

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

EASEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

20250117000017550 1/2 \$32.00
Shelby Cnty Judge of Probate, AL
01/17/2025 11:38:05 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND NO/00 (\$10.00)** and other good and valuable consideration to the undersigned grantor, I or we, Ursula Johnson a single woman bargain, sell and convey unto Ursula Johnson, FKH SFR PROPCO J, L.P., Jefferson Walker Gretchen Sue McDonald, and Alto Asset co. 5 LLC, 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 1.2025
2. Easements, restriction, right 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 administrators have 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 16 day of January 2025.


Ursula Johnson

STATE OF ALBAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that: Ursula Johnson, 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 16 of January 2025.


Notary Public

My Commission Expires: 2/26/27

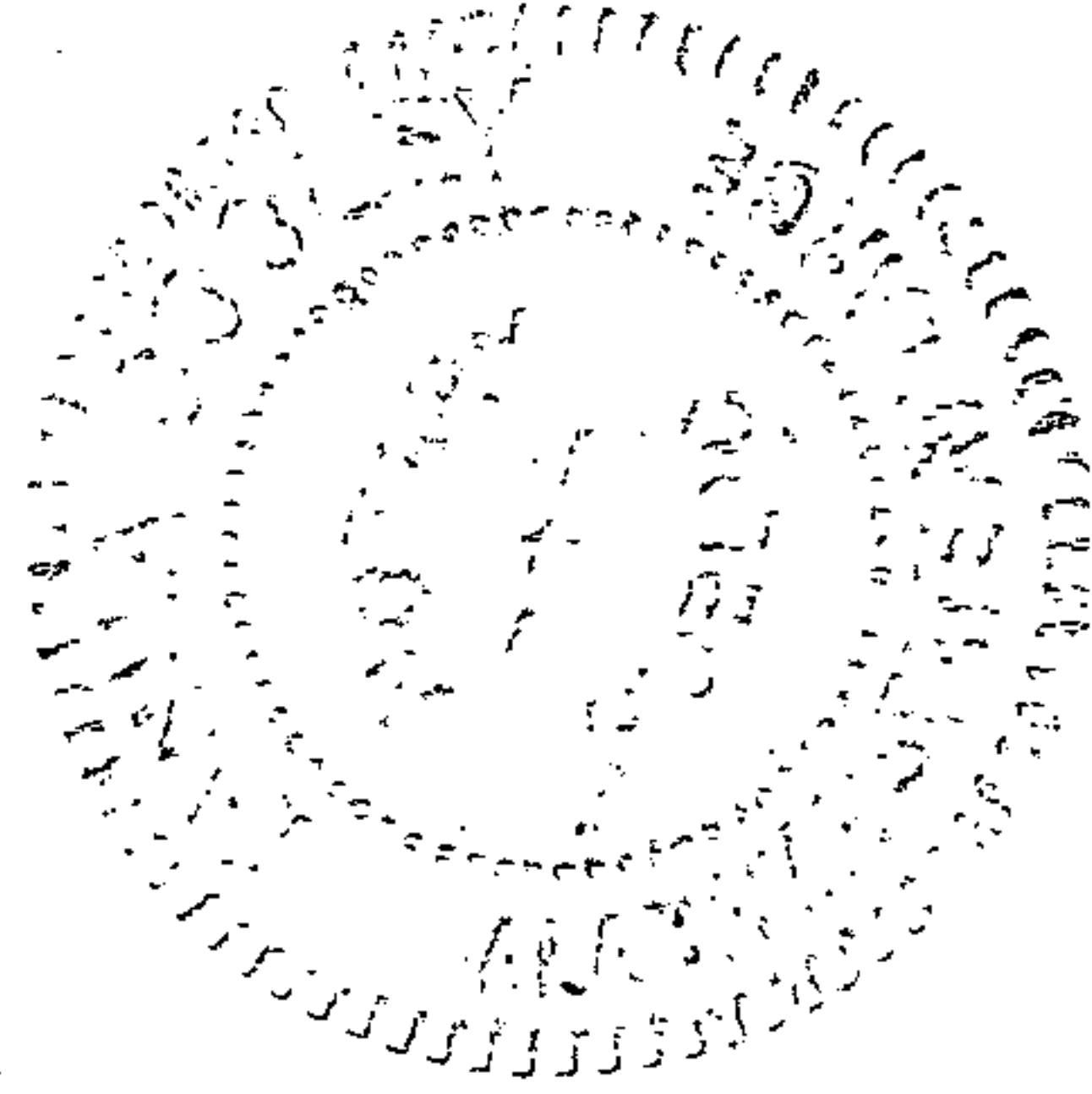



EXHIBIT A LEGAL DESCRIPTION OF EASEMENT

Shelby County, Alabama


20250117000017550 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
01/17/2025 11:38:05 AM FILED/CERT

**Description of a 12 feet wide Ingress/Egress, Drive and Utility Easement located in
Section 2, Township 22 South, Range 3 West, Shelby County, Alabama**

More particularly described as follows:

**Begin at the Southeast corner of Lot 40A, being a corner in common with the
Southwest corner of Lot 41A, of the Amended Map of Ammersee Lakes Second
Sector, recorded in Map Book 36, Page 99 in the Probate Office of Shelby County,
Alabama; thence run S 78 degrees 36 minutes 57 seconds W along the Southeasterly
boundary of said Lot 40A for a distance of 42.53 feet to a point on the right-of-way of
Parkers Cove, said point being on a curve turning to the right with a radius of 50.00
feet, with a delta angle of 13 degrees 50 minutes 55 seconds, with a chord of 12.06
feet; thence with a chord bearing of S 16 degrees 54 minutes 02 seconds E run along
the arc of said curve and right-of-way for a distance of 12.09 feet; thence leaving said
right-of-way run N 78 degrees 36 minutes 57 seconds E for a distance of 100.15 feet
to the Southeast corner of Lot 41A of said Amended Map of Ammersee Lakes Second
Sector; thence run N 89 degrees 50 minutes 50 seconds W along the South boundary
of said Lot 41A for a distance of 60.00 feet to the point of beginning.**