

Prepared by:
Malcolm S. McLeod, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

GRANT OF EASEMENT

This Grant of Easement ("Grant") is made effective as of the 22nd day of April, 2024, from **Emily Brooke Haamankuli and Hiboombe Matongo Haamankuli** ("Grantors") to **Kirk Hoeppner and Courtney Hoeppner** ("Grantees") to wit:

RECITALS

WHEREAS, the Grantors are the owners of the certain property located at 2137 Paramount Run, Hoover, AL 35244("Servient Party");

WHEREAS, the Grantees are the owners of certain property located at 2141 Paramount Run, Hoover, AL 35244 ("Dominant Party").

WHEREAS, the Grantees are desirous in obtaining from the Grantors, the specific interest for shared use of mutual fencing and land between the Properties, on the hereafter stated tract(s) of land ("Grant"):

See attached Exhibit A, Legal Description.

NOW, THEREFORE, in consideration of the foregoing, the mutual agreements herein contained, Ten and no/100 Dollars (\$10.00) and other valuable consideration, from the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants, and restrictions are made:

1. Incorporation of Recitals

The Recitals set forth above constitute an integral part of the Grant and are incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the Parties.

2. Grant

That the Grantors hereby grant to the Grantees an easement for the benefit of the Grantees hereafter. The easement shall consist of, and find itself limited to, ingress, egress, maintenance thereon, enjoyment thereon, through land across that area as is depicted herein, to wit: **MUTUAL FENCING AND LAND BETWEEN PROPERTIES.**

See attached Exhibit A, Legal Description.

SAID EASEMENT IS FOR USE OF MUTUAL FENCING AND LAND BETWEEN PROPERTIES ONLY.

3. Maintenance

The Grantees shall be obligated to maintain and keep in good repair said area, as is reasonable. Such maintenance and repair shall be in accord with all state, local, county or other ordinances.

4. Warranties of Title

Grantors warrant to the Grantees that they have good and indefeasible fee simple title to the property sufficient to grant the rights in this Grant. Grantors agree to take such action and execute such documents as shall be reasonably requested by Grantees to perfect or confirm the rights of Grantees under this Grant.

5. Running of Benefits and Burdens

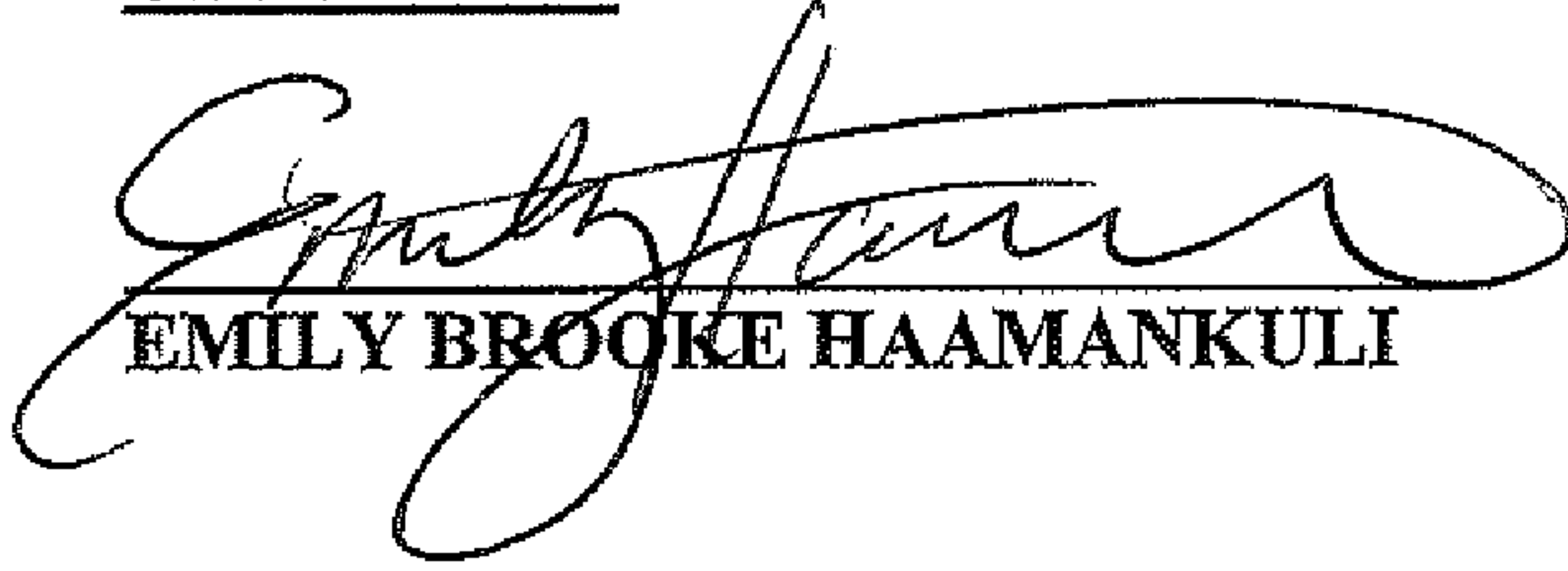
All provisions of this Grant, including the benefits and burdens, shall run with the land, and be binding upon and inure to the benefits of the Parties, their successors and/or assigns.

6. Governing Law

This Easement shall be governed by and constructed in accordance with the laws of the State of Alabama.

IN WITNESS THEREOF, this instrument has been executed by the undersigned this 19 day of April, 2024.

GRANTORS:


EMILY BROOKE HAAMANKULI


HIBOOMBE MATONGO HAAMANKULI

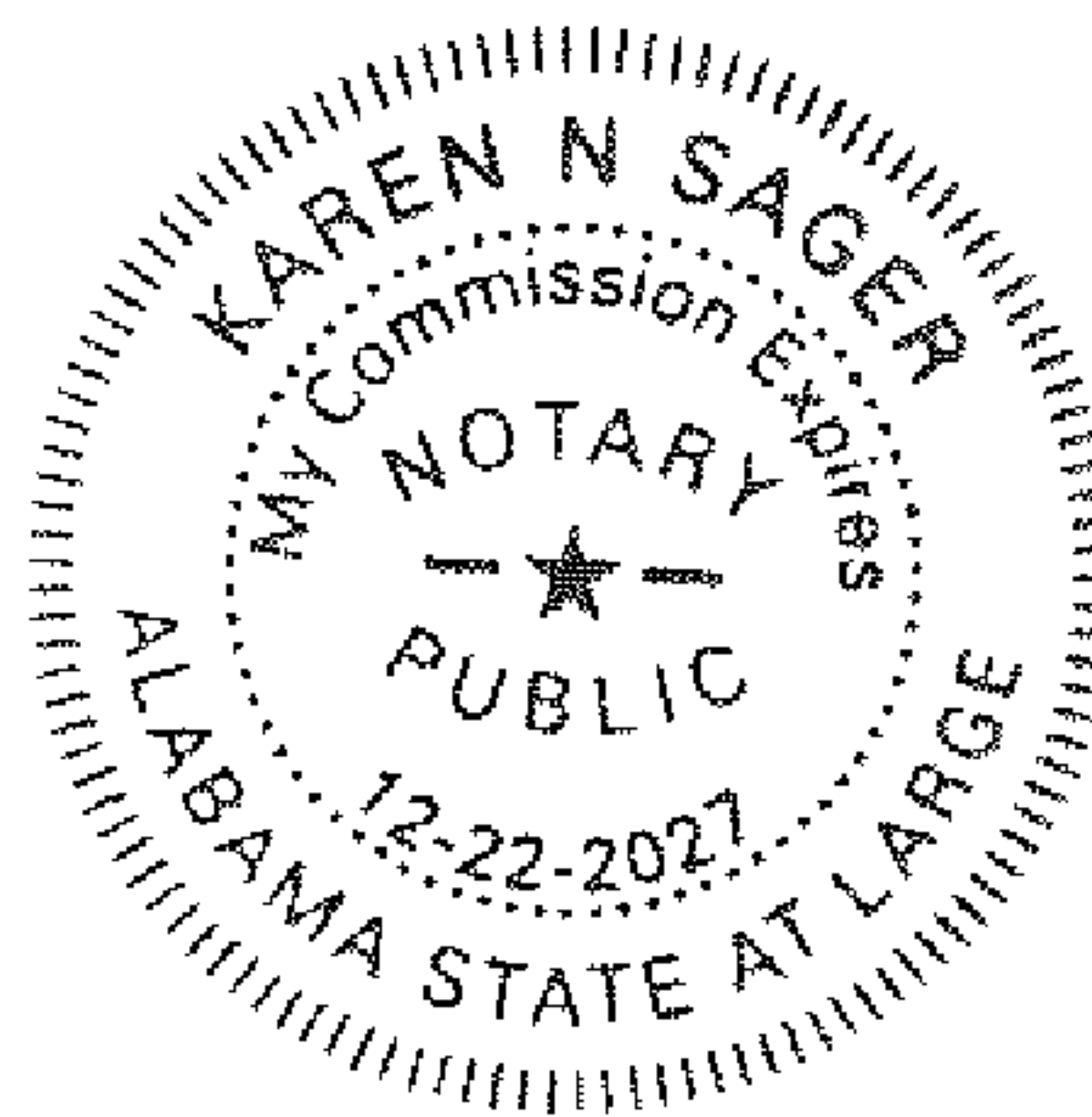
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **EMILY BROOKE HAAMANKULI** and **HIBOOMBE MATONGO HAAMANKULI**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of April, 2024.


NOTARY PUBLIC
My commission expires: 12-22-2027



IN WITNESS THEREOF, this instrument has been executed by the undersigned this 22 day of April, 2024.

GRANTEES:

Kirk Hoeppner
By Courtney Hoeppner
as attorney in fact

KIRK HOEPPNER

**By COURTNEY HOEPPNER,
As Attorney in Fact**

Courtney Hoeppner
COURTNEY HOEPPNER

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **COURTNEY HOEPPNER, individually, and as Attorney in Fact for KIRK HOEPPNER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, individually, and as Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of April, 2024.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

EXHIBIT A
LEGAL DESCRIPTION
FOR GRANT OF EASEMENT

As the Point of Beginning ;Commence at the Northwest corner of Lot 556 , a Ala Eng capped $\frac{1}{2}$ " rebar , Lake Wilborn Phase 5C as Recorded in Map Book 51 page 94 in the Office of the Judge of Probate in Shelby county , Alabama ; Thence run Southeasterly along the Westerly line of said lot for a distance of 33.30 feet to a point ; Thence turn an interior angle left of $90^{\circ}00'00''$ and run Westerly for a distance of 0.70 feet to a point ; Thence turn an interior angle left of $88^{\circ}47'44''$ and run Northerly for a distance of 33.30 feet to the Point of Beginning .

FILE NAME

2141 PARAMONT RUN HOOVER.TRV

SCALE

20 Ft/In

DATE

4-10-2024

DRAWN BY

JWC

JOB

FB 54/50

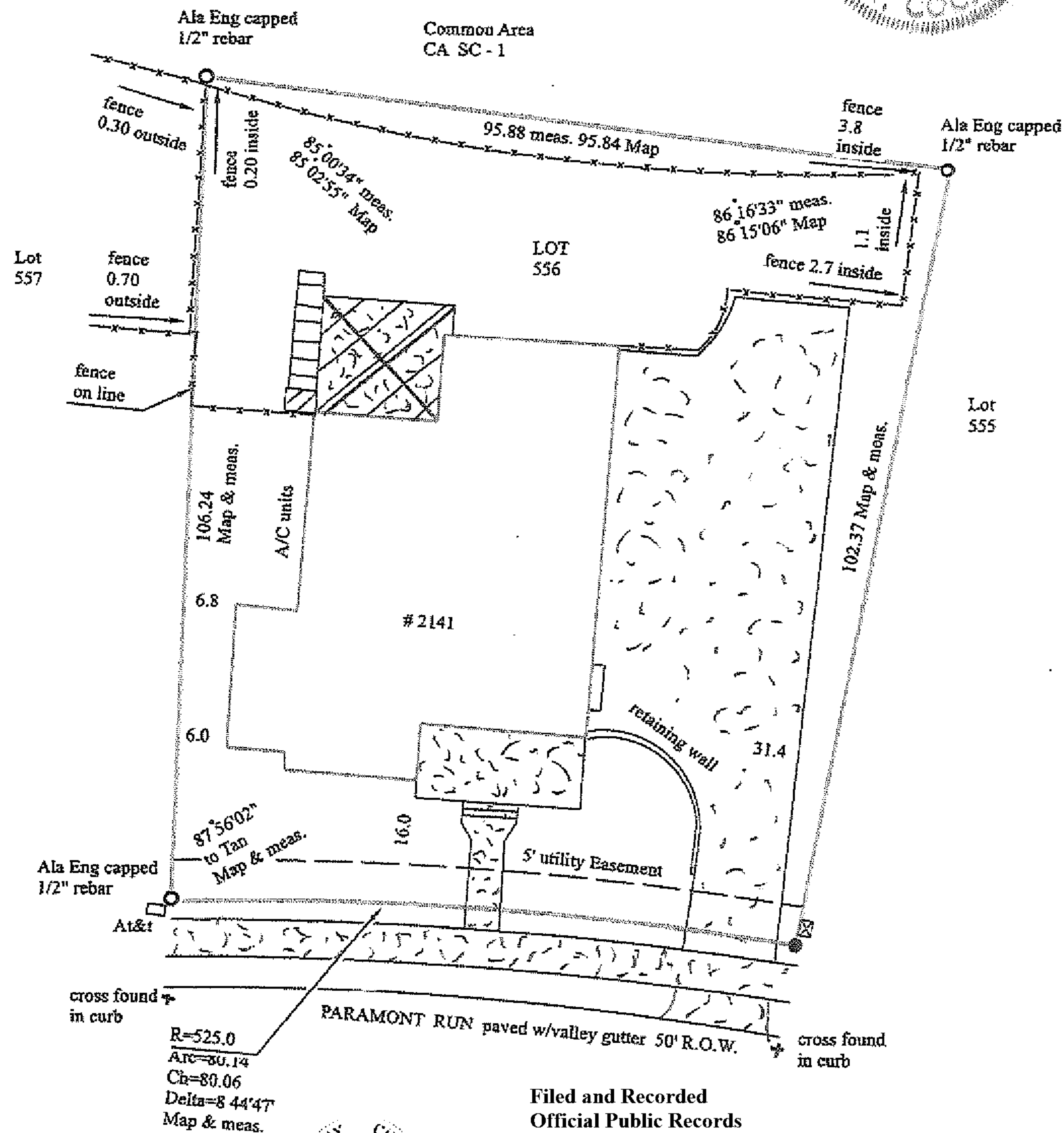
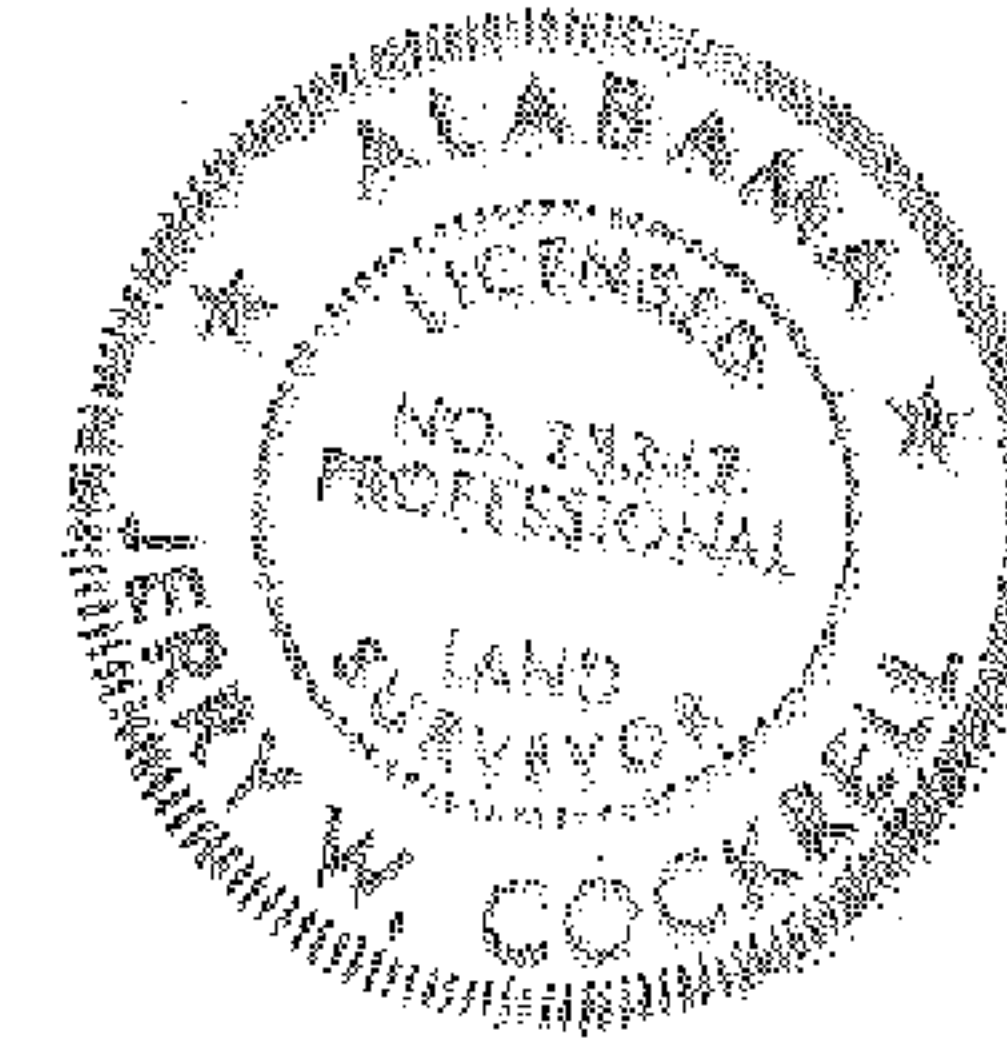
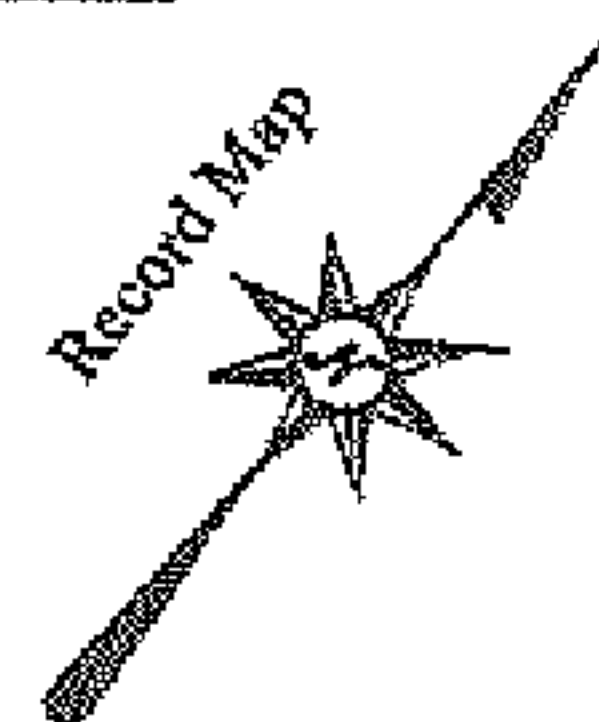
REVISION

1/1

SHEET

1/1

This map drawn with TRAVERSE PC, Software



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 04/23/2024 08:28:35 AM
 \$38.00 JOANN
 20240423000116680

Allen S. Bayl

- LEGEND
- = calculated point
 - = iron pin found
 - ⊙ = iron pin set (1/2 rebar w/cap)
 - ≡ = not to scale
 - ▨ = wood
 - ⊠ = power box
 - ⊕ = power pole
 - map = record map
 - meas. = measured angle or distance
 - ⊞ = concrete
 - ⊞ = fence line
 - ⊞ = covered area
 - CL = centerline
 - Field book = 54
 - Page = 50
 - (D) = Deed
 - R.O.W. = Right of way
 - ⊞ = Guy Anchor
 - OHP = Over Head Power
 - UTIL = Utility
- Type of survey = Loan Closing /Property Boundary survey

I Jerry W. Cockrell a Professional Land Surveyor in the State of Alabama do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the practice for Surveying in the State of Alabama to the best of my knowledge, information and belief and that this is a true and correct drawing of LOT 556 LAKE WILBORN PHASE SC as Recorded in Map Book 51 page 94 in the Office of the Judge of Probate of Shelby County, Ala, there are no visible right of ways, easements or joint driveways over or across the property except as shown. There are no visible encroachments of electric or telephone lines (excluding those that serve the property), or structures, walls or fences, except as shown, according to my survey on April 5, 2024, Field work.

This drawing is only valid for the date above and is the property of AMY & MARK LUTHER

[Signature]

Alabama Registration No. 23342 Cell Ph 205-515-2308
 Email surveyor145@gmail.com

Jerry W. Cockrell
 3018 Cooley Road
 Bessemer, Ala 35022