

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051



20230323000081370 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
03/23/2023 12:23:43 PM FILED/CERT

Send Tax Notice to:

EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Teresa D. Shaner, a married woman, Virgil W. Shaner, a married man, Dorothy Pilkington, a single woman and Jerry Pilkington, a single man** grant, bargain, sell and convey unto, **Teresa D. Shaner, Virgil W. Shaner and Jerry Pilkington, as joint tenants with right of survivorship** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A non-exclusive 12' Easement for Ingress, Egress and utilities to service the following described property:

Parcel 1

Commence at the SE corner of the SE ¼ of NE ¼ of Section 11, Township 19 South, Range 1 West; thence North along the East line of same 1185.26 feet; thence N 87°02'W 147.00 feet to the point of beginning; thence continue along the last named course 245.23 feet; thence S35°50'32" E 325.78 feet; thence N 64°28'41" E 60.0 feet; thence North 225.60 feet to the POINT OF BEGINNING.

Parcel 2

Commence at the SE corner of the SE ¼ of NE ¼ of Section 11, Township 19 South, Range 1 West; thence North along the East line of said 967.26 feet to the point of beginning; thence continue along the last named course 218.00 feet; thence North 87°02'W 147.00 feet; thence South and parallel to said East line 225.60 feet; thence East 146.80 feet to the POINT OF BEGINNING.

Easement shall cross the property of Dorothy Pilkington as described in Instrument No. 1993-34490 and the property of Jerry Pilkington and Virgil W. Shaner as described in Parcel 1 above. Easement shall be along a existing driveway lying SE of Shelby County Highway 43 and terminating on the West boundary of property described as Parcel 2 above.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of March, 2023.

Teresa D. Shaner
Teresa D. Shaner

Virgil W. Shaner
Virgil W. Shaner

Dorothy Pilkington
Dorothy Pilkington

Jerry J. Pilkington
Jerry Pilkington

STATE OF ALABAMA
Shelby COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Teresa D. Shaner

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of March, 2023.



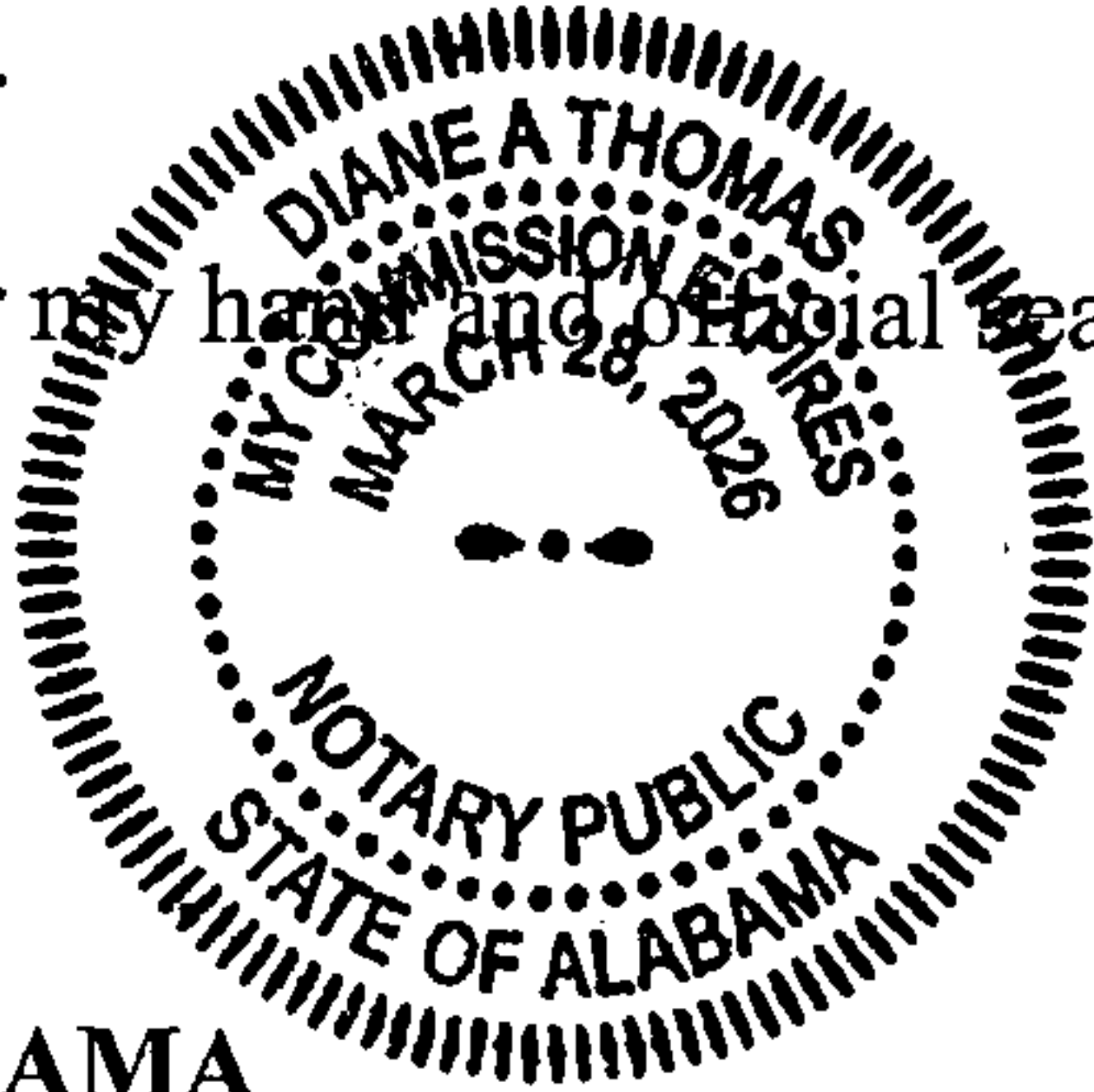
Diane A. Thomas
Notary Public
My Commission Expires: 3/28/26

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Virgil W. Shaner

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of March, 2023.



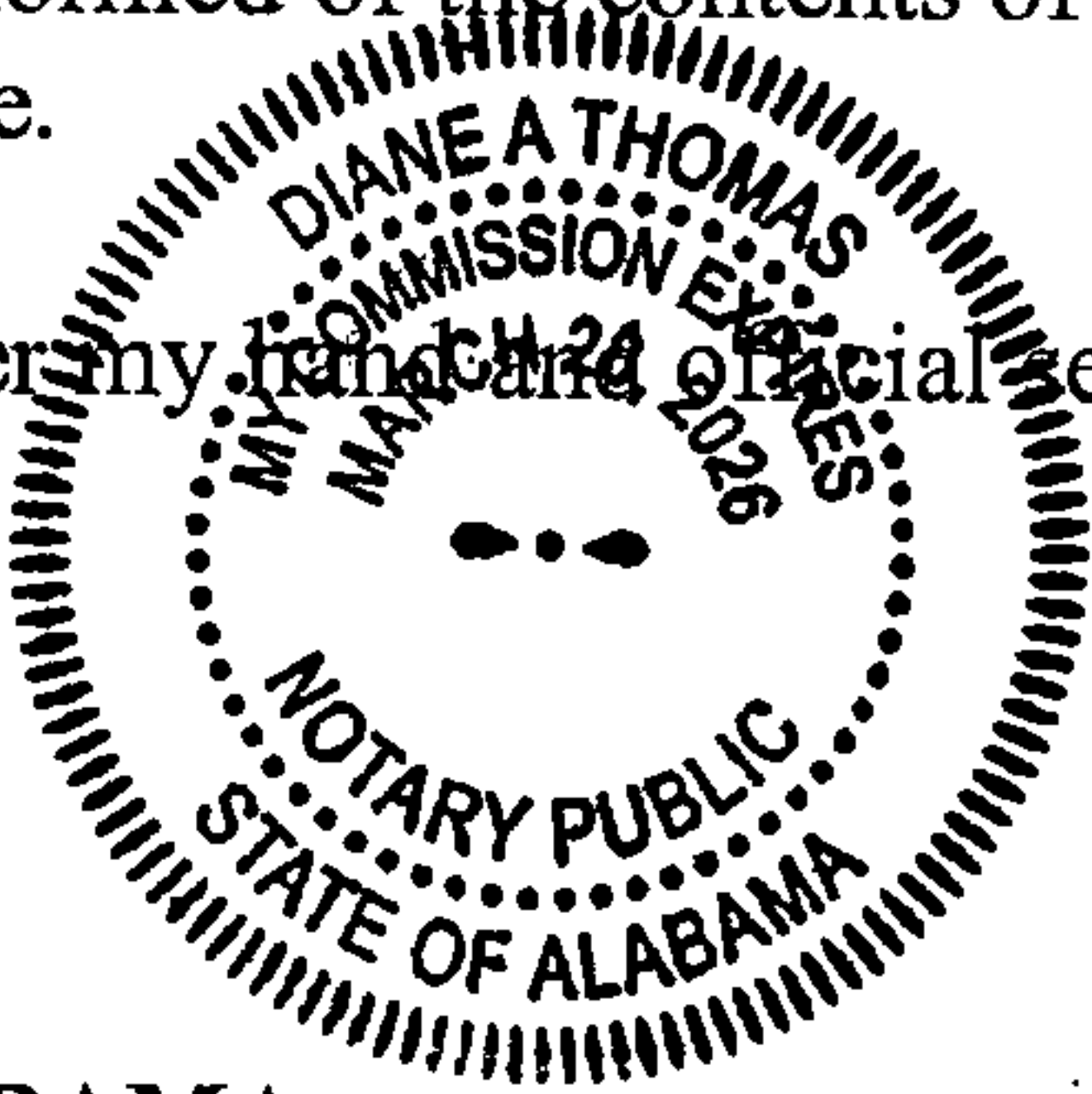
Diane A. Thomas
Notary Public
My Commission Expires: 3/28/26

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Dorothy Pilkington

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of March, 2023.



Diane A. Thomas
Notary Public
My Commission Expires: 3/28/26

STATE OF ALABAMA
S COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Jerry Pilkington

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2023.

Walter B. Thomas
Notary Public
My Commission Expires 5/28/24

