

STATE OF ALABAMA)
JEFFERSON COUNTY)

EASEMENT FOR INGRESS AND EGRESS RIGHT OF WAY

Now comes Property Pros, LLC, (hereinafter "Grantors") who for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells and conveys to Matthew B. Gordon, Jr. and Janice O. Gordon (hereinafter "Grantees") and to their heirs and assigns an easement for ingress and egress and a right of way easement. The land belonging to the Grantor as well as the Easement is described as follows:

An Access Easement, being 40' in width, lying in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 21 minutes 39 seconds West along the East line of said 1/4-1/4 section for a distance of 607.55 feet to the POINT OF BEGINNING of a 40' wide Access Easement, lying 20 feet on either side of the following described centerline of an existing access road: thence leaving said East line, South 66 degrees 29 minutes 51 seconds West for a distance of 5.52 feet to a point; thence South 46 degrees 25 minutes 55 seconds West for a distance of 50.64 feet to a point; thence South 37 degrees 56 minutes 52 seconds West for a distance of 62.98 feet to a point; thence South 45 degrees 54 minutes 10 seconds West for a distance of 85.47 feet to a point; thence South 52 degrees 47 minutes 39 seconds West for a distance of 64.75 feet to a point; thence South 55 degrees 00 minutes 56 seconds West for a distance of 100.75 feet to a point; thence South 47 degrees 35 minutes 15 seconds West for a distance of 60.34 feet to a point; thence South 42 degrees 11 minutes 34 seconds West for a distance of 80.41 feet to a point; thence South 50 degrees 47 minutes 02 seconds West for a distance of 40.62 feet to a point; thence South 61 degrees 21 minutes 34 seconds West for a distance of 125.00 feet to a point; thence South 55 degrees 38 minutes 40 seconds West for a distance of 35.95 feet to a point; thence South 42 degrees 43 minutes 03 seconds West for a distance of 139.64 feet to a point; thence South 49 degrees 06 minutes 14 seconds West for a distance of 81.35 feet to a point; thence South 58 degrees 40 minutes 25 seconds West for a distance of 103.58 feet to a point; thence South 55 degrees 04 minutes 20 seconds West for a distance of 117.05 feet to a point on the South line of said 1/4-1/4 section and the POINT OF ENDING of the easement herein described.

It is the intention of Grantor that this easement shall be perpetual to Grantees and to their heirs and assigns, and the benefit of same will flow to all transferees and assigns of Grantees. Said easement shall run with the land and is also binding on the heirs, executors, transferees and assigns of Grantors.

Executed this 15 day of May, 2024.

Property Pros LLC



Thomas W. Fish, Managing Member

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Fish, Managing of Property Pros, LLC, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on May 15, 2024


NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/21/28

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2024 03:18:09 PM
\$26.00 CHARITY
20240515000144440

Allen S. Bayl