

STATE OF ALABAMA )

SHELBY COUNTY )

INGRESS/EGRESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Seventy Thousand and No/100 Dollars (\$70,000.00) and other good and valuable consideration to the undersigned Grantor, Oak Mountain Preserve Homeowners Association, Inc., an Alabama corporation, (hereinafter "Grantor"), the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto, Scott Kidd and Kathy Kidd, a married couple (hereinafter "Grantees"), their heirs and assigns, a non-exclusive easement for the purposes of a road easement, all necessary right of access, ingress and egress thereto and therefrom and utilities and drainage, in, over and along the land described more particularly as follows:

The 60 feet wide roadway depicted as "OAK MOUNTAIN CREST DRIVE 60' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" as shown on the subdivision plat recorded in Map Book 40, Page 144 in the Office of the Judge of Probate of Shelby County, Alabama.

The intent of the parties is for this easement to convey Grantees and their heirs and assigns access to/from and utility and drainage access to the 23.58+/- parcel, as depicted in the

Joseph Schifano survey attached hereto, which easement rights shall be appurtenant to and run with the land.

Maintenance and repair obligations of the easement area are set out in a separate Compromise and Settlement Agreement entered into by and between the parties, which are incorporated herein as if set out in full. Nothing contained herein shall apply to Oak Mountain Crest Way. Grantees and their heirs and assigns shall have no access for any purpose to Oak Mountain Crest Way.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand and seal, this the 7<sup>th</sup> day of May, 2018.

GRANTOR:

OAK MOUNTAIN PRESERVE HOMEOWNERS,  
ASSOCIATION, INC.

By:

Robert Bussey  
Robert Bussey  
Please Print Name Above

Its:

President

STATE OF ALABAMA  
SHELBY COUNTY

I, Yvette FACEY, a Notary Public in and for said County in said State, hereby certify that Robert Busey, in his/~~her~~ capacity as the President of Oak Mountain Preserve Homeowners Association, Inc., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that being informed of the contents of said instrument, he/she, with full authority, executed the same voluntarily for and as the act of Oak Mountain Preserve Homeowners Association, Inc.

SWORN to and SUBSCRIBED before me on this the 7<sup>th</sup> day of May, 2018.

Yvette Facey  
NOTARY PUBLIC

My commission

expires:

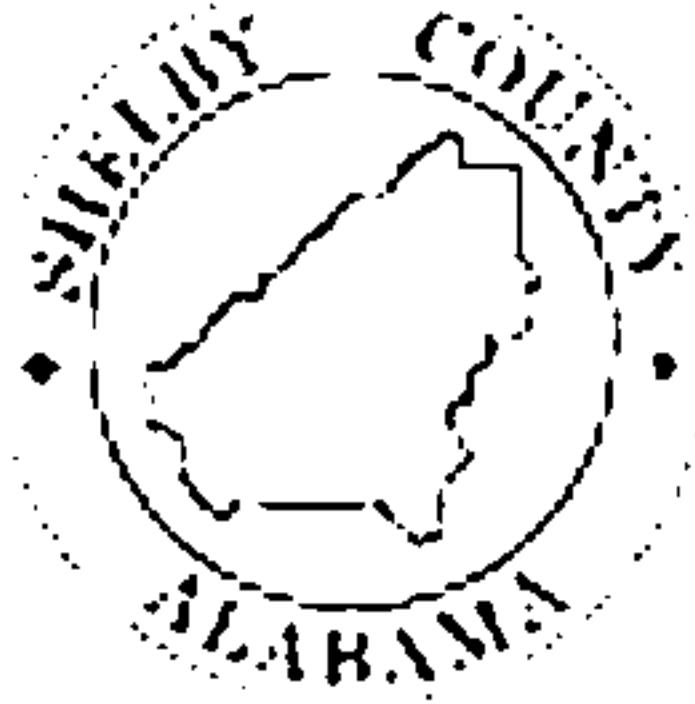
9/30/19

[NOTARIAL SEAL]

YVETTE FACEY  
Notary Public  
Alabama State at Large

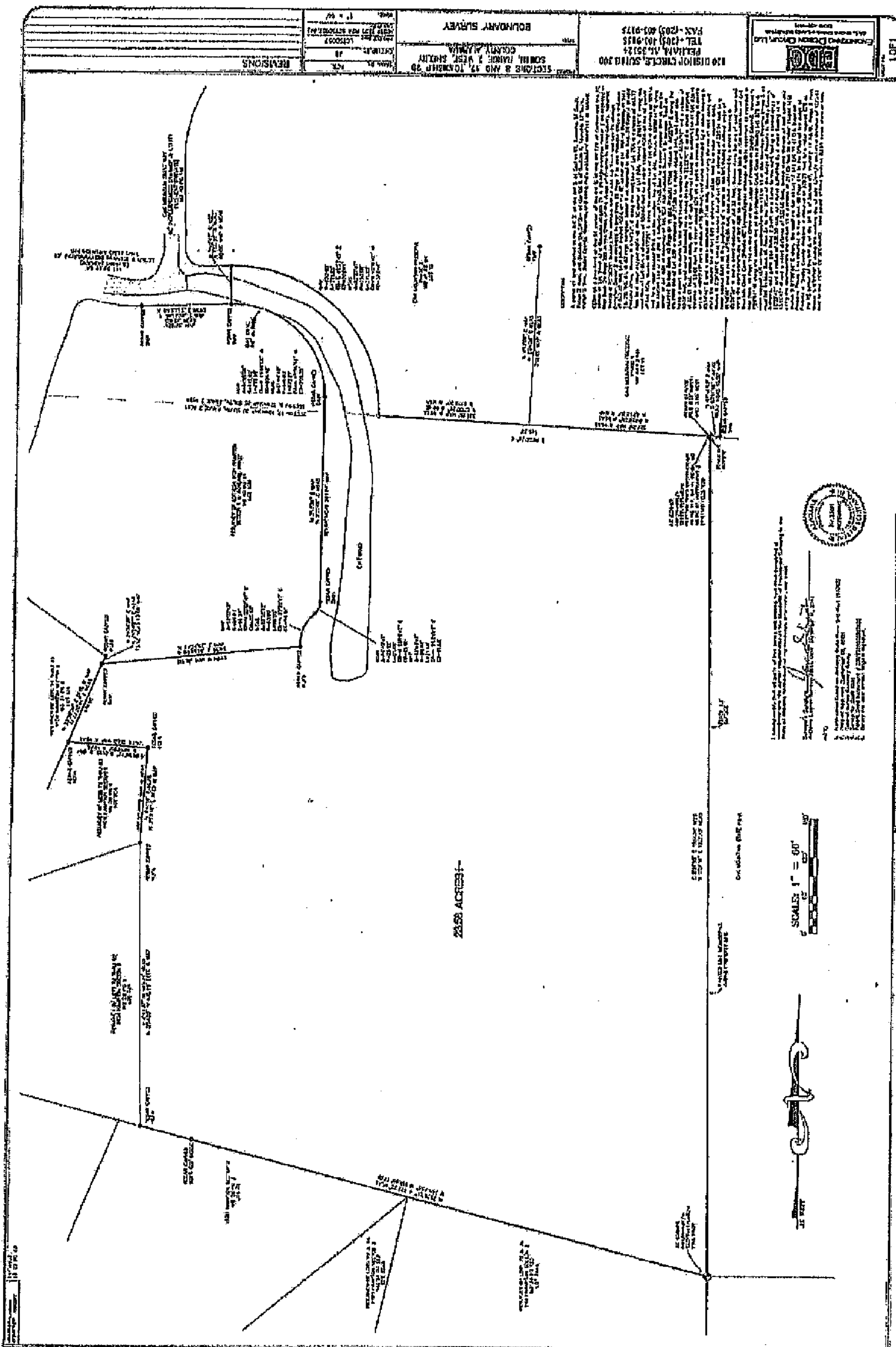
This instrument prepared by:

James R. Bussian  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
2400 Regions/Harbert Plaza  
Birmingham, Alabama 35203



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/05/2024 10:33:36 AM  
 \$32.00 PAYGE  
 20240105000004520

*Allie S. Bayl*



Kidd v. Oak Mountain Preserve, HOA  
 Survey attached to Regress/Egress Easement