

DECLARATION OF EASEMENT

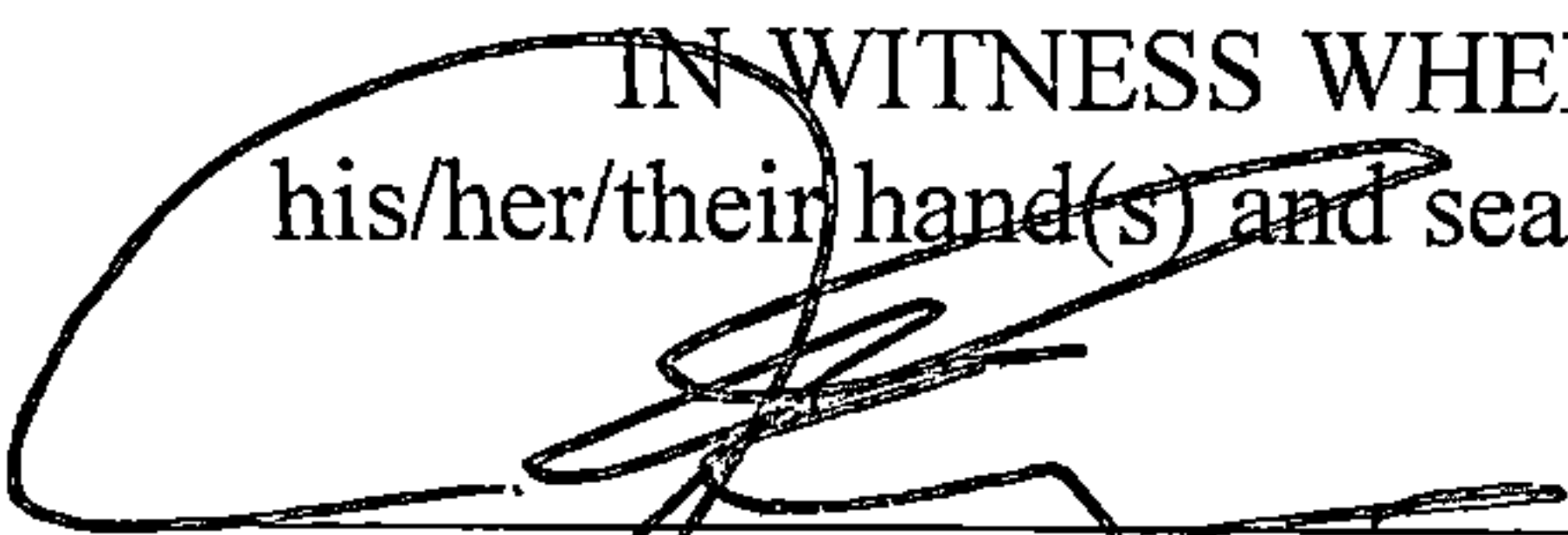
This declaration is made as of the date set forth on the signature page hereof by Mallard Landing Development, L.L.C., an Alabama Limited Liability Company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of all that certain property legally described as Lot 1010 of Mallard Landing, Phase II, The Ridges, as recorded in Map Book 57, Page 68 A-E in the Office of the Judge of Probate of Shelby County, Alabama, all of the property lying and being in Shelby County, Alabama.

NOW THEREFORE, Declarant hereby declares that the easement described in attached Exhibit A over, above, and under Lot 1010 of Mallard Landing, Phase II, The Ridges, as recorded in Map Book 57, Page 68 A-E in the Office of the Judge of Probate of Shelby County, Alabama shall run with the real property and be binding on all parties having any right, title or interest in and to the said lot or any part thereof; their heirs, successors and assigns, and shall inure to the benefit of Declarant and its successors and/or assigns.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set his/her/their hand(s) and seal(s) this the 7 day of December, 2023.


Mallard Landing Development, L.L.C.
By: Jason Spinks
Its: Manager

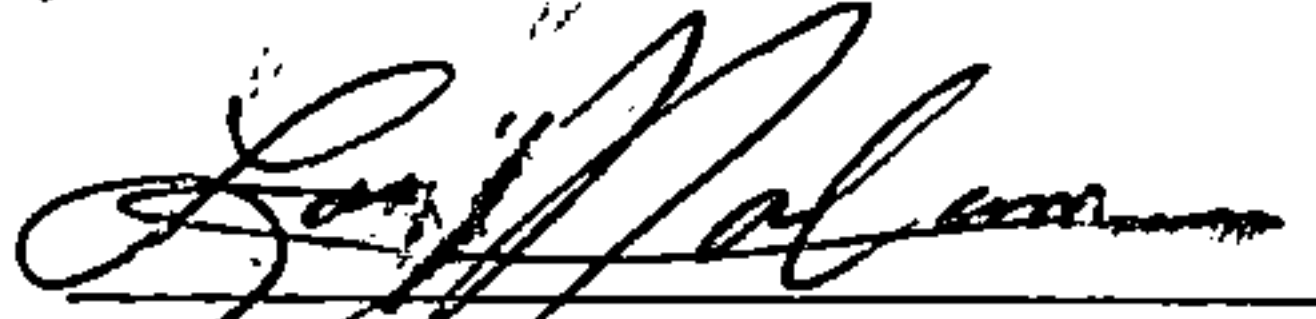
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Mallard Landing Development, L.L.C., a(n) Alabama Limited Liability Company**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of December, 2023.


Notary Public
My Commission Expires: January 16, 2024

This instrument prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker RD STE 201
Helena, AL 35080

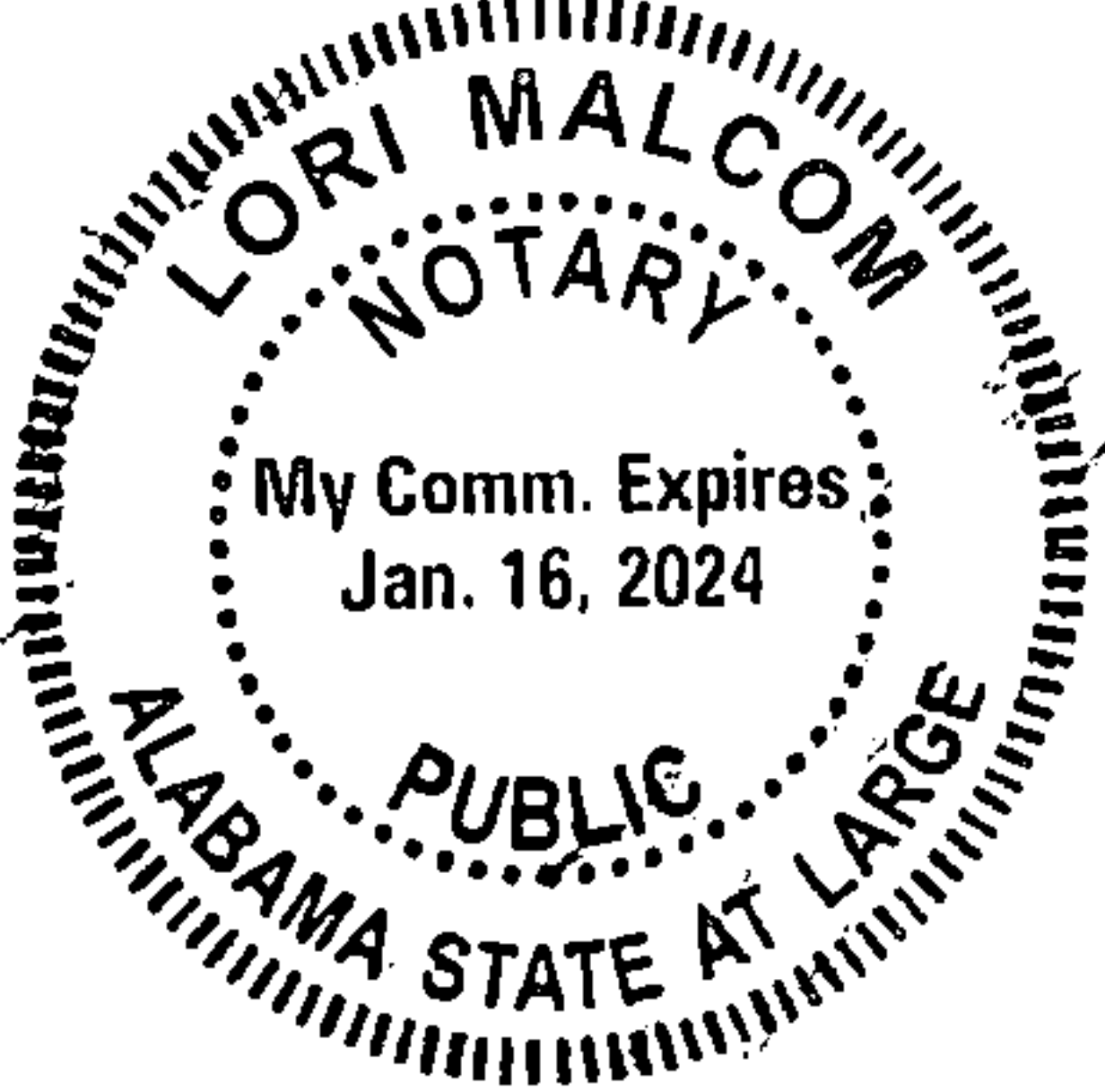


EXHIBIT A

A 10.00' Drainage and Grading Easement, being more particularly described as follows:

BEGIN at the NE Corner of Lot 1010 of Mallard Landing, Phase II, The Ridges, as recorded in Map Book 57, Page 68 A-E, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING OF SAID EASEMENT; thence N90°00'00"W along the North property line of above said Lot 1010 a distance of 115.28' to an existing 8.00' Drainage and Utility Easement, to a curve to the right, having a radius of 68.98', subtended by a chord bearing S04°10'05"W, and a chord distance of 10.03'; thence along the arc of said curve and along existing 8.00' Easement for a distance of 10.04'; thence N90°00'00"E and leaving said 8.00' Easement a distance of 116.22'; thence N01°11'53"W a distance of 10.00' to the POINT OF BEGINNING OF SAID EASEMENT.



20231208000354040 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
12/08/2023 09:23:59 AM FILED/CERT