

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:



20241105000344930 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
11/05/2024 11:50:35 AM FILED/CERT

EASEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and NO/00 (\$10.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bagley Properties LLC**, , grant, bargain, sell and convey unto, **Gretchen Sue McDonald** the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION OF EASEMENT

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and adminishave a covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

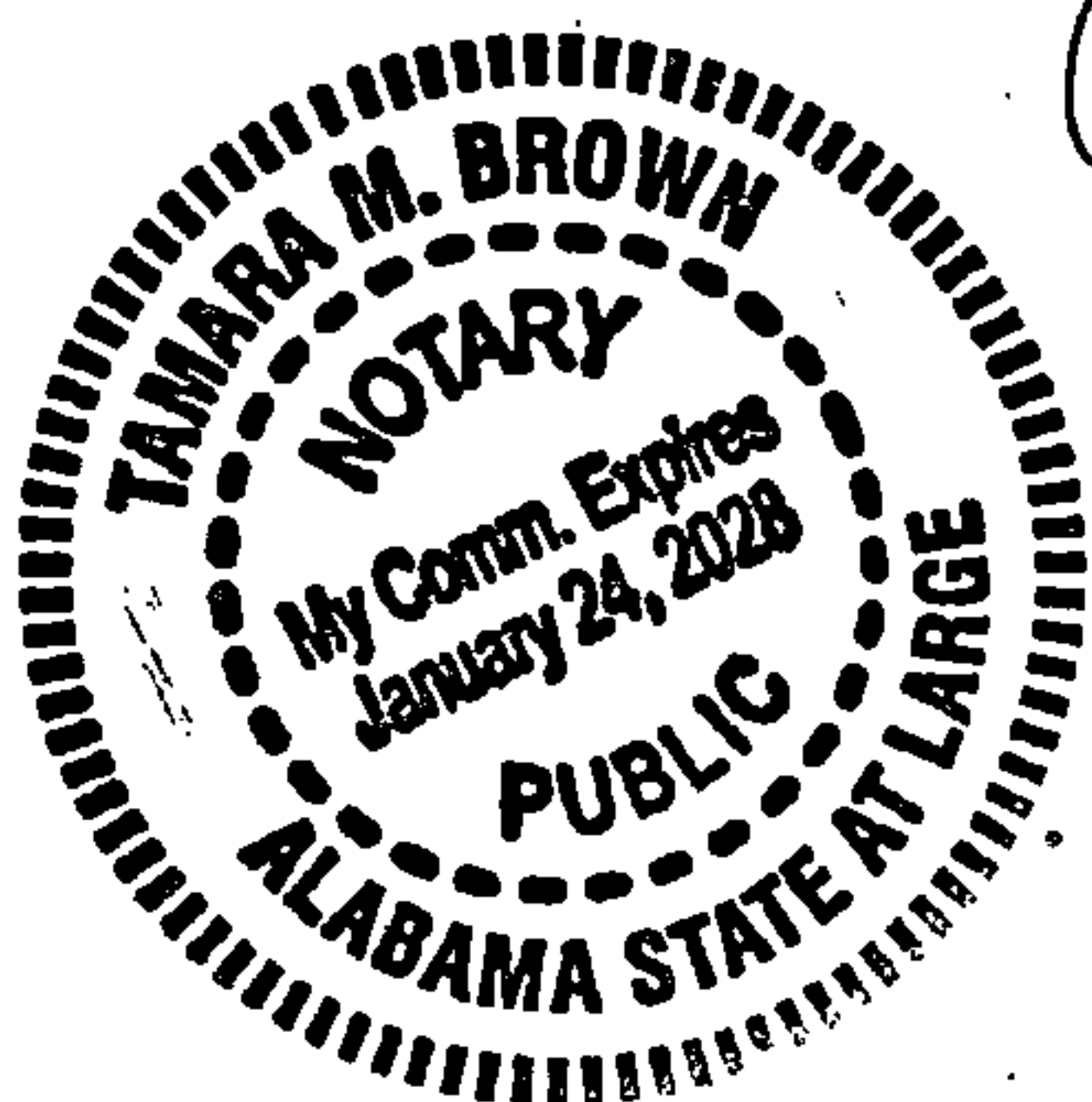
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of October 2024.


Bagley Properties LLC
By Tom Bagley Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Bagley Properties LLC**, by **Tom Bagley**, whose names 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/she/they executed the same voluntarily on the day the same bears date.

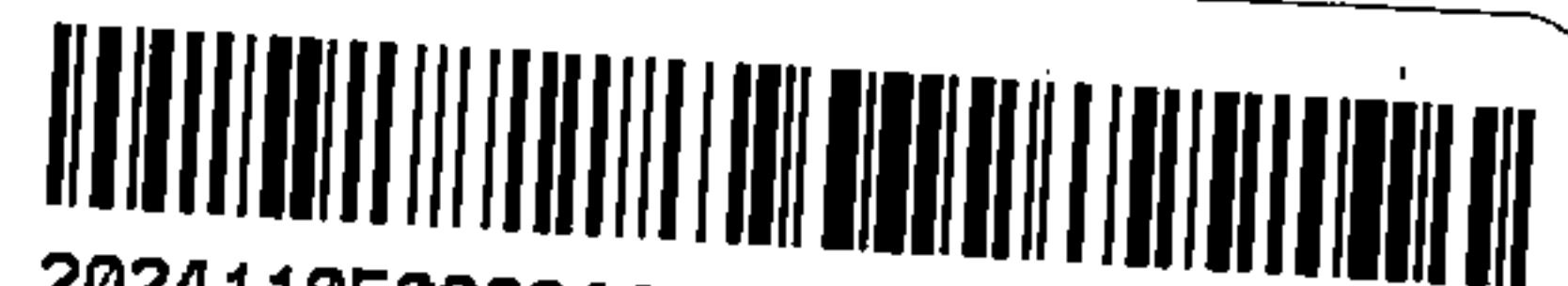
Given under my hand and official seal this 31st day of October 2024.




Notary Public

My Commission Expires: Jan 24, 2028

EXHIBIT A - LEGAL DESCRIPTION



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Ingress/Egress and Utility Easement

being a portion of Common Area, South of and bordering the South line of Lot 44A, Amended Map of Ammersee Lakes Second Sector, recorded in Map Book Page 99, Shelby County, Alabama, located in the Northeast quarter of the Southeast quarter of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama.

Being more particularly described as follows:

Begin at the Southwest corner of Lot 44A, Amended Map of Ammersee Lakes Second Sector, recorded in Map Book 99, Page 99, Shelby County, Alabama; thence run S 00 degrees 09 minutes 10 seconds W a distance of 35.00 feet; thence run S 89 degrees 50 minutes 50 seconds E a distance of 60.00 feet; thence run N 00 degrees 09 minutes 10 seconds E a distance of 35.00 feet to the Southeast corner of said Lot 44A; thence run N 89 degrees 50 minutes 50 seconds W along the South line of said Lot 44 A for a distance of 60.00 feet to the point of beginning.

Bayley Pappas
Bayley
10/3/24

Tamara M. Brown

