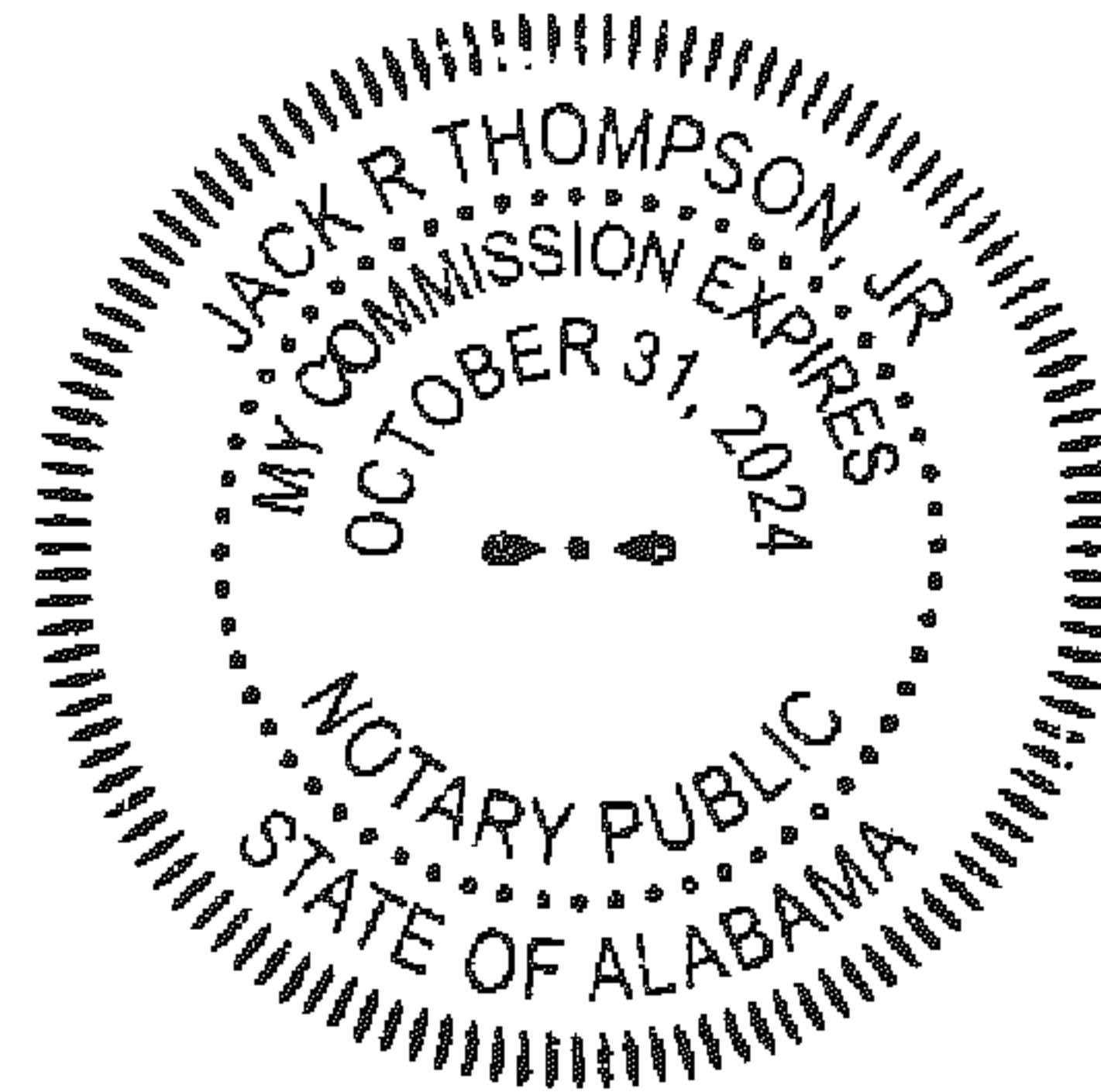


EXHIBIT A

BEG NW COR NE1/4 NE1/4; E1105(S) NE176.53 SE235(S) SW50(S) S20(S) SW110(S) E260 S2555(S) W1325(S) N TO POB. EXCEPT: COM NW COR SW1/4 NE1/4 NE1785.75 TO POB; ELY361.5 NLY361.5 WLY361.5 SLY361.5 TO POB ALSO EXCEPT RD ROWS Also known as Parcel ID 07-6-13-0-001-001.000

EXHIBIT B

PARCEL NO. 1: Commence at a 2" angle iron in place being the Southwest corner of Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 02° 10' 01" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 252.57 feet (set ½" rebar CA-0114-LS); thence proceed South 59° 36' 41" West for a distance of 512.08 feet (set ½" rebar CA-0114-LS); thence proceed North 14° 27' 33" West for a distance of 233.89 feet (set ½" rebar CA-0114-LS); thence proceed North 54° 54' 14" East for a distance of 240.11 feet to a point in the centerline of a 30 foot proposed easement No. 2; thence proceed North 52° 44' 38" East along the centerline of said 30 foot proposed easement for a distance of 532.13 feet; thence proceed North 54° 09' 30" East along the centerline of said 30 foot proposed easement for a distance of 596.08 feet; thence proceed North 48° 57' 49" East along the centerline of said 30 foot proposed easement for a distance of 105.94 feet; thence proceed North 57° 42' 41" East along the centerline of said 30 foot proposed easement for a distance of 140.97 feet; thence proceed North 53° 33' 13" East along the centerline of said 30 foot proposed easement for a distance of 214.66 feet; thence proceed North 47° 35' 50" East along the centerline of said 30 foot proposed easement for a distance of 172.35 feet (set ½" rebar CA-0114-LS), said point being located on the bank of the Coosa River; thence proceed Southeasterly along the bank of said Coosa River for a chord bearing and distance of South 64° 57' 42" East, 283.32 feet to a 2" angle iron in place, said point being located on the East boundary of said Southeast one-fourth of the Northwest one-fourth of said Section 18; thence proceed South 00° 26' 23" East along the East boundary of said quarter-quarter section for a distance of 821.95 feet to a ½" rebar in place being the Southeast corner of said quarter-quarter section; thence proceed North 88° 47' 37" West along the South boundary of said quarter-quarter section for a distance of 1374.96 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

EXHIBIT C

PARCEL NO. 2: Commence at a 2" angle iron in place being the Southwest corner of Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 02° 10' 01" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 252.57 feet (set ½" rebar CA-0114-LS); thence proceed South 59° 36' 41" West for a distance of 512.08 feet (set ½" rebar CA-0114-LS); thence proceed North 14° 27' 33" West for a distance of 233.89 feet (set ½" rebar CA-0114-LS); said point being the point of beginning. From this beginning point proceed North 14° 27' 33" West for a distance of 1901.46 feet to a ½" capped rebar in place (Farmer); thence proceed North 74° 53' 54" East for a distance of 55.25 feet to a ½" capped rebar in place (Farmer); thence proceed South 49° 03' 58" East for a distance of 95.53 feet to a ½" capped rebar in place (Farmer); thence proceed South 18° 37' 44" East for a distance of 534.53 feet to a ½" capped rebar in place (Farmer); thence proceed South 09° 12' 50" East for a distance of 589.62 feet (set ½" rebar CA-0114-LS); thence proceed South 17° 54' 43" East for a distance of 128.66 feet to a ½" capped rebar in place (Farmer); thence proceed South 88° 31' 04" East for a distance of 173.62 feet to a ½" capped rebar in place (Farmer); thence proceed North 40° 31' 37" East for a distance of 106.45 feet (set ½" rebar CA-0114-LS); thence proceed North 50° 06' 24" East for a distance of 106.11 feet to a ½" capped rebar in place (Farmer); thence proceed North 57° 35' 34" East for a distance of 125.73 feet to a ½" capped rebar in place (Farmer); thence proceed North 73° 31' 31" East for a distance of 406.90 feet to a ½" capped rebar in place (Farmer); thence proceed North 03° 23' 07" East for a distance of 431.30 feet to a ½" capped rebar in place (Farmer); thence proceed North 86° 37' 45" West for a distance of 484.88 feet to a ½" capped rebar in place (Farmer); thence proceed North 08° 05' 44" East for a distance of 352.11 feet to a ½" capped rebar in place (Farmer); thence proceed North 34° 51' 18" East for a distance of 96.23 feet to a ½" capped rebar in place (Farmer), said point being located on the bank of the Coosa River; thence proceed Southeasterly along the bank of said Coosa River for a chord bearing and distance of South 63° 07' 33" East for a distance of 1323.18 feet to a point in the centerline of a 30 foot proposed easement No. 2; thence proceed South 47° 35' 50" West along the centerline of said 30 foot proposed easement for a distance of 172.35 feet; thence proceed South 53° 33' 13" West along the centerline of said 30 foot proposed easement for a distance of 214.66 feet; thence proceed South 57° 42' 41" West along the centerline of said 30 foot proposed easement for a distance of 140.97 feet; thence proceed South 48° 57' 49" West along the centerline of said 30 foot proposed easement for a distance of 105.94 feet; thence proceed South 54° 09' 30" West along the centerline of said 30 foot proposed easement for a distance of 596.08 feet; thence proceed South 52° 44' 38" West along the centerline of said 30 foot proposed easement for a distance of 532.13 feet; thence proceed South 54° 54' 14" West for a distance of 240.11 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

EXHIBIT D

PARCEL NO. 3: Commence at a 2" angle iron in place being the Southwest corner of Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 02° 10' 01" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 252.57 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 02° 10' 01" East along the East boundary of said Northwest one-fourth of the Southwest one-fourth of said Section for a distance of 390.48 feet to a ½" pipe in place; thence proceed South 02° 06' 49" East along the East boundary of said Northwest one-fourth of the Southwest one-fourth of said for a distance of 642.94 feet to a 1" crimp top pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 38' 50" West along the South boundary of said quarter-quarter section for a distance of 1312.67 feet to a ½" rebar in place, being the Southwest corner of said Northwest one-fourth of the Southwest one-fourth; thence proceed North 00° 45' 20" West along the West boundary of said quarter-quarter section for a distance of 230.11 feet to a 1" pipe in place; thence proceed North 00° 10' 06" West along the West boundary of said quarter-quarter section for a distance of 261.63 feet to a ½" rebar in place; thence proceed North 01° 47' 43" West along the West boundary of said quarter-quarter section for a distance of 162.01 feet to a 1" pipe in place; thence proceed North 00° 30' 55" West along the West boundary of said quarter-quarter section for a distance of 155.07 feet to a 1" pipe in place; thence proceed North 00° 41' 19" West along the West boundary of said quarter-quarter section for a distance of 156.43 feet to a 1" pipe in place; thence proceed North 00° 42' 06" West along the West boundary of said quarter-quarter section and along the West boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1305.27 feet (set ½" rebar CA-0114-LS); thence proceed North 78° 04' 09" East for a distance of 317.96 feet (set ½" rebar CA-0114-LS); thence proceed North 10° 34' 30" West for a distance of 505.30 feet (set ½" rebar CA-0114-LS), said point being a point in the centerline of a 30 foot proposed easement No. 1; thence proceed South 60° 39' 00" West along the centerline of said 30 foot proposed easement for a distance of 42.47 feet; thence proceed South 79° 33' 00" West along the centerline of said 30 foot proposed easement for a distance of 37.86 feet; thence proceed South 69° 19' 15" West along the centerline of said 30 foot proposed easement for a distance of 105.50 feet; thence proceed South 77° 53' 03" West along the centerline of said 30 foot proposed easement for a distance of 52.54 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of the Northwest one-fourth of the Northwest one-fourth; thence proceed North 00° 42' 06" West along the West boundary of said quarter-quarter section for a distance of 745.37 feet (set ½" rebar CA-0114-LS); thence proceed South 23° 40' 43" East for a distance of 464.14 feet to a ½" capped rebar in place (Farmer); thence proceed South 37° 16' 06" East for a distance of 257.19 feet to a ½" capped rebar in place (Farmer); thence proceed South 14° 27' 33" East for a distance of 2135.35 feet (set ½" rebar CA-0114-LS); thence proceed North 59° 36' 41" East for a distance of 512.08 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

