

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

403 10th St. SW
Alabaster, AL 35007

EASEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)



20241120000359980 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
11/20/2024 09:51:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Hannah Grace Reed Coulter, and James Evan Coulter, husband and wife, and James Mark Reed, a Single man*, grant, bargain, sell and convey unto, *Jeffrey Neal* the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An Easement for ingress, egress, and utilities across the following described property:

A 20.00' Ingress/Egress Easement, crossing Lot 2A of A Resurvey of Lots 1 & 2 of Silver Oaks, as recorded in Map Book 54, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, lying 10.00' either side of and parallel to the following described centerline: map and description of property shown on EXHIBIT A.

- This easement is a limited use easement as follows:
- A. Single family residence and personal use only for the grantees.
 - B. Grantees are responsible for maintenance of the easement and any damage caused to said road as a result of their use of the easement.

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

Hannah Grace Reed and Hannah Grace Reed Coulter, are one and the same person.

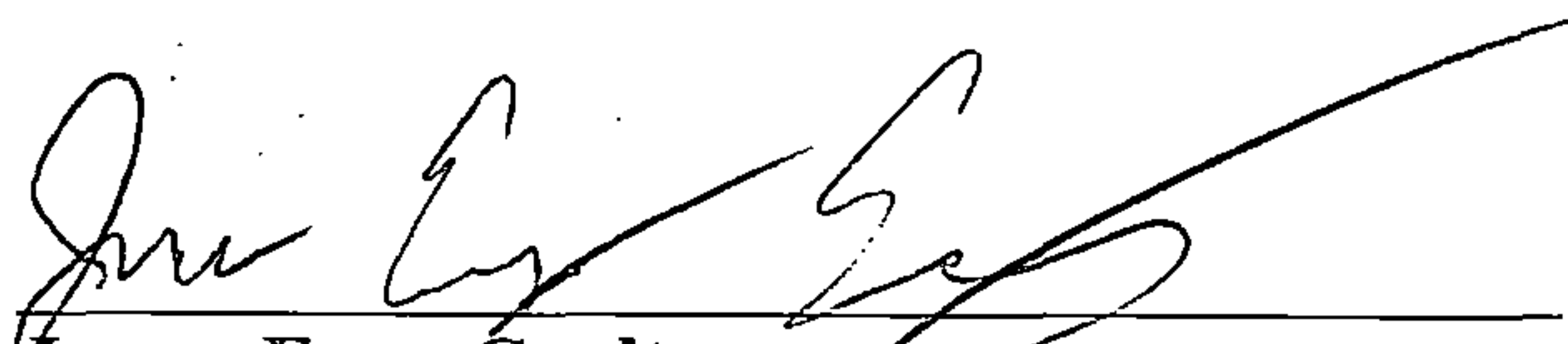
James Evan Coulter and Evan James Coulter, are one and the same person.

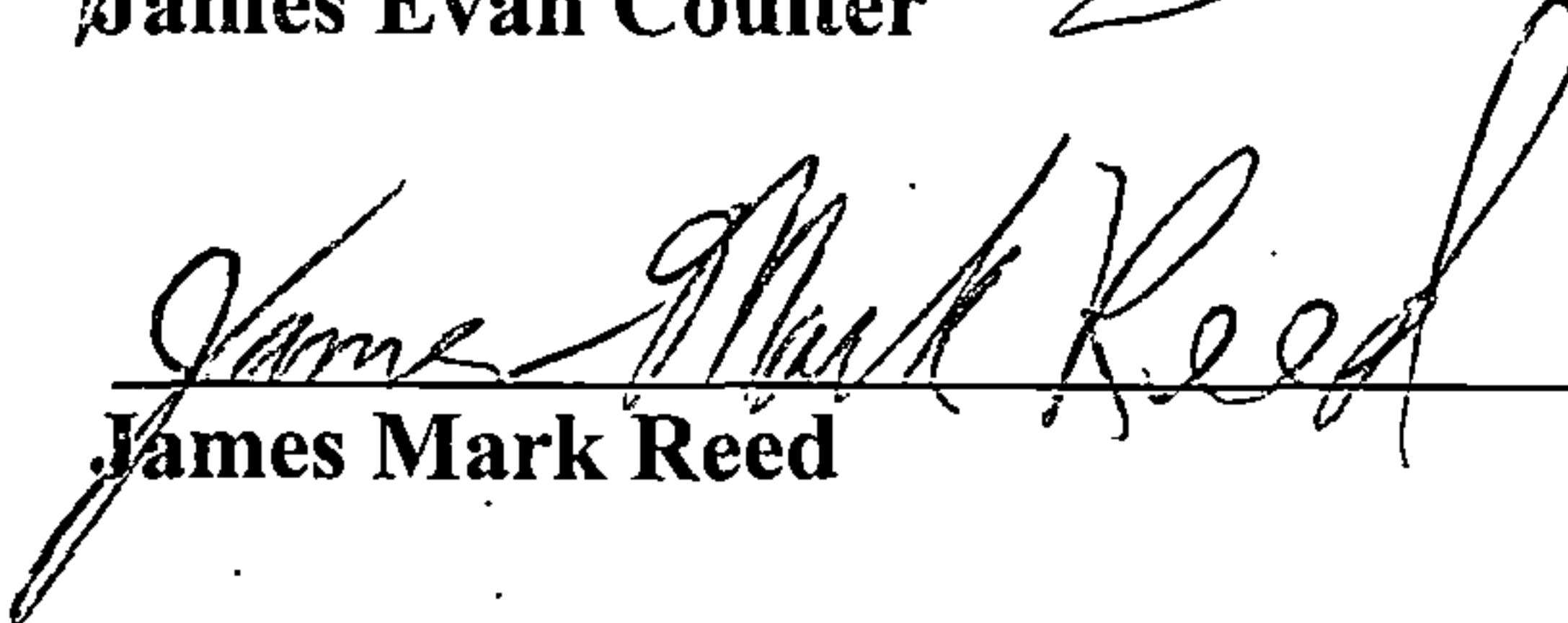
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators 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 23RD day of October, 2024.


Hannah Grace Reed Coulter


James Evan Coulter


James Mark Reed



20241120000359980 2/4 \$35.00
Shelby Cnty Judge of Probate, AL
11/20/2024 09:51:19 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Hannah Grace Reed Coulter**, 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/she/they executed the same voluntarily on the day the same bears date.

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

 Nicole Louise Gardner
Notary Public
My Commission Expires: 10-29-26

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **James Evan Coulter**, 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 24th November day of ~~October~~, 2024.

Nicole Louise Gardner
Notary Public
My Commission Expires: 10-29-26

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **James Mark Reed**, 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 24th day of October, 2024.

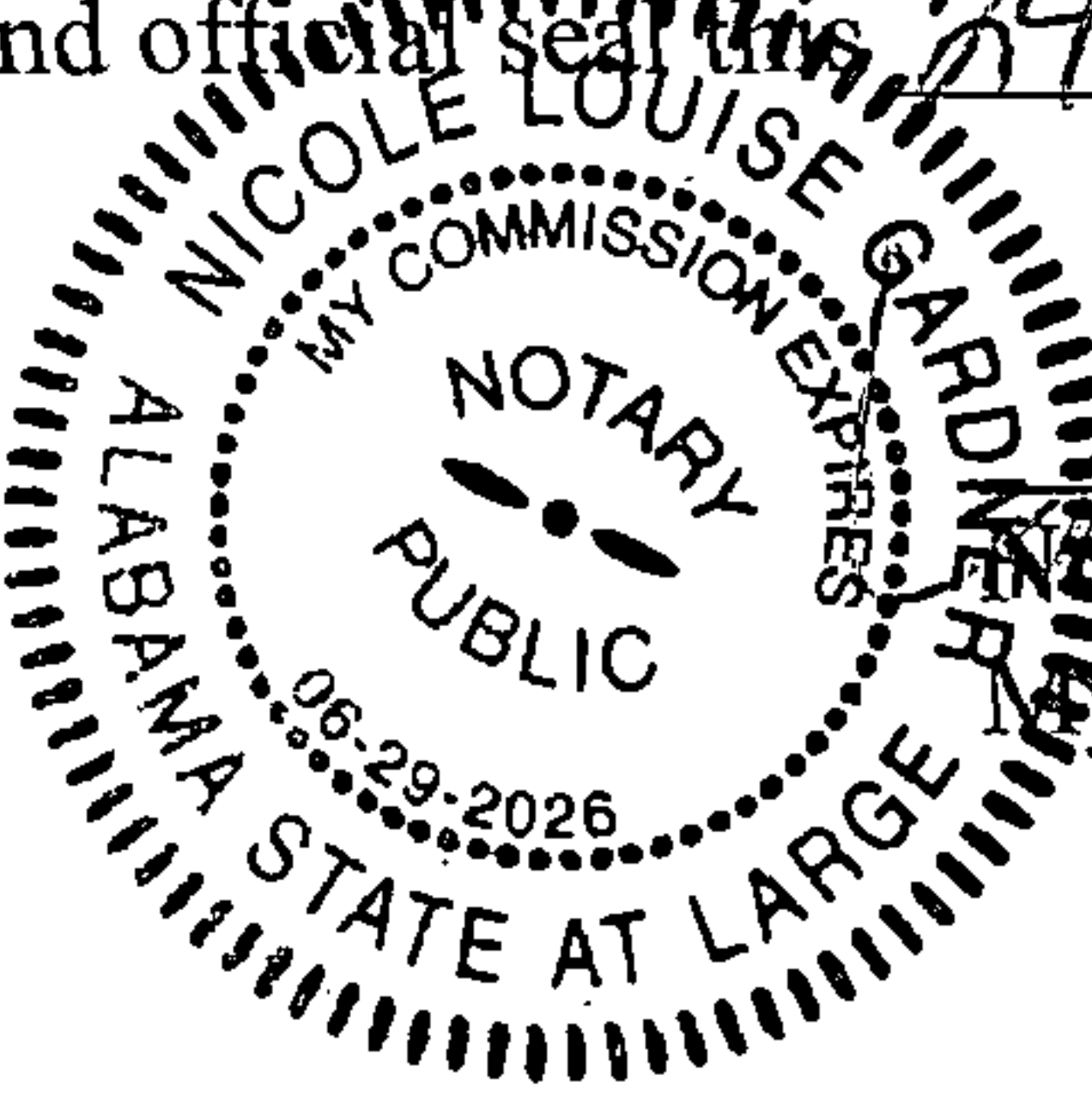
 Nicole Louise Gardner
Notary Public
My Commission Expires: 10-29-26

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SE Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the SE Corner of above said Lot 2A of a Resurvey of Lots 1 & 2 of Silver Oaks, as recorded in Map Book 54, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence N00°04'14"W a distance of 529.37'; thence S72°19'12"W a distance of 315.15'; thence N89°49'32"W a distance of 420.19'; thence N09°59'51"E a distance of 134.86' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N52°04'05"W a distance of 39.04' to the East line of an existing 60.00' Ingress/Egress Easement as recorded in above said MB 53, Page 38, and the POINT OF ENDING OF SAID CENTERLINE.

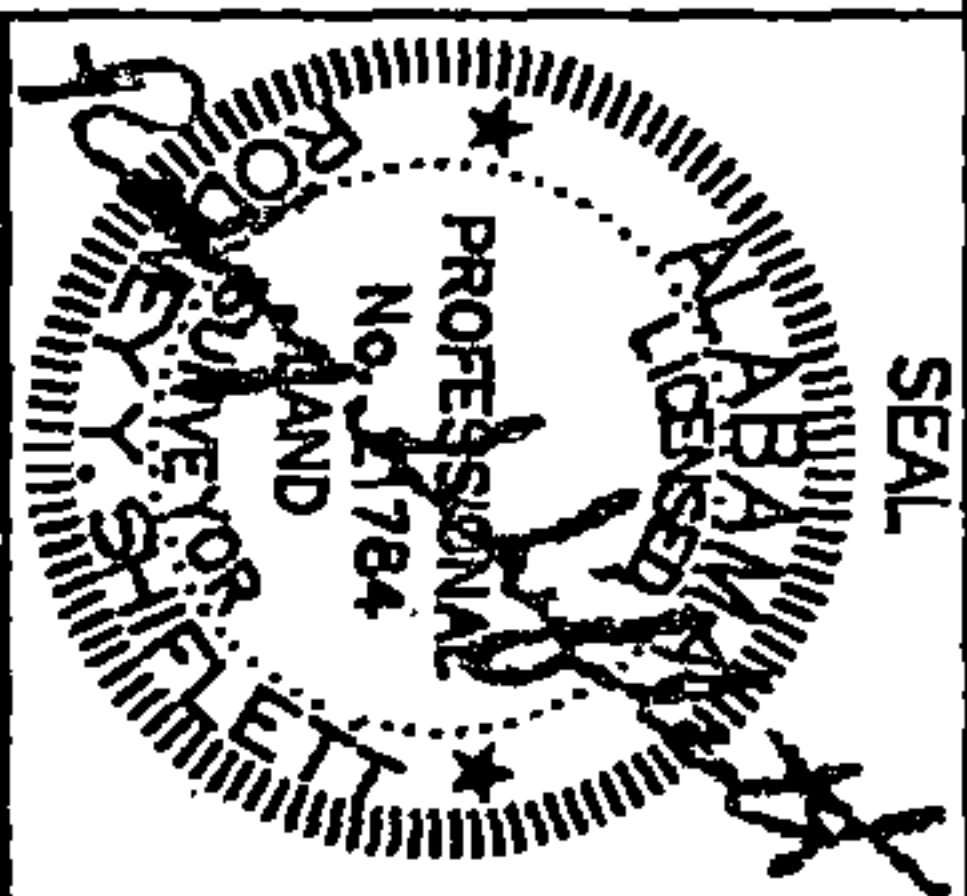
Legal description from Resurvey of Lots 1 & 2 of Silver Oaks, by Rodney Shiflett Surveying, professional No#21784, dated August 29, 2024, job number 24530.

EASEMENT LEGAL DESCRIPTION

A 20.00' Ingress/Egress Easement, crossing Lot 2A of A Resurvey of Lots 1 & 2 of Silver Oaks, as recorded in Map Book 54, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, lying 10.00' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the SE Corner of above said Lot 2A of A Resurvey of Lots 1 & 2 of Silver Oaks, as recorded in Map Book 54, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence N00°04'14"W a distance of 529.37'; thence S72°19'12"W a distance of 315.15'; thence N89°49'32"W a distance of 420.19'; thence N08°59'51"E a distance of 134.86' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N52°04'05"W a distance of 39.04' to the East line of an existing 80.00' Ingress/Egress Easement, as recorded in above said MB 53, Page 38, and the POINT OF ENDING OF SAID CENTERLINE.

60' INGRESS/EGRESS EASEMENT, AS REC. IN MB 53, PG 38



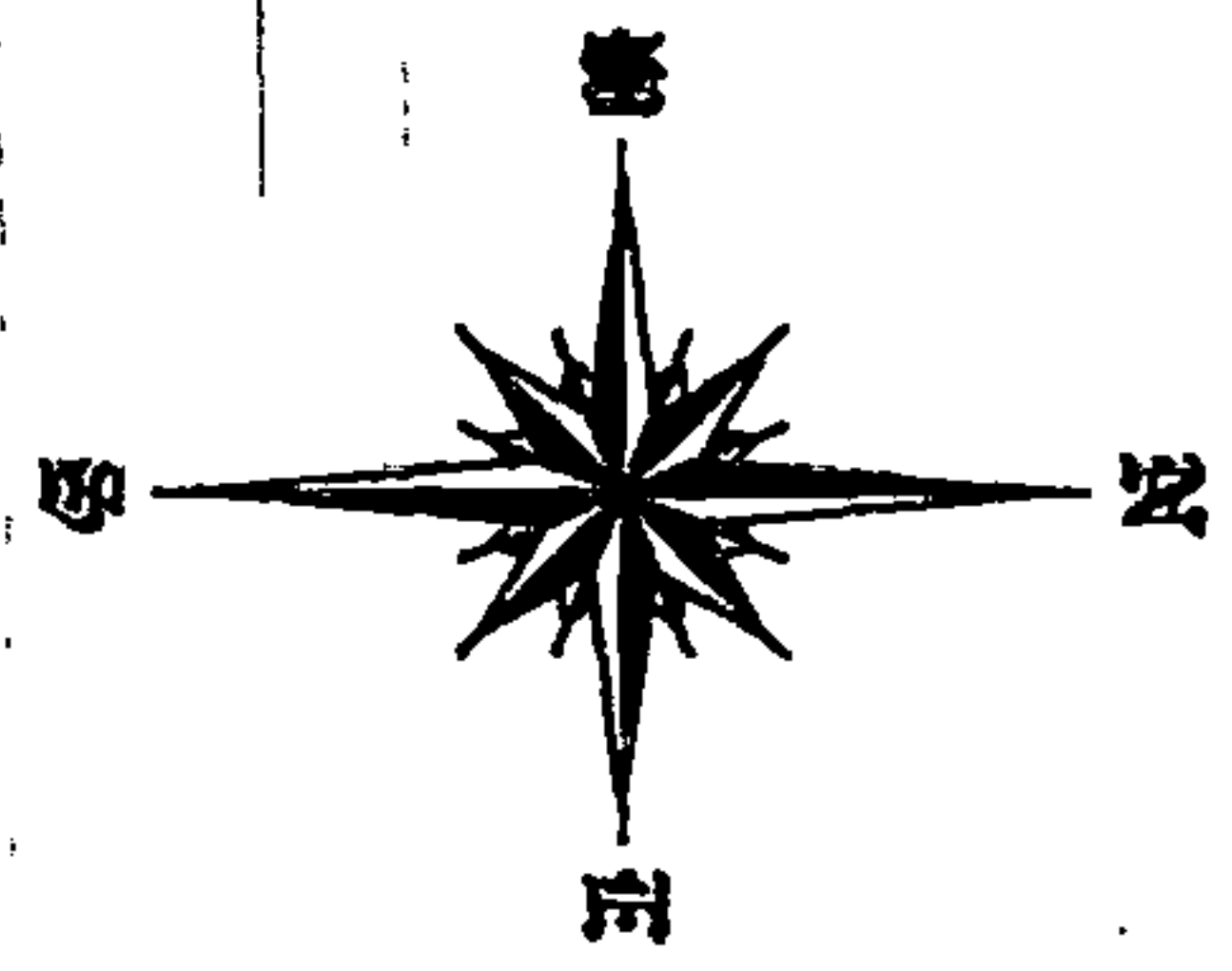
LEGEND	
○	1/2" REBAR SET
●	IRON PIN FOUND
→	RIGHT-OF-WAY
—	NOT TO SCALE
—	UTILITY POLE
—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	FLAT / RECORDED MAP
▨	COVERED DECK/PORCH
▩	DECK/PORCH

LINE BEARING	DISTANCE
N 89°49'32" W	420.19'
N 52°04'05" W	39.04'

JOB NO. 24530
DATE 8/29/24 DATE OF FIELD SURVEY 8/19/24
ADDRESS Blackmon Cemetery Rd SCALE 1" = 100' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.
RODNEY SHIFFLETT SURVEYING
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX 205-669-1298

SHELBY COUNTY HIGHWAY 26
(80' ROW)

ACREAGE



SW CORNER
SW 1/4 - SE 1/4
SEC. 21, T-21S, R-1W
SHELBY COUNTY, AL
REBAR

N 89°49'32" W 409.96'

BLACKMON CEMETERY ROAD
SHELBY COUNTY MAINTAINED DIRT ROAD,
PRESCRIPTIVE R.O.W., 30' R.O.W. FROM
CENTERLINE DEDICATED BY MB 53, PG 38.

N 15°14'37" E 47.51'
N 120°4'58" W 108.06'
N 120°4'58" W N 07°55'53" W 168.73'
CHERT DR.
N 41°05'08" E 140.50'
S 30°11'45" W 30.00'
S 36°11'36" W 109.30'
S 26°14'57" W 90.33'
N 17°31'39" W 43.36'
N 30°11'45" E 84.04'
S 59°49'15" E 15.00'
S 30°11'45" W 30.00'
N 30°11'45" E 84.04'
N 09°59'51" E 134.86'

CL 20.00' INGRESS/EGRESS EASEMENT

LOT 1A
RESURVEY LOTS 1 & 2
OF SILVER OAKS
MB 54, PG 49

N 89°49'32" W 420.19'
S 72°19'12" W 315.15'

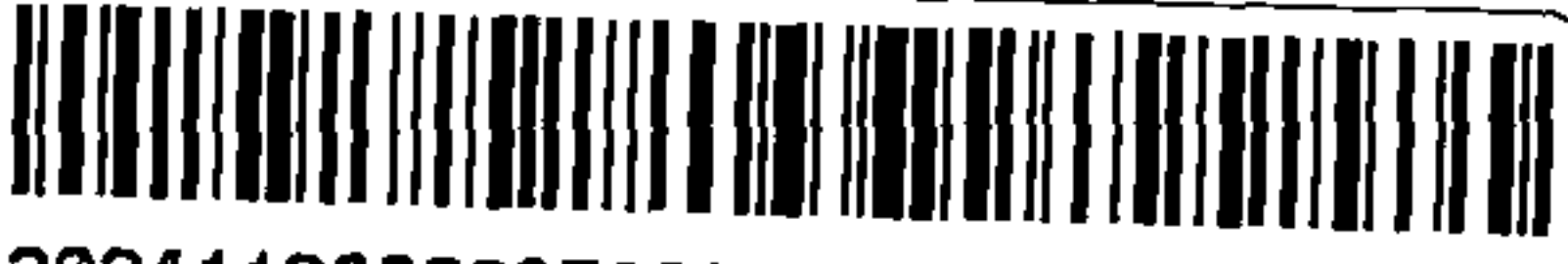
LOT 2A

S 89°49'32" E 909.09'

LOT 1A
AR PROPERTIES LLC SUB RESURVEY
MB 54, PG 50

SE CORNER
SW 1/4 - SE 1/4
SEC. 21, T-21S, R-1W
SHELBY COUNTY, AL
REBAR

SEC. 21, T-21S, R-1W
SEC. 29, T-21S, R-1W



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