

THIS INSTRUMENT WAS PREPARED BY:

Albert C. Boykin III, Esq.
EVANS & EVANS LAWYERS, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203

STATE OF ALABAMA)
COUNTY OF SHELBY) EASEMENT

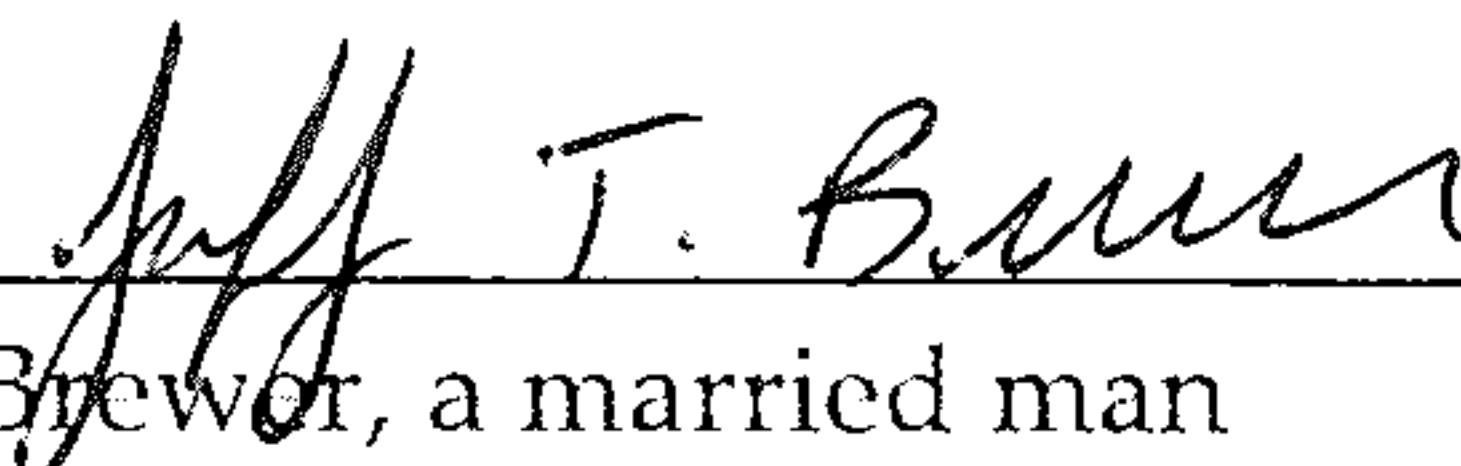
Know all men by these presents, that in consideration of one dollar (\$1.00) and other good and valuable consideration to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, Jeff T. Brewer and Carmen Farmer Brewer (Grantors), as husband and wife, do grant, bargain, sell and convey unto Cape Group, L.L.C. (Grantee) an easement for drainage in, on, over, and under the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out *in haec verba* and situated in Shelby, County, Alabama.

This easement is for the express purpose of conveying to the Grantee, its successors and assigns, a permanent easement appurtenant for drainage serving that certain real property described in that certain Warranty Deed in favor of Grantee Cape Group, L.L.C., recorded with the Shelby County, Alabama, Judge of Probate as Instrument Number 20140702000200480 on July 2, 2014.

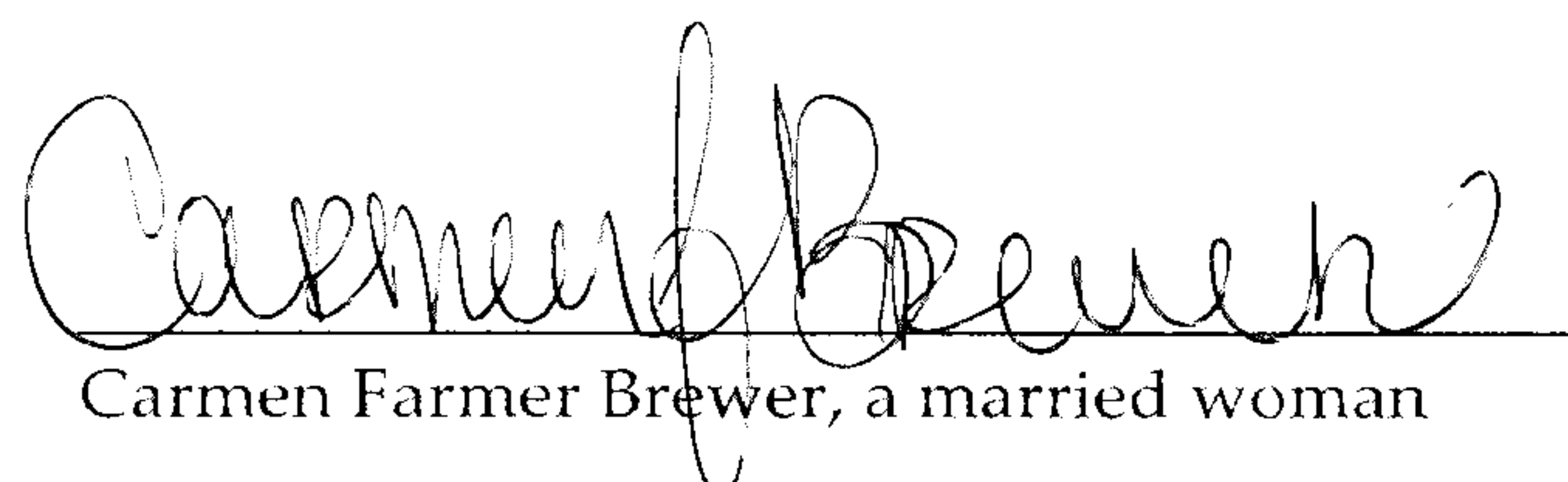
To have and to hold unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, Grantors have caused these presents to be executed as of this the 12 day of JAN 2021.

GRANTORS:



Jeff T. Brewer, a married man



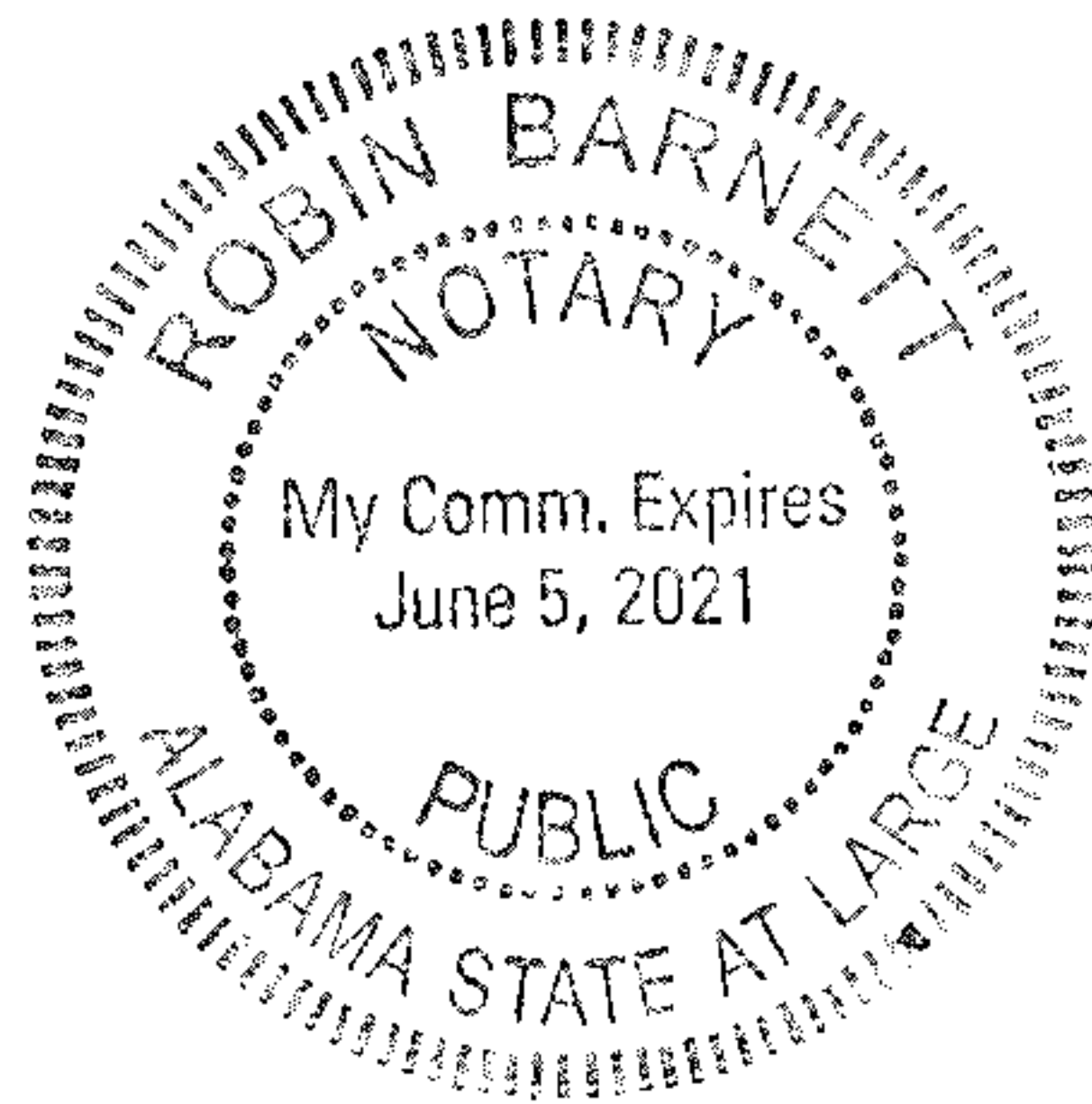
Carmen Farmer Brewer, a married woman

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff T. Brewer**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of Jan 2021.



Robin Barnett
Notary Public

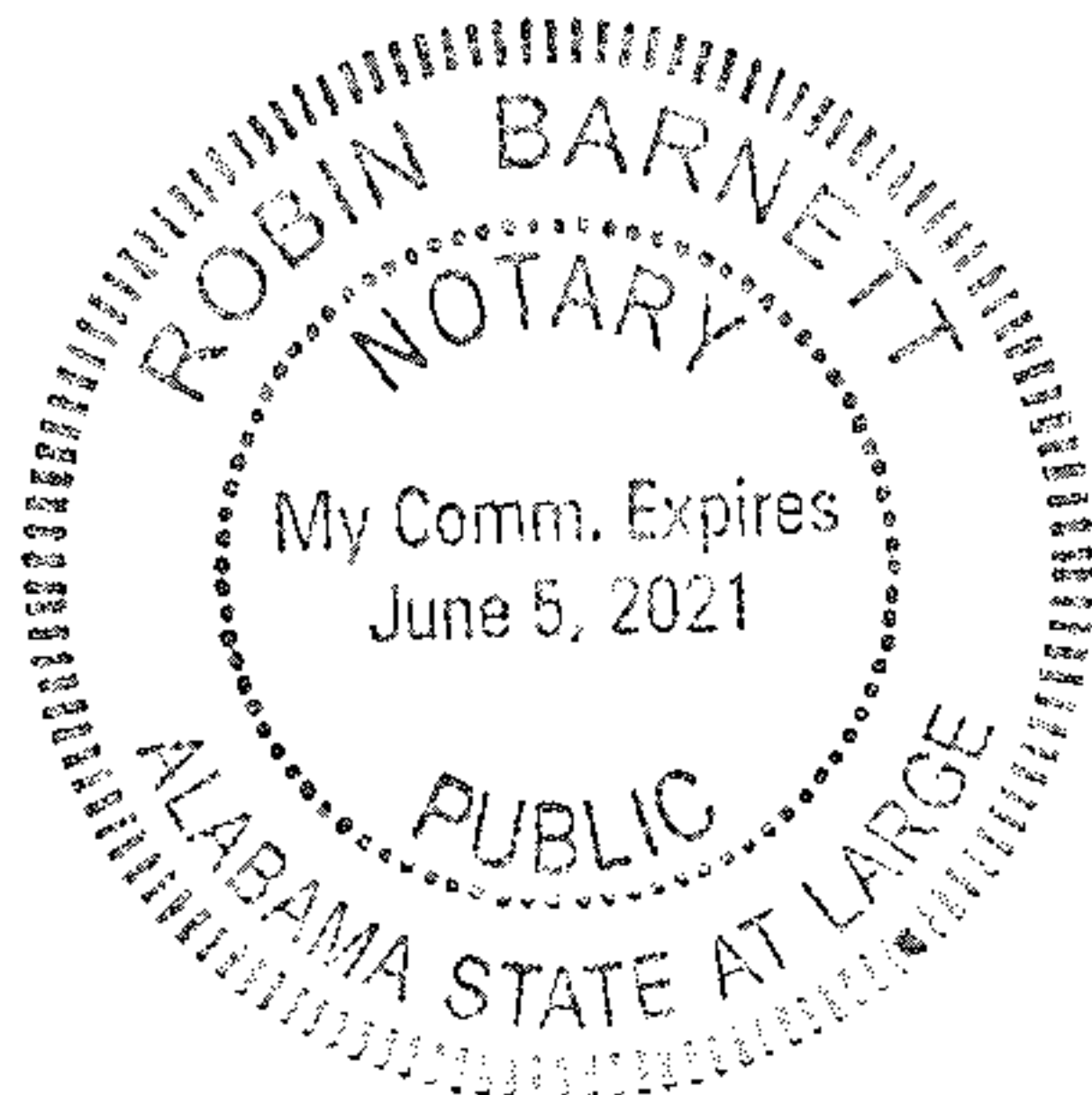
My Commission Expires: 06/05/21

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carmen Farmer Brewer**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of Jan 2021.



Robin Barnett
Notary Public

My Commission Expires: 06/05/21

EXHIBIT A

PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AT THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N87°49'48"W ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1,097.00 FEET TO A POINT; THENCE S11°07'22"E FOR A DISTANCE OF 402.13 FEET TO A REBAR CAPPED K.B.WEYGAND; THENCE S12°04'08"E FOR A DISTANCE OF 350.32 FEET TO A PK NAIL; THENCE CONTINUE SOUTHERLY ALONG SAID LINE FOR A DISTANCE OF 169.20 FEET TO A POINT, SAID POINT ALSO LYING ON THE NORTHERN BOUNDARY OF A 35' BUFFER DESCRIBED IN INSTRUMENT NUMBER 20200306000089410 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING THE POINT OF BEGINNING OF THE VARIABLE WIDTH BUFFER AND EASEMENT; THENCE S68°59'04"W, ALONG SAID BUFFER FOR A DISTANCE OF 328.97 FEET TO A POINT; THENCE N12°01'26"W, LEAVING SAID BUFFER, FOR A DISTANCE OF 20.25' TO A POINT; THENCE N68°59'04"E FOR A DISTANCE OF 197.38 FEET TO A POINT; THENCE N21°00'56"W FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE N68°59'04"E FOR A DISTANCE OF 145.75 FEET TO THE POINT OF ENDING.

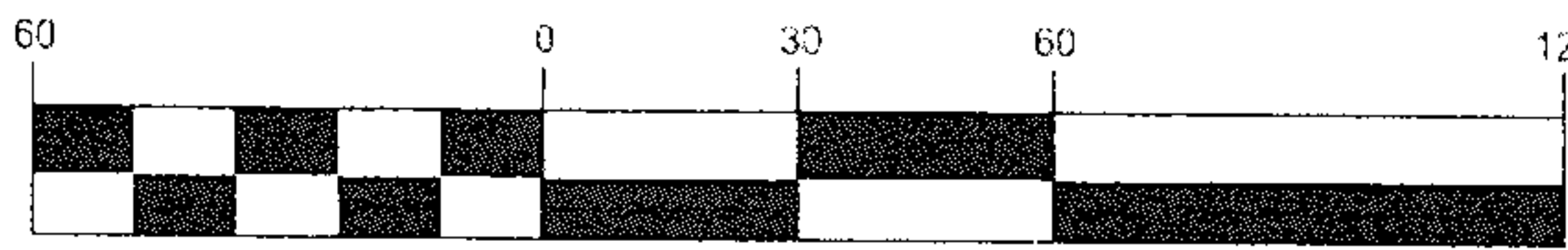
EXHIBIT B

BUFFER AND EASEMENT DESCRIPTION

PART OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

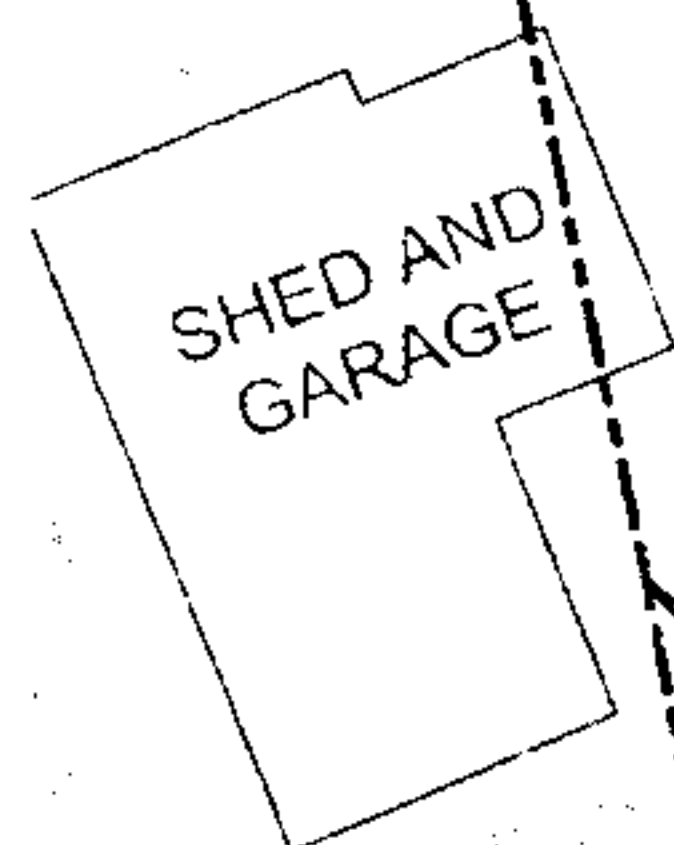
COMMENCE AT THE AT THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N87°49'48"W ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1,097.00 FEET TO A POINT; THENCE S11°07'22"E FOR A DISTANCE OF 402.13 FEET TO A REBAR CAPPED K.B. WEYGAND; THENCE S12°04'08"E FOR A DISTANCE OF 350.32 FEET TO A PK NAIL; THENCE CONTINUE SOUTHERLY ALONG SAID LINE FOR A DISTANCE OF 169.20 FEET TO A POINT, SAID POINT ALSO LYING ON THE NORTHERN BOUNDARY OF A 35' BUFFER DESCRIBED IN INSTRUMENT NUMBER 20200306000089410 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA BEING THE POINT OF BEGINNING OF THE VARIABLE WIDTH BUFFER AND EASEMENT; THENCE S68°59'04"W, ALONG SAID BUFFER FOR A DISTANCE OF 328.97 FEET TO A POINT; THENCE N12°01'26"W, LEAVING SAID BUFFER, FOR A DISTANCE OF 20.25' TO A POINT; THENCE N68°59'04"E FOR A DISTANCE OF 197.38 FEET TO A POINT; THENCE N21°00'56"W FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE N68°59'04"E FOR A DISTANCE OF 145.75 FEET TO THE POINT OF ENDING.

GRAPHIC SCALE



(IN FEET)

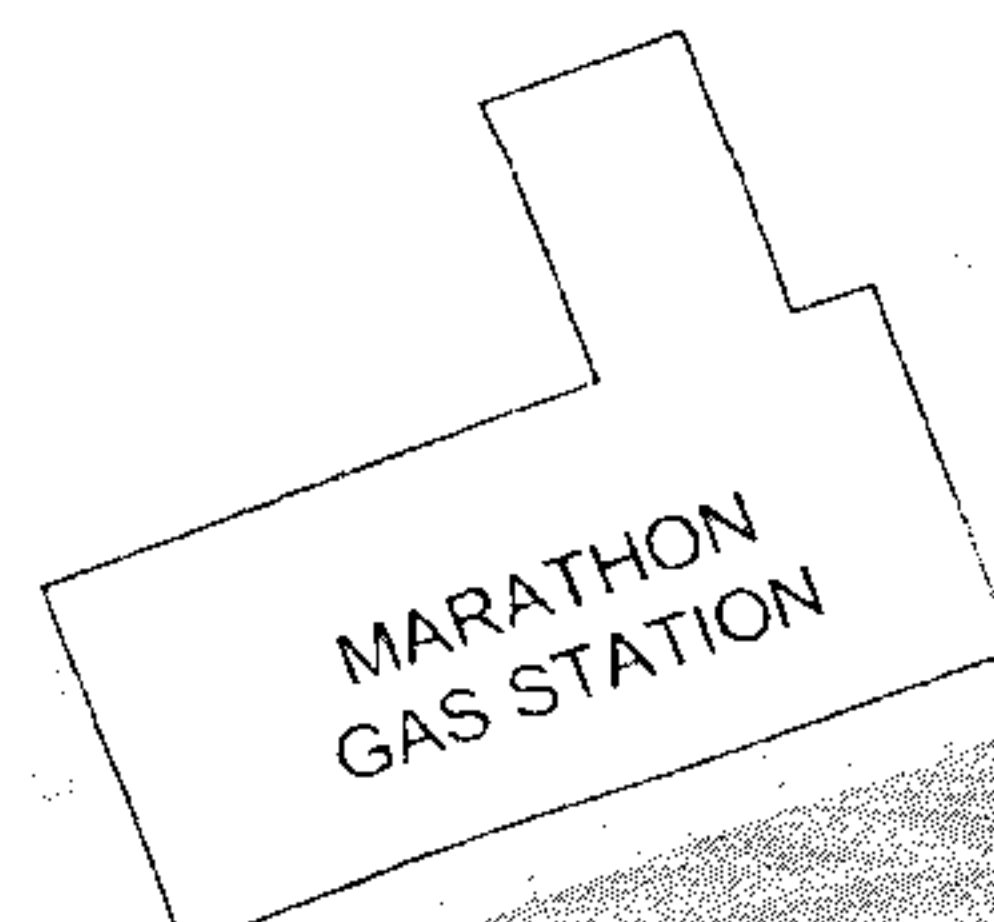
1 inch = 60 ft.

SHED AND
GARAGE

WELL HOUSE

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2025 08:02:22 AM
\$32.00 JOANN
20250130000027800

Allie S. Byrd

MARATHON
GAS STATIONEXISTING
DRIVEWAY

VALLEY ROAD

