

RERECORDING TO ADD EXHIBIT"B"

20190919000343560
09/19/2019 08:25:21 AM
ESMTAROW 1/3

recording to correct the instrument name

Easment For
AGREEMENT
Ingress and Egress

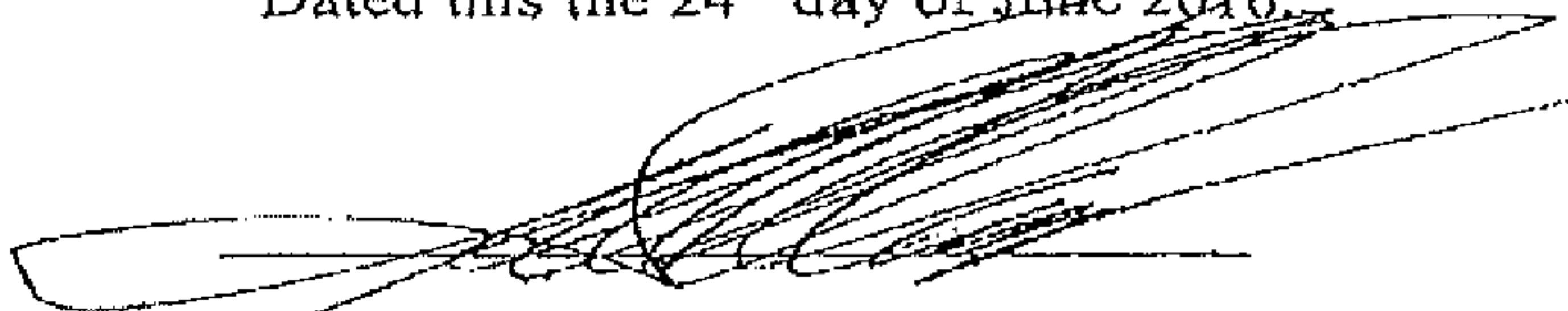

20160916000330560 1/3 \$21.00
Shelby County Judge of Probate, AL
09/16/2016 09:38:06 AM FILED/CERT

Comes now Chris R. McAnnally owner of said property described in attached Exhibit "A" and Sunny R. Clowdus who retained an easement for ingress/egress and utility lines across the property described in Exhibit "A". Each party agrees to the following:

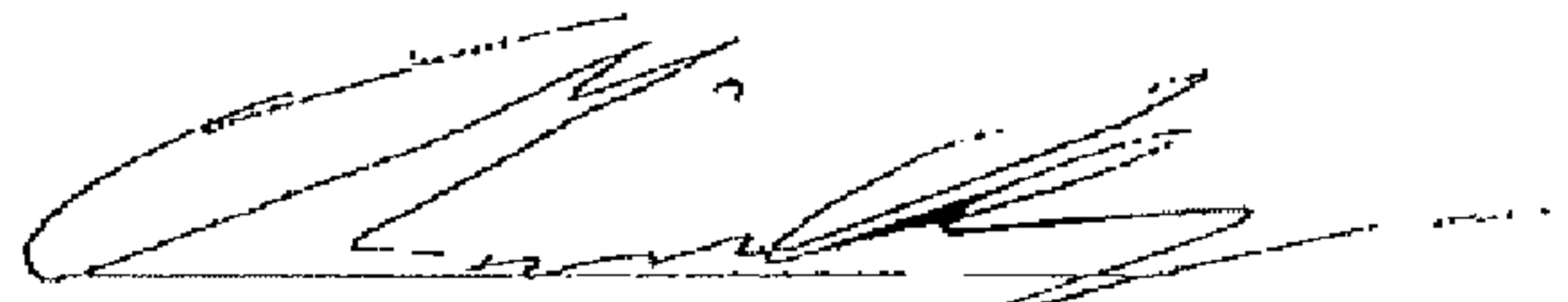
Mrs. Clowdus is responsible to get water main and or water lines to her parcel but has the right to cross said property (Exhibit "A") to service her property. Mr. McAnnally is responsible to get water main and or water lines to his parcel.

Road surface will be chert and shall be kept up to Mr. McAnnally's standards. Mr. McAnnally may change the surface or make improvements as he sees fit. Mr. McAnnally is not responsible for any damage to vehicles or equipment traveling on said road. Road is to be completed within 18 months form the date of this agreement. Either party shall have the right to repair damage to the road at their expense. This agreement shall be binding on the parties and/or their assigns.

Dated this the 24th day of June 2016.



Sunny R Clowdus



Christopher R McAnnally

Sunny R Clowdus is the owner of the land described in Exhibit "B". that is serviced by this easement.

20190919000343560 09/19/2019 08:25:21 AM ESMTAROW
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STATE OF Alabama
COUNTY Shelby

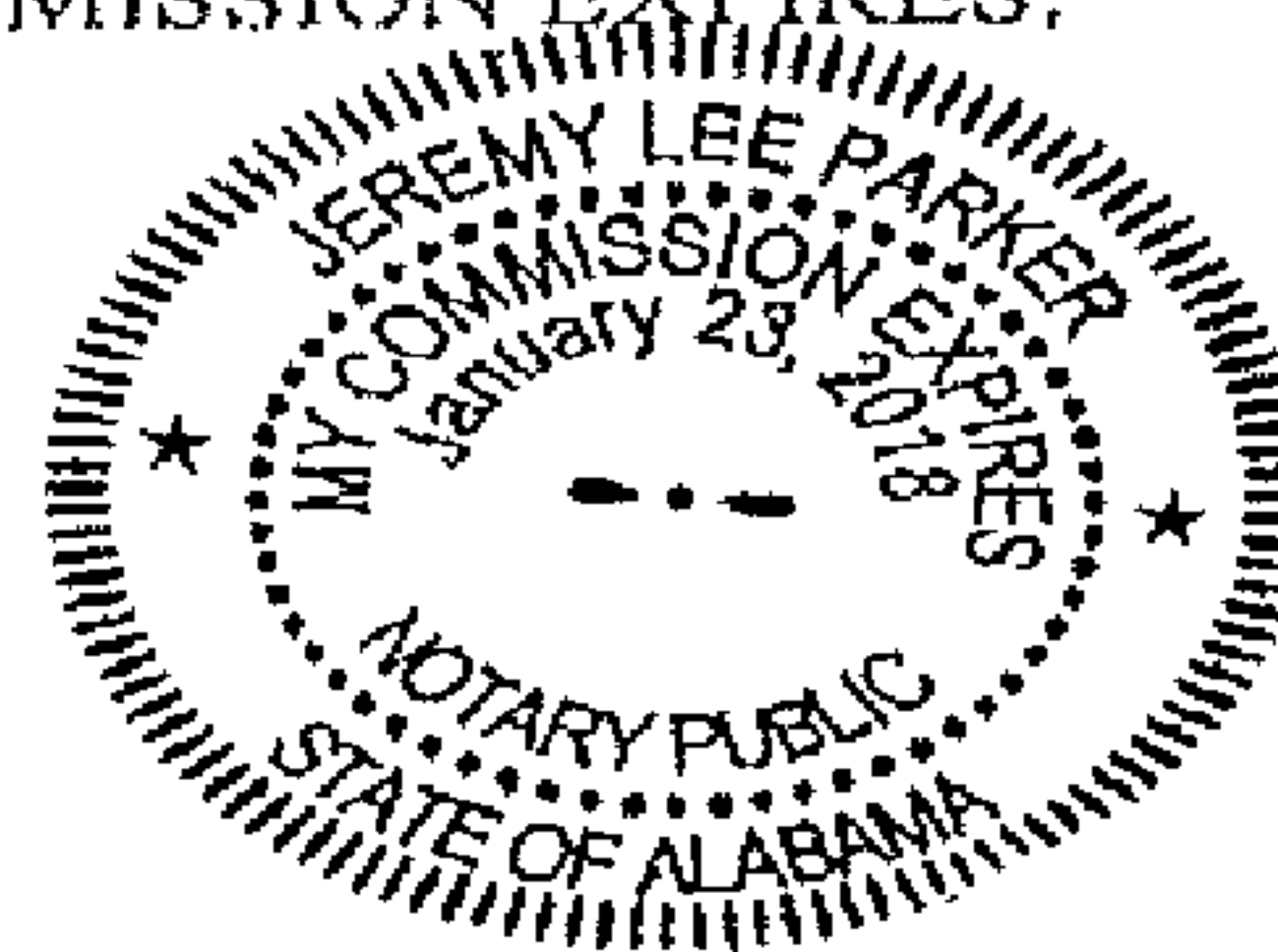
General Acknowledgment

I, THE UNDERSIGNED , a Notary Public in and for said County, in said State, hereby certify that Sunny R. Clowdus and Chris R McAnnally, whose name(s)/is/arc signed to the foregoing conveyance, and who is/arc known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June , 20 16.

Prepared by: Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

NOTARY PUBLIC
MY COMMISSION EXPIRES:



20160918000338680 2/3 \$21.00
Shelby Only Judge of Probate, AL
09/16/2016 09:36:06 AM FILED/CERT

20190919000343560 09/19/2019 08:25:21 AM ESMTAROW
3/3

EXHIBIT "A"

A parcel of land located in the SE¼ of the NE ¼ of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described has follows: Begin at the Northwest corner of said ¼ - ¼ Section; Thence Easterly along the North line of said ¼ - ¼ Section line 573.00 feet to the Northwest Right of Way line of Shelby County Highway No. 25 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama; thence 137 degrees 22 minutes 28 seconds right Southwesterly along said right of way line 95.98 feet; thence 42 degrees 37 minutes 32 seconds right in a Westerly direction and parallel with said North line of said ¼ - ¼ Section line 504.78 feet to a point on the West line of said ¼ - ¼ Section and as described in said Instrument No. 20020530000254380; thence Northerly along said West line of said ¼ - ¼ Section line 65.04 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2019 08:25:21 AM
\$28.00 CATHY
20190919000343560

Allen S. Byrd

20160916000338560 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/16/2016 09:36:06 AM FILED/CERT

Exhibit "B"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of section 9, Township 18 South, Range 1 East; thence run South 87°51'06" East along the North line of said 1/4-1/4 section line for a distance of 573.00 feet to the Northwest right of way line of Shelby County Highway No. 25; thence run South 49°31'22" West along the Northwest right of way line of said Highway for a distance of 539.03 feet to the point of beginning of a curve to the left, said curve having a radius of 899.40 feet, a central angle of 12°51'37"; thence continue along the arc of said curve for a distance of 201.87 feet to the point of beginning of a reverse curve to the right, said curve having a radius of 1392.27 feet and a central angle of 4°35'28"; thence run Southwesterly along the arc of said curve for a distance of 111.56 feet to the West line of said 1/4-1/4 section; thence run North 4°32'57" East along the West line of said 1/4-1/4 section for a distance of 604.07 feet to the point of beginning.

LESS AND EXCEPT the following sold to the State of Alabama and as shown on the Right of Way Map of Project No. ER-8100(514) of record in the Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

A part of the SE 1/4 of the NE 1/4, Section 9, Township 18 South, Range 1 East, identified as Tract No. 1, Project No. ER-8100(514), Shelby County, Alabama and being more fully described as follows:

Commencing at the NW corner of the SE 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East; thence South along the West line of said SE 1/4 of NE 1/4 of Section 9, Township 18 South, Range 1 East a distance of 560.69 feet, more or less, to a point on the Northwest right of way line of Alabama Highway 25; thence Northeast along said Northwest line a distance of 210 feet to a point on the required right of way line and the Southwest line of the property described herein, the Point of Beginning; thence North 41°53'29" West along said required right of way line a distance of 90.44 feet to a point on the required right of way line and the Northwest line of the property described herein; thence turn an angle of 90° to the right and proceed North 48°06'31" East along said required right of way line a distance of 150.00 feet to a point on the required right of way line and the Northeast line of the property described herein; thence turn an angle of 90° to the right and proceed South 41°53'29" East along said required right of way line a distance of 90.00 feet, more or less, to a point on the existing Northwest right of way line of Alabama Highway 25; thence Southwest along said existing right of way line a distance of 150.00 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT the following described property:

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of said 1/4-1/4 Section; thence Easterly along the North line of said 1/4-1/4 Section

line 573.00 feet to the Northwest Right of Way line of Shelby County Highway No. 25 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama; thence $137^{\circ}22'28''$ right Southwesterly along said right of way line 95.98 feet; thence $42^{\circ}37'32''$ right in a Westerly direction and parallel with said North line of said 1/4-1/4 Section line 504.78 feet to a point on the West line of said 1/4-1/4 Section and as described in said Instrument No. 20020530000254380; thence Northerly along said West line of said 1/4-1/4 Section line 65.04 feet to the Point of Beginning.

Together with easement rights as set out in that certain Agreement for Easement recorded in Instrument 20160916000338560 and re-recorded in Instrument 20190919000343560 in the Probate Office of Shelby County, Alabama.

PARCEL II:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said 1/4-1/4 Section; thence Southerly along the Westerly line of said 1/4-1/4 Section line, said Westerly line being the same as the Westerly line of the SE 1/4 of the NE 1/4 of said Section 9 as described in Instrument 20020530000254380 in the Probate Office of Shelby County, Alabama, a distance of 65.04 feet to the Point of Beginning; thence continue along the last described course 541.87 feet to a point on the Northwest right of way line of Shelby County Highway No. 25, as described in said Instrument 20020530000254380; thence $129^{\circ}53'03''$ right Northwesterly 832.14 feet; thence $139^{\circ}22'26''$ right Easterly 638.59 feet to the Point of Beginning.

LESS AND EXCEPT the following:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said 1/4-1/4 Section; thence Southerly along the Westerly line of said 1/4-1/4 Section line, said Westerly line being the same as the Westerly line of the SE 1/4 of the NE 1/4 of said Section 9 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama, a distance of 65.04 feet; thence $89^{\circ}15'29''$ right Westerly, 514.59 feet to the Point of Beginning; thence continue along last described course, 102.99 feet; thence $138^{\circ}24'51''$ left Southeasterly, 62.41 feet; thence $77^{\circ}55'33''$ left Northeasterly, 69.91 feet to the Point of Beginning.

PARCEL III:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said 1/4-1/4 Section; thence Southerly along the Westerly line of said 1/4-1/4 Section line, said Westerly line being the same as the Westerly line of the SE 1/4 of the NE 1/4 of said Section 9 as described in Instrument No. 20020530000254380 in the Probate Office of Shelby County, Alabama, a distance of 65.04 feet; thence $89^{\circ}15'29''$ right Westerly, 617.58 feet; thence $138^{\circ}24'29''$ left Southeasterly 62.41 feet to the Point of Beginning thence continue along last described course 753.90 feet; thence $138^{\circ}24'22''$ right Westerly 882.36 feet; thence $122^{\circ}28'35''$ right Northeasterly, 593.25 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/27/2023 03:16:48 PM
 \$38.00 BRITTANI
 20230927000289680

Allen S. Bayl