

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

Saunders Bridge Homeowners Association, Inc.
2000 Morris Avenue, Suite 1300
Birmingham, Alabama 35203

AMENDED EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **JOHN M. RIDDERHOFF** and wife, **DEBORAH K. RIDDERHOFF** (herein referred to as Grantors), do grant, bargain, sell and convey unto **SAUNDERS BRIDGE HOMEOWNERS ASSOCIATION, INC.** (herein referred to as Grantee), an easement in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1

Commencing at a paint dot in concrete driveway in place, accepted as the Southwest corner of Lot 17 of Saunders Bridge, 1st Sector; thence with a curve turning to the left with an arc length of 74.92', with a radius of 55.00', with a chord bearing N 12° 41' 26" W, with a chord length of 69.28' to a pk nail in place; thence with a reverse curve turning to the right with an arc length of 28.63', with a radius of 25.00', with a chord bearing of N 19° 24' 19" W, with a chord length of 27.14' to a 1/2" rebar in place; thence S 82° 46' 58" E a distance of 63.48' to a 1/2" capped rebar set (Harris 29409); thence N 89° 17' 02" E a distance of 182.23' to a 1/2" capped rebar set (Harris 29409); thence S 76° 22' 04" E a distance of 87.27' to a 1/2" capped rebar set (Harris 29409); thence S 09° 21' 27" W a distance of 111.34' to a point; thence S 35° 14' 02" E a distance of 551.39' to a point; thence S 81° 30' 48" W a distance of 145.07' to a point; thence N 29° 14' 55" W a distance of 518.62' to a point; thence N 63° 39' 56" W a distance of 251.99', back to the point of beginning, containing 2.42 acres, more or less.

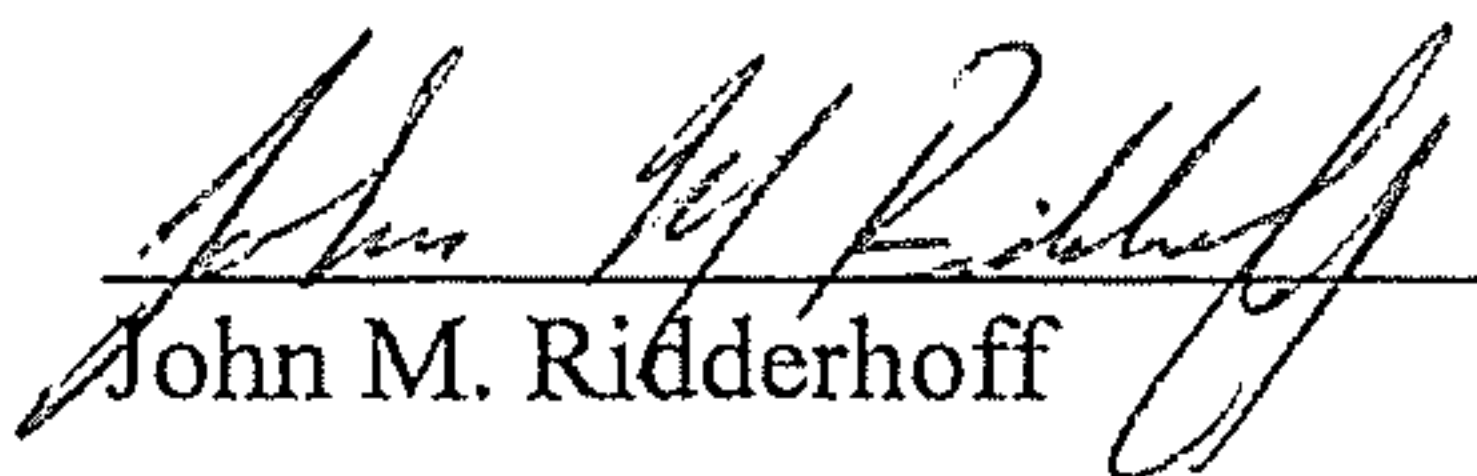
This amended easement is for the express purpose of conveying to the Grantee, its successors and assigns, an appurtenant easement to provide full ingress, egress and lake access from Twin Pines Road to the nearby lake, for use by all present and future lot owners in Saunders Bridge, a residential community, being a part of Saunders Bridge Homeowners Association, Inc., and their guests, invitees, and assigns, and to Saunders Bridge Homeowners Association, Inc. The easement herewith amends the Easement recorded as Instrument No. 20201223000588970 in the Probate Office of Shelby County, Alabama, such that it is not limited to Saunders Bridge Homeowners Association, Inc., maintaining the quality of the lake (which is still authorized), but expands the easement for full

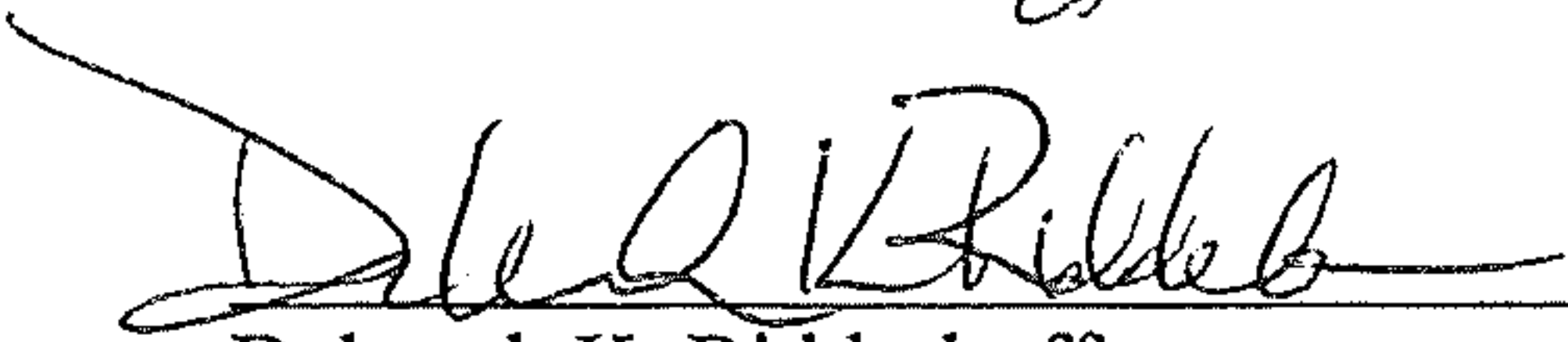
and complete ingress, egress and lake access, as stated herein.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 29 day of December, 2024.

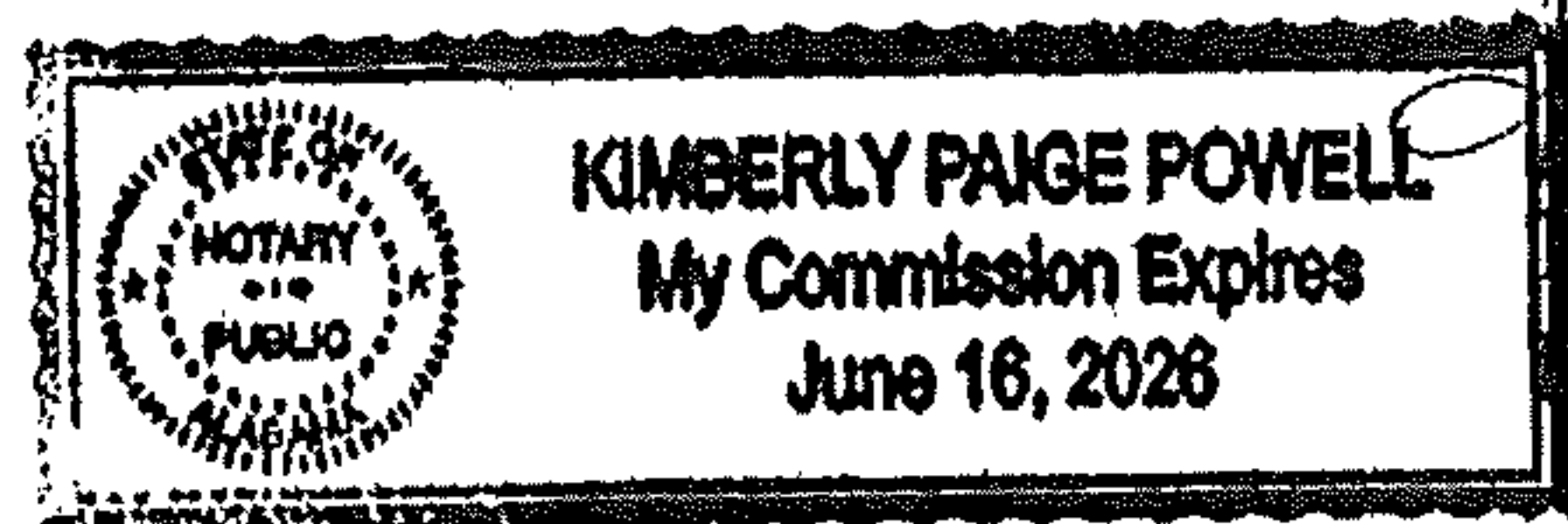
 (SEAL)
John M. Ridderhoff

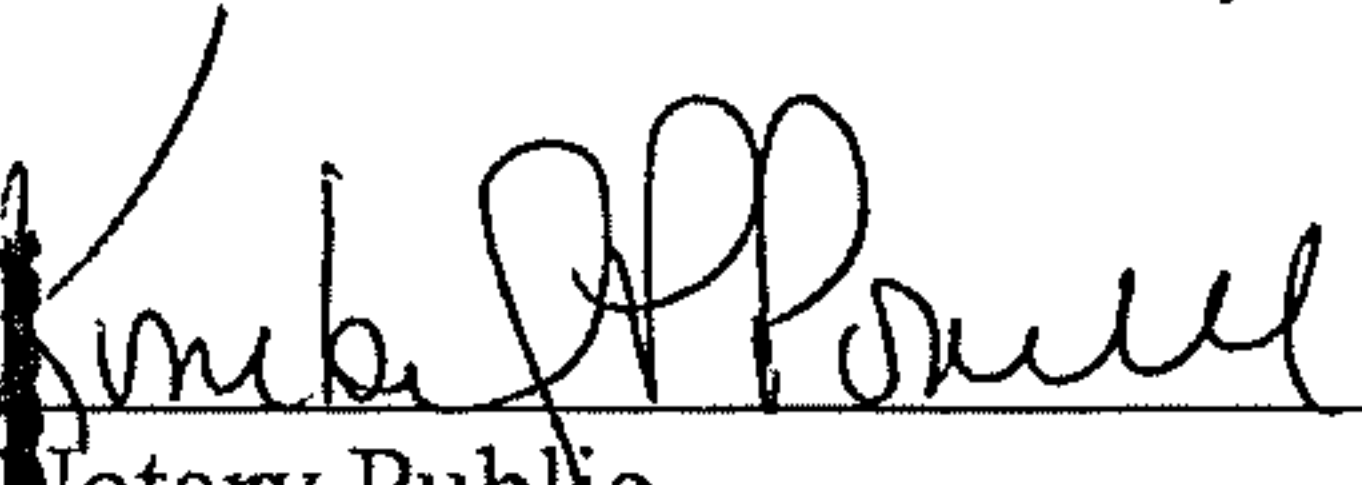
 (SEAL)
Deborah K. Ridderhoff

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that John M. Ridderhoff, 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 29 day of December, 2024.



 (SEAL)
Notary Public
My Commission Expires: June 16 2026

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Deborah K. Ridderhoff, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December,
2024.



Kimberly Powell (SEAL)

Notary Public

My Commission Expires: June 16, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2025 12:02:18 PM
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20250606000174310

Allie S. Bayl