

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
Roy A. Meador and Betty A.
Meador, as Trustees of the Meador
Family Revocable Trust dated
August 29, 1997
9789 Lake Georgia Drive
Orlando, Florida 32817

EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)



20240731000236770 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
07/31/2024 10:42:54 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **DAVID L. MEADOR**, a married man (herein referred to as "Grantor") do grant, bargain, sell and convey unto **ROY A. MEADOR and BETTY A. MEADOR, AS TRUSTEES OF THE MEADOR FAMILY REVOCABLE TRUST dated August 29, 1997** (herein referred to as "Grantees"), a permanent, non-exclusive easement for ingress, egress, and utility use, hereinafter described over, on, upon, under, through and across certain real estate situated in Shelby County, Alabama, being more specifically described as follows, to-wit:


SEE ATTACHED EXHIBIT "A"

According to survey dated May 31, 2024, of Steven J. Clinkscales, PLS AL 37248.

The herein described property does not constitute any part of the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever, with all the rights and privileges necessary or convenient for the full enjoyment and use thereof, and for all the purposes herein stated.

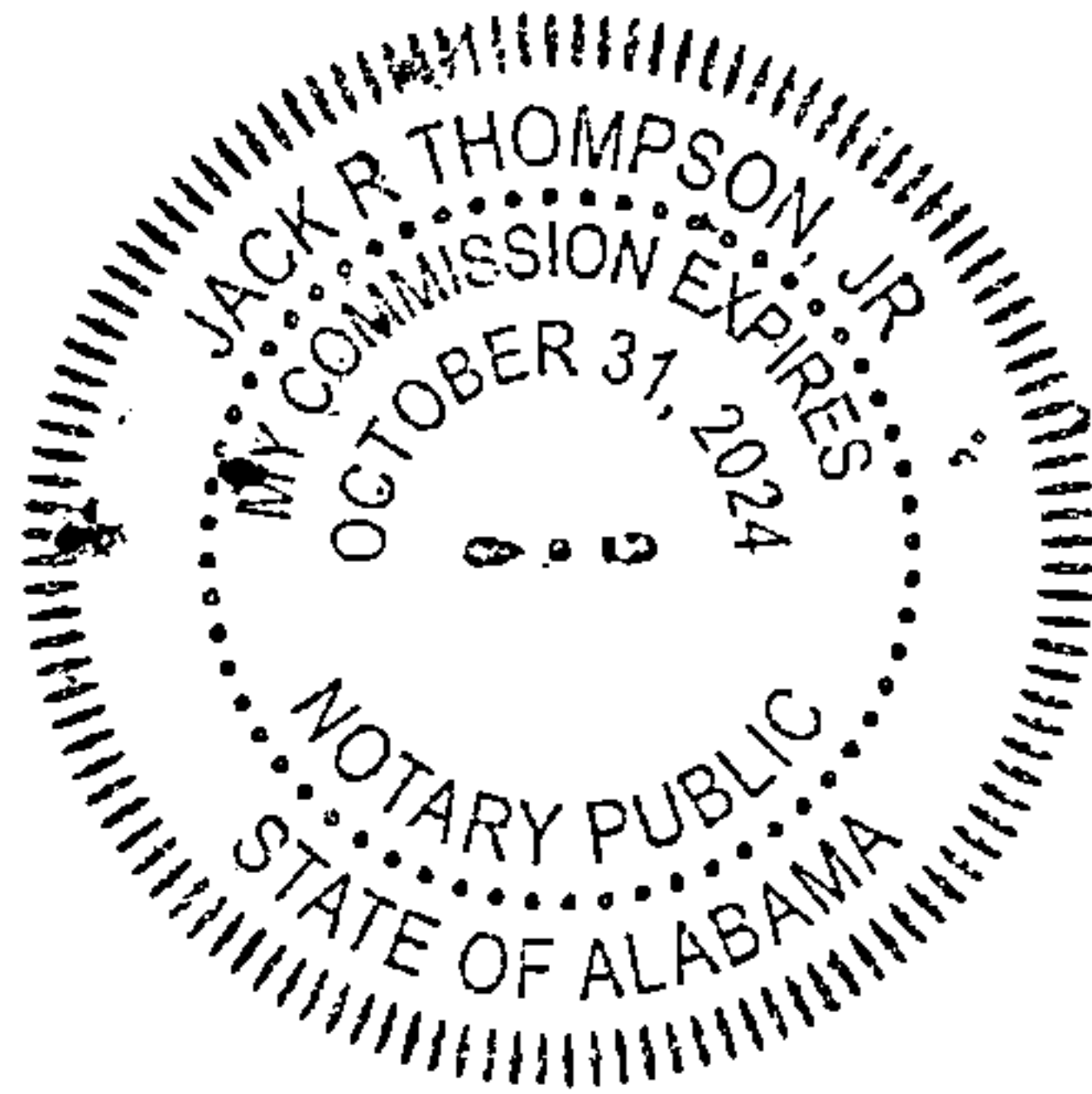
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day
of July, 2024.

 (SEAL)
David L. Meador

STATE OF ALABAMA)
Telford COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that David L. Meador, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2024.



[Signature] (SEAL)
Notary Public

My Commission Expires: 10/31/2024



20240731000236770 2/4 \$32.00
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EXHIBIT "A"

A permanent non-exclusive easement for ingress, egress and utility use, lying in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at a 3/4" rebar locally accepted to be the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, said point lying on the Northeasterly right of way margin of Shelby County Highway 25 (80' wide right of way); thence North 32 degrees 47 minutes 16 seconds West along said right of way for a distance of 208.62 feet to a 5/8" capped rebar set stamped "Clinkscales"; thence continuing along said right of way, North 29 degrees 25 minutes 59 seconds West for a distance of 138.55 feet to a 5/8" capped rebar set stamped "Clinkscales"; thence North 29 degrees 25 minutes 59 seconds West, continuing along said right of way for a distance of 183.68 feet to a 5/8" capped rebar stamped "Clinkscales" set at a point on a curve to the left, having a radius of 1095.93 feet, a chord bearing of North 40 degrees 57 minutes 40 seconds West, and a chord length of 438.04 feet; thence along the arc of said curve for a distance of 441.01 feet to a 1/2" capped rebar found; thence continue along said right of way for the following three (3) calls: North 52 degrees 29 minutes 22 seconds West for a distance of 115.75 feet to a concrete monument found; thence North 49 degrees 49 minutes 15 seconds West for a distance of 459.80 feet to a 5/8" capped rebar set stamped "Clinkscales"; thence North 50 degrees 56 minutes 01 seconds West for a distance of 872.55 feet to a 5/8" capped rebar set stamped "Clinkscales"; thence North 50 degrees 56 minutes 01 seconds West, continuing along said right of way for a distance of 59.91 feet to the POINT OF BEGINNING of the easement herein described; thence continuing along said right of way, North 50 degrees 56 minutes 01 seconds West for a distance of 30.17 feet to a 1/2" capped rebar found; thence leaving said right of way, North 32 degrees 56 minutes 01 seconds East for a distance of 150.00 feet to a point; thence South 50 degrees 56 minutes 01 seconds East for a distance of 30.17 feet to a point; thence South 32 degrees 56 minutes 01 seconds West for a distance of 150.00 to the POINT OF BEGINNING. Containing 0.10 acres, more or less.



20240731000236770 3/4 \$32.00
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name David L. Meador
Mailing Address 4020 Lenox Road
Birmingham, Alabama 35213

Grantee's Name Roy A. Meador and Betty A. Meador as Trustees of the Meador Family
Mailing Address Revocable Trust, 8/29/1997
9789 Lake Georgia Drive
Orlando, Florida 32817

Property Address 45314 Highway 25
Vincent, Alabama 35178

Date of Sale _____
Total Purchase Price \$ _____



20240731000236770 4/4 \$32.00
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or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/31/24
☐ Unattested
(verified by)

Print Deborah Fisher
Sign Deborah Fisher
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1