

This instrument was prepared by:
Jack R. Thompson, Jr.
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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 Steven Kurt Gardner. (hereinafter referred to as "Gardner"), Cody John Bass (hereinafter referred to as "Bass")

WITNESSETH

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

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

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

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

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

30 FOOT PROPOSED EASEMENT NO. 6: 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); 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), said point being located in the centerline of a 30 foot proposed Easement No. 6, said point also being the point of beginning of said 30 foot proposed Easement No. 6. From this beginning point proceed North 81° 24' 21" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 115.75 feet; thence proceed South 67° 55' 31" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 105.76 feet; thence proceed South 17° 06' 40" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 567.43 feet; thence proceed South 07° 49' 33" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 511.74 feet; thence proceed South 17° 49' 23" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 706.31 feet; thence proceed North 54° 54' 14" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 140.14 feet; thence proceed North 52° 44' 38" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 532.13 feet; thence proceed North 54° 09' 30" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 596.08 feet; thence proceed North 48° 57' 49" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 105.94 feet; thence proceed North 57° 42' 41" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 140.97 feet; thence proceed North 53° 33' 13" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 214.66 feet; thence proceed North 47° 35' 50" East along the centerline of said 30 foot proposed Easement No. 6 for a distance of 172.35 feet to a point being located on the bank of the Coosa River and the termination of said 30 foot proposed Easement No. 6. as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

2. Bass agrees he shall not construct, build or erect any structure which would impede Gardner use of the easement. Gardner 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. Gardner shall have the right to construct and maintain utilities of every type across said easement including but not limited to water, gas and electrical.
3. The Parties agree this easement shall be for the benefit of Gardner and his successors and assigns and shall run with the land.

Signed with our hands and seal this 29 December, 2022.

Steven Kurt Gardner
Steven Kurt Gardner

STATE OF ALABAMA

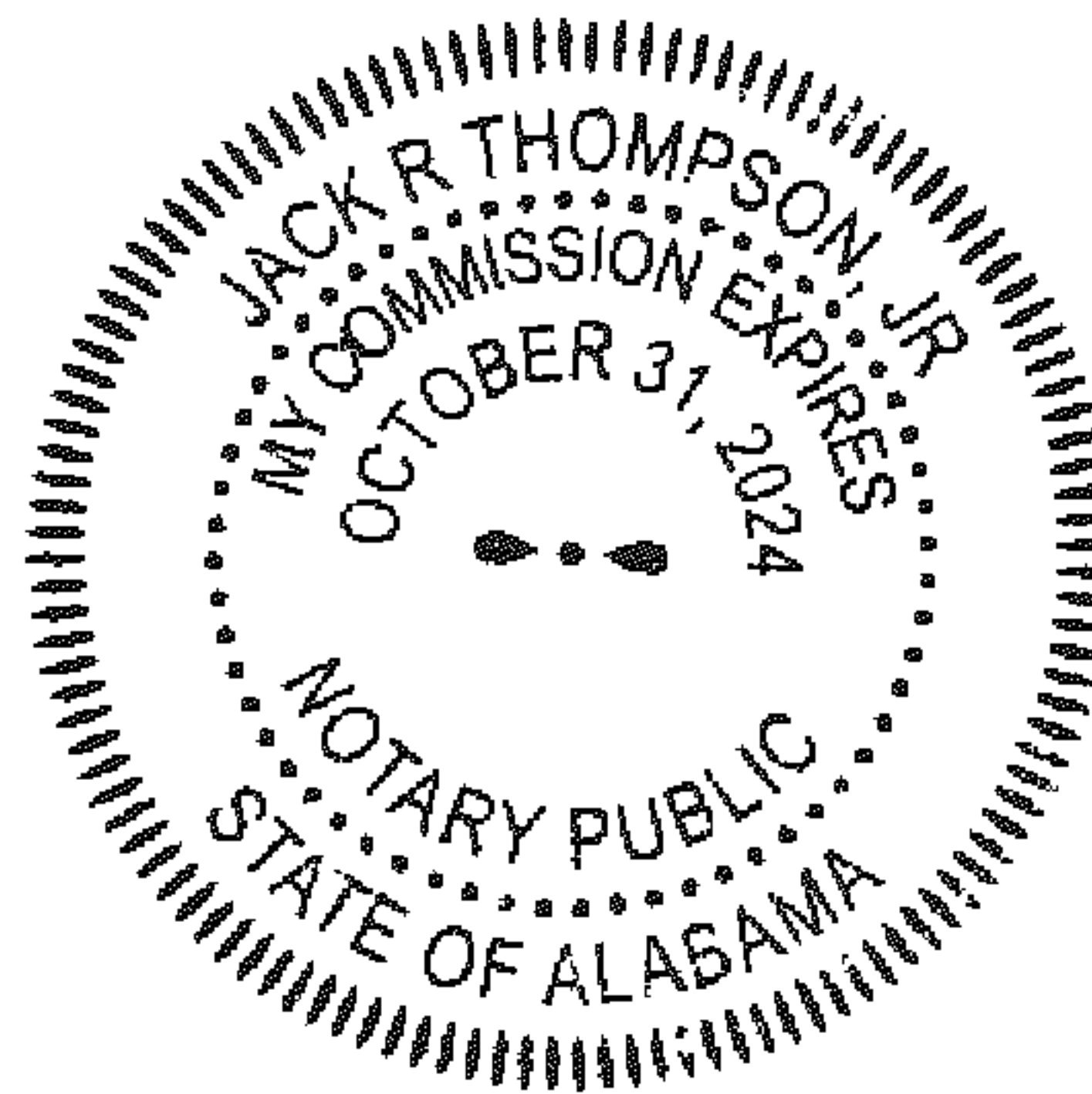
Tefferson COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **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, he, executed the same voluntarily and.

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 seal this the 29 December 2022.

Cody John Bass
Cody John Bass

STATE OF ALABAMA

Tetcher COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Cody John Bass** 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, he, executed the same voluntarily and.

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

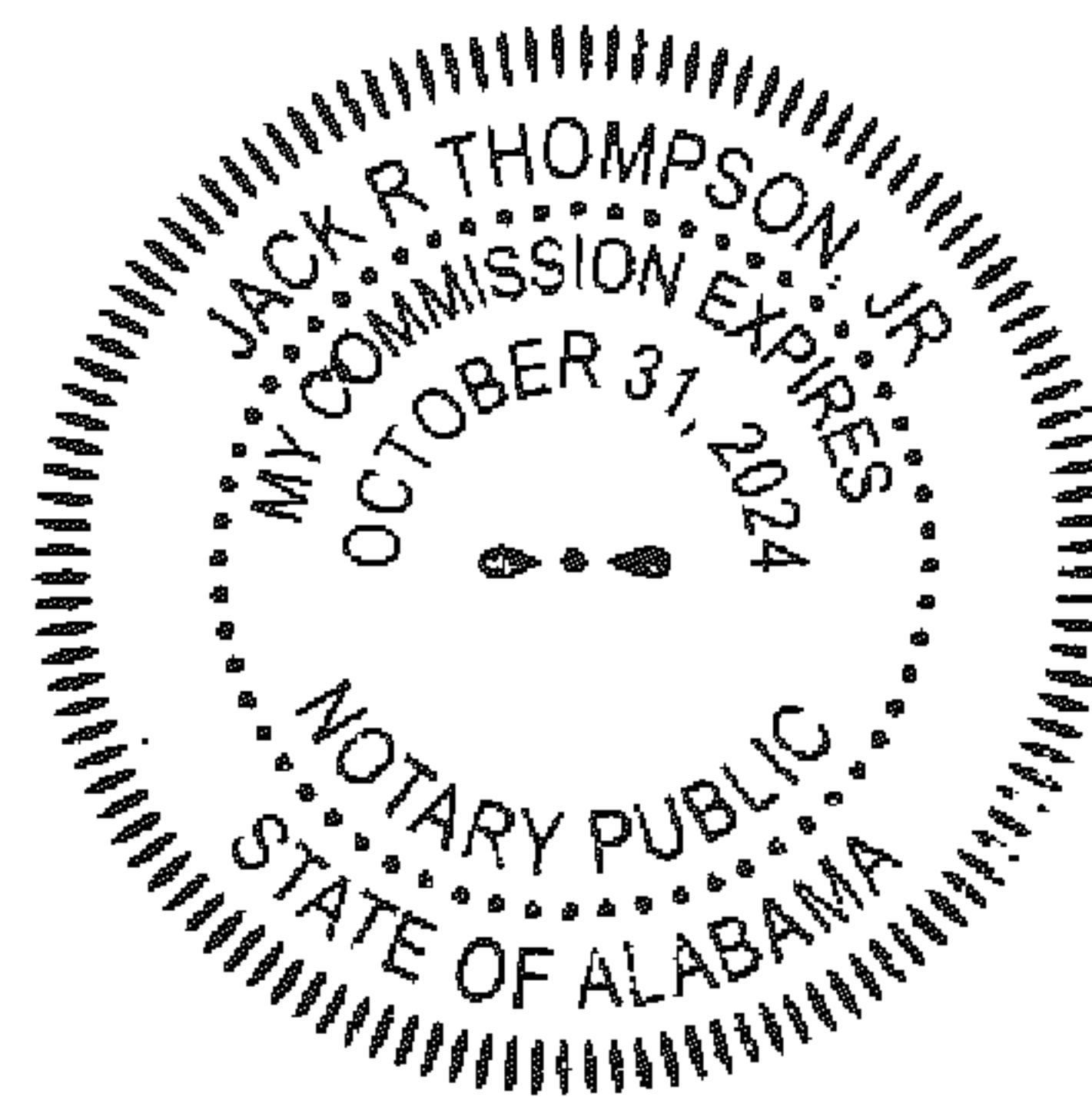


EXHIBIT A

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 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 and as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

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