



20250717000216760 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
07/17/2025 11:29:11 AM FILED/CERT

GRANT OF EASEMENT

STATE OF ALABAMA

SHELBY COUNTY KNOWN ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Frances Buie (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Heliodoro Torres and Gustavo Perez, Torres Family Subdivision (herein referred to as GRANTEE) a permanent easement over real estate situated in Shelby County, Alabama, described as follows, to-wit:

Description 0.072 acres

Buie Road (Ingress-Egress Easement (22' Width) Commencing at the Northwest Corner of the Duncan Buie Property as recorded in Deed Book 330 at Page 78 locally accepted as the Northwest Corner of the NW 1/4 of the SW 1/4 of Section 6, T-22-S, R-1-E, Shelby County, Alabama; thence N18 14'01"W, 162.30 feet to the Southeast margin of a paved roadway being Buie Road (City of Columbiana End of Maintenance Section) and also the Point of Beginning of said Buie Road (Ingress-Egress Easement); thence the following courses along the South margin of said easement; thence S84 37'14"E, 116.03 feet; thence S80 17'15"E, 115.82 feet; thence S87 12'46"E, 353.47 feet; thence S85 37'49"E, 346.07 feet; thence S89 20'04"E, 493.36 feet to the Southeast Corner of said easement; thence N02 01'33"W, 22.00 feet to the Northeast corner of said easement; thence the following courses along the North margin of said easement; thence N89 20'04"W, 491.61 feet; thence N85 37'49"W, 345.66 feet; thence N87 12'46"W, 352.44 feet; thence N80 17'15"W, 114.49 feet; thence N84 36'02"W, 118.66 feet to the Northeast margin of Buie Road (City of Columbiana End of Maintenance Section); thence S02 50'41"W, 22.00 feet to the point of beginning according to a survey by Glen McCord, AL Reg. No. 20694/CA1066LS. Said Ingress-Egress Easement being situated in the SE 1/4 of the SE 1/4 of Section 1 and in the SW 1/4 of the NW 1/4 of Section 6 all situated in T-22-S, R-1-E, Shelby County, Alabama and containing (0.72) acres.

This permanent easement is an easement appurtenant to the real property described on the recorded Torres Family Subdivision Plat.

The property over which the easement crosses is not the homestead of GRANTOR or her spouse.

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

Prepared by Gustavo Perez
1009 canvasback way Alabaster AL 35007



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And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his, her, or their heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his, her, or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 07 day of JULY, 2025.

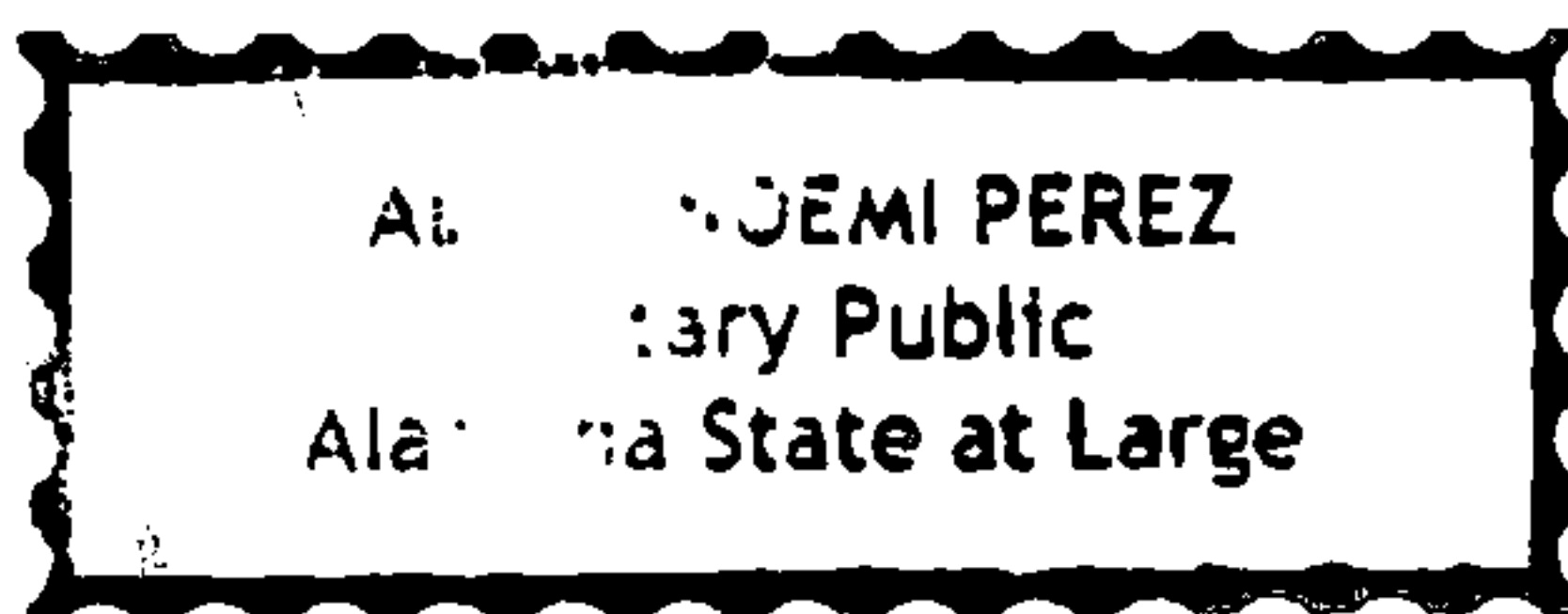
Frances Buie

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Buie 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 07 day, 17, 2025.



Notary public

My commission expires:

My Commission Expires
April 2, 2029