

EASEMENT AGREEMENT

Prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Rd, Ste 100B
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

This Easement Agreement (the "Agreement") is made and entered into as of the 6th day of August, 2025 between **Craig Joseph Catalfu and Hannah Leigh Catalfu**, a married couple, (the "Grantors") and **James Robert Gresham, Jr. and Michelle Y. Gresham** (the "Grantees").

Recitals

WHEREAS, Grantors are the owners of certain real property, (the "Road"), more particularly described in Exhibit A of this Agreement;

WHEREAS, Grantees are the owners of certain real property located at 5418 South Shades Crest Rd, Bessmer, AL 35022, more particularly described in Exhibit B of this Agreement;

WHEREAS, Grantors are the owner of a road described as Exhibit A providing access to Grantors' property described as Exhibit C from South Shades Crest Road, said road being more particularly described in Exhibit A of this Agreement and depicted in the survey attached to this Agreement (Exhibit D);

WHEREAS, Grantors wish to convey to Grantees an easement and right-of-way (the "Easement") to Grantees;

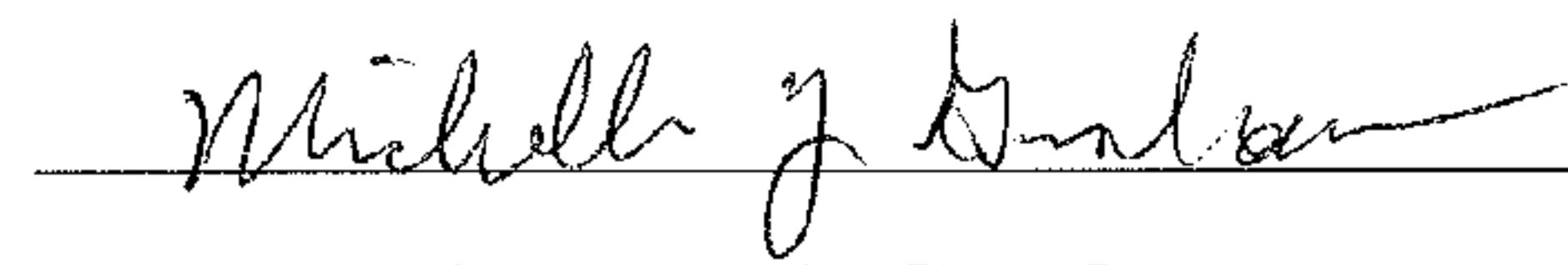
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors and Grantees hereby agrees as follows:

1. Grantors hereby convey an Easement to Grantees for the sole purpose of ingress and egress to and from the Subject Property.
2. Grantees, their heirs, successors, and assigns agree to use said Easement for the sole purpose of ingress and egress and to maintain the Easement in a reasonable manner and not to disturb or interfere with Grantors' use of said road.
3. Grantors, their hers, successors, and assigns retain, reserve, and shall continue to enjoy the use of the surface of the easement for any and all purposes that do not interfere with or prevent Grantees' use of the Easement.
4. This Easement shall run with the land of the Subject Property and is not a personal right held by Grantees.

[Signature and acknowledgement pages to follow]

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 6th day of August, 2025.


James Robert Gresham, Jr.

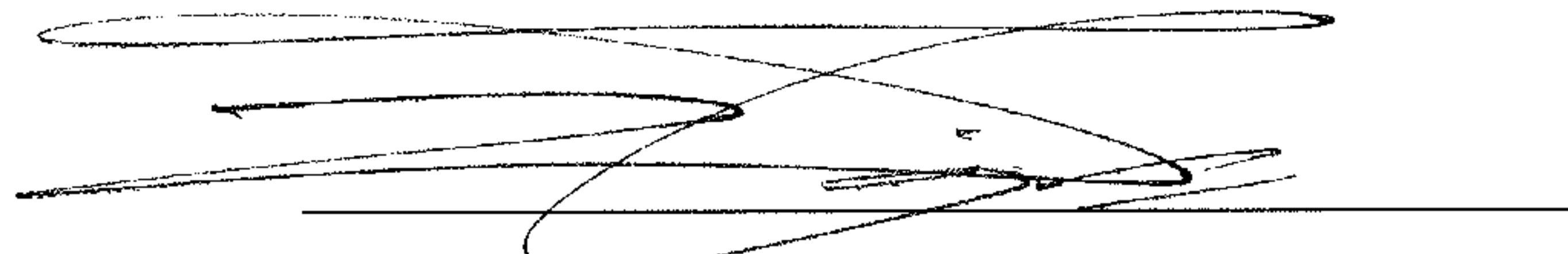

Michelle Y. Gresham

STATE OF ALABAMA

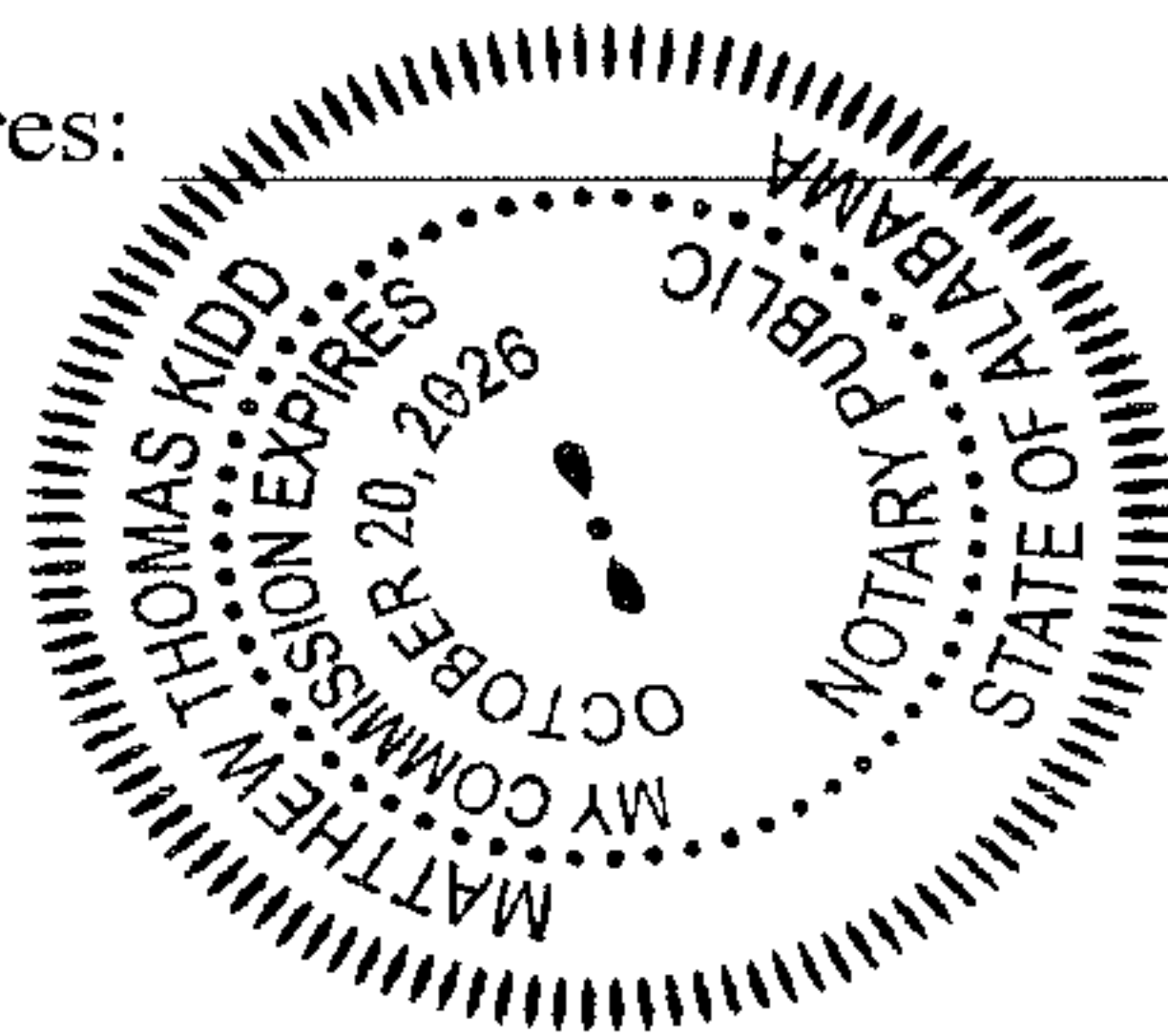
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Robert Gresham, Jr. and Michelle Y. Gresham, whose names are signed to the foregoing Agreement and who are known to me, being informed of the contents of the Agreement, they executed the same voluntarily on the day the same bears date.

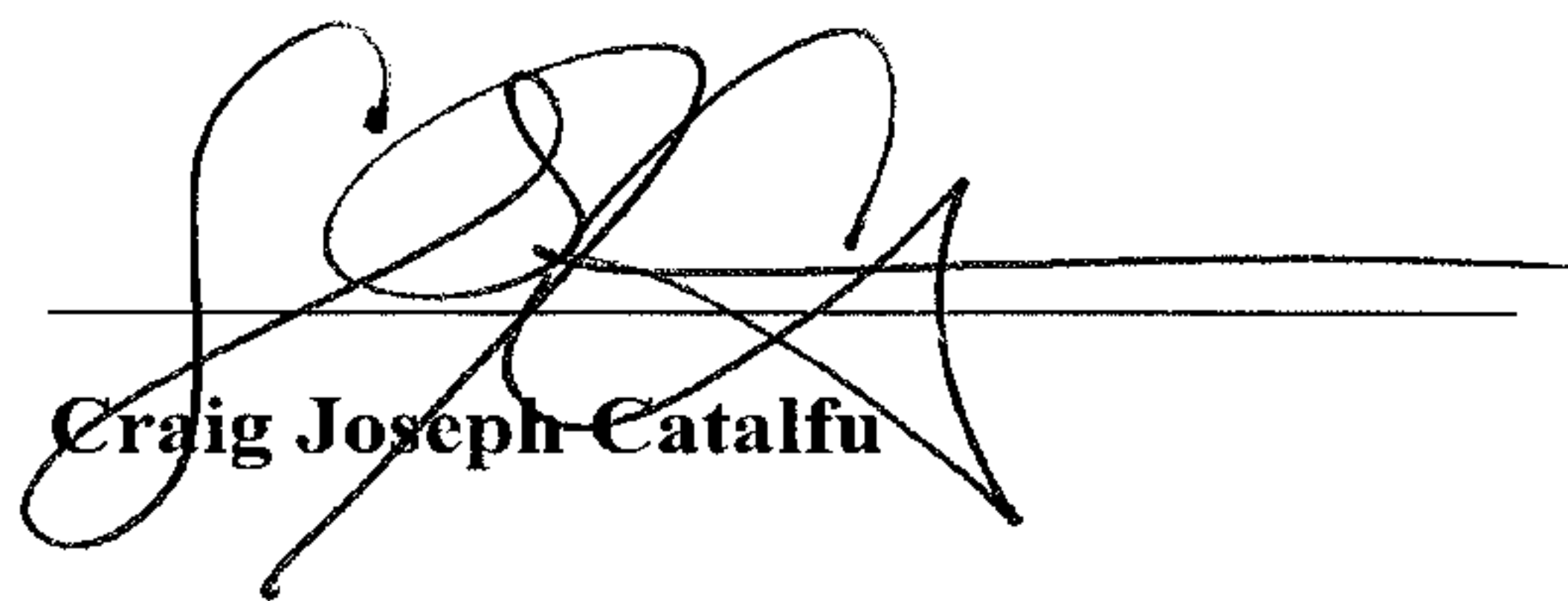
Given under my hand and official seal this 6th day of August, 2025.


Notary Public

My Commission Expires: _____



IN WITNESS WHEREOF, we have hereunto set out hands and seals this 6th day of August, 2025.


Craig Joseph Catalfu

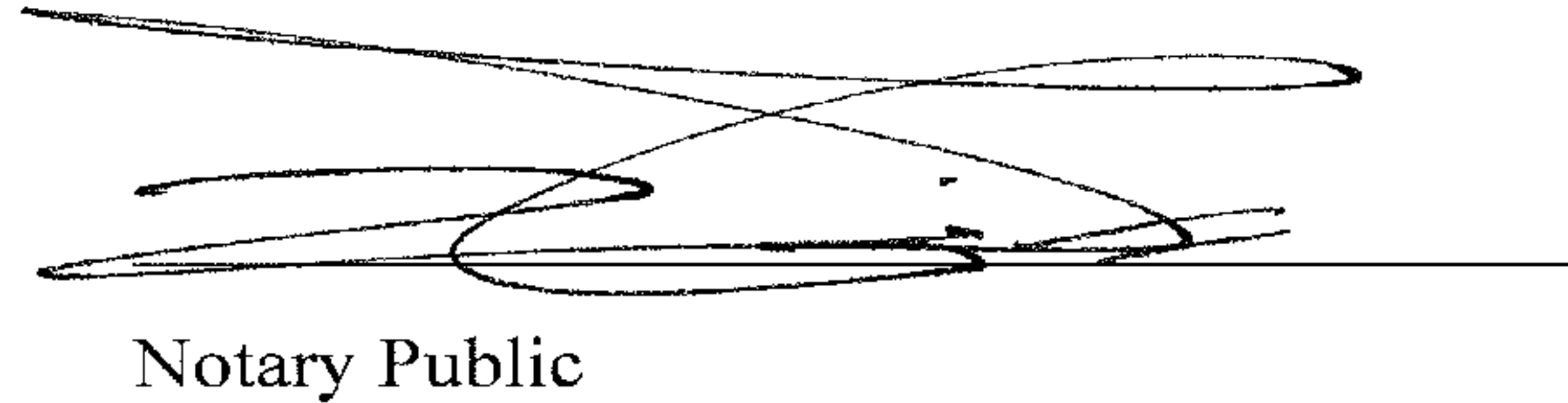

Hannah Leigh Catalfu

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Craig Joseph Catalfu and Hannah Leigh Catalfu, whose names are signed to the foregoing Agreement and who are known to me, being informed of the contents of the Agreement, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2025.


Notary Public

My Commission Expires: _____

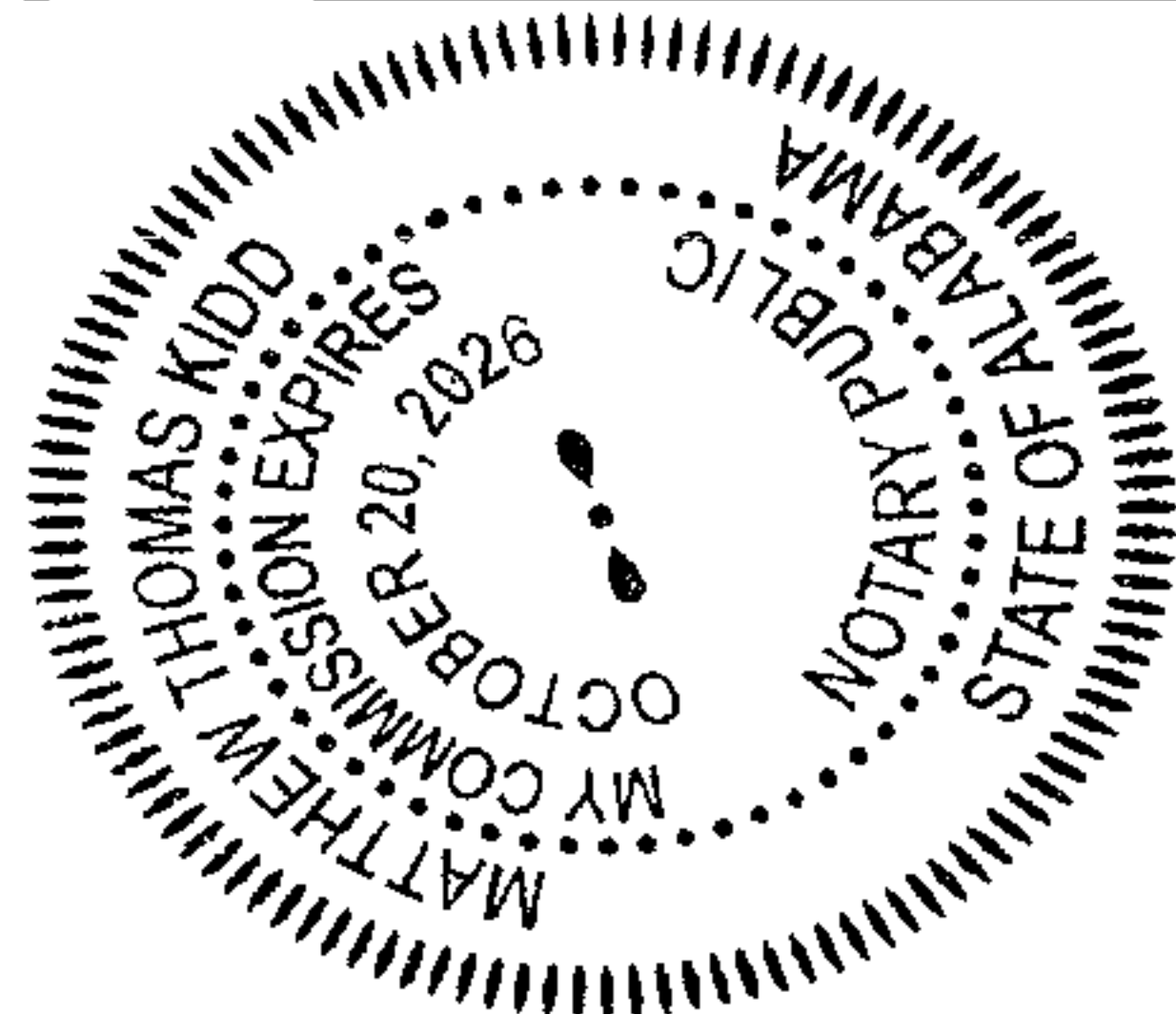


EXHIBIT A**Legal Description of "Road"****30' STRIP (INGRESS, EGRESS, AND UTILITY EASEMENT)**

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a ½" open pipe at the NW corner of the NE ¼ of the NE ¼ of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 243.35 feet to a ½" rebar capped EDG; thence S 5°20'56" W leaving said 1/4-1/4 line a distance of 179.15 feet to a ½" rebar capped EDG; thence N 84°13'04" W a distance of 18.66 feet to a ½" rebar capped EDG at the POINT OF BEGINNING, said point also being the point of a non-tangent curve to the right having a central angle of 12°23'28" and a radius of 215.00 feet, said curve subtended by a chord bearing S 20°47'34" W and a chord distance of 46.41 feet; thence along the arc of said curve a distance of 46.50 feet to a ½" rebar capped EDG; thence S 26°59'18" W a distance of 121.13 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 20°30'05" and a radius of 385.00 feet, said curve subtended by a chord bearing S 16°44'16" W and a chord distance of 137.03 feet; thence along the arc of said curve a distance of 137.76 feet to a ½" rebar capped EDG; thence S 06°29'14" W a distance of 293.84 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 33°48'01" and a radius of 285.00 feet, said curve subtended by a chord bearing S 10°24'47" E and a chord distance of 165.70 feet; thence along the arc of said curve a distance of 168.13 feet to a ½" rebar capped EDG; thence S 27°18'48" E a distance of 117.79 feet to a ½" rebar capped Perry; thence S 58°53'46" W a distance of 36.64 feet to a ½" rebar capped EDG; thence N 3°55'56" E a distance of 12.65 feet to a ½" rebar capped EDG; thence N 27°18'48" W a distance of 109.40 feet to a ½" rebar capped EDG at the point of curve to the right having a central angle of 33°48'01" and a radius of 315.00 feet, said curve subtended by a chord bearing N 10°24'47" W and a chord distance of 183.14 feet; thence along the arc of said curve a distance of 185.83 feet to a ½" rebar capped EDG; thence N 06°29'14" E a distance of 293.84 feet to a ½" rebar capped EDG at the point of curve to the right having a central angle of 20°30'05" and a radius of 415.00 feet, said curve subtended by a chord bearing N 16°44'16" E and a chord distance of 147.70 feet; thence along the arc of said curve a distance of 148.49 feet to a ½" rebar capped EDG; thence N 26°59'18" E a distance of 121.13 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 10°56'51" and a radius of 185.00 feet, said curve subtended by a chord bearing N 21°30'53" E and a chord distance of 35.29 feet; thence along the arc of said curve a distance of 35.35 feet to a ½" rebar capped EDG; thence S 84°13'04" E a distance of 30.42 feet to the POINT OF BEGINNING. Said parcel of land contains 0.62 acres, more or less.

EXHIBIT B

Legal Description of the "Subject Property"

PARCEL A

A parcel of land situated in the E ½ of the NE ¼ of Section 32 Township 20 South, Range 4 West,

Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe at the SW corner of the NE ¼ of the NE ¼ of Section 32 Township 20

South, Range 4 West, Shelby County, Alabama; thence N 05°13'41" E along the west line of said 1/4-1/4 section a distance of 81.48 feet to a ½" rebar capped EDG; thence N 58°53'46" E leaving said 1/4-1/4 line a distance of 299.38 feet to a ½" rebar; thence S 03°55'56" W a distance of 315.41 feet to a ½" rebar capped EDG on the northwesterly right of way of South Shades Crest Road; thence S

58°32'27" W along said right of way a distance of 125.93 feet to a ½" rebar capped EDG at the point of non-tangent curve to the right having a central angle of 04°11'34" and a radius of 2406.01 feet, said

curve subtended by a chord bearing S 59°00'23" W and a chord distance of 176.03 feet; thence along the arc of said curve a distance of 176.07 feet to a ½" rebar on the west line of the SE ¼ of the NE ¼ of said section; thence N 03°56'06" E leaving said right of way and along the west line of said 1/4-1/4

section a distance of 235.79 feet to the POINT OF BEGINNING. Said parcel of land contains 1.79 acres, more or less.

EXHIBIT C**Legal Description of the "Easement"**

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" open pipe at the NW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 243.35 feet to a 1/2" rebar capped EDG; thence S 05°20'56" W leaving said 1/4-1/4 line a distance of 179.15 feet to a 1/2" rebar capped EDG; thence N 84°13'04" W a distance of 242.97 feet to a 1/2" rebar capped EDG on the west line of said 1/4-1/4 section; thence N 05°13'41" E along said 1/4-1/4 line a distance of 179.15 feet to the POINT OF BEGINNING. Said parcel of land contains 1.00 acres, more or less.

Including a A 30 foot ingress, egress, and utility easement situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 197.69 feet to the POINT OF BEGINNING of the centerline of a 30 foot ingress, egress, and utility easement lying 15 feet to either side of and parallel to described centerline; thence S 0°57'50" E along said centerline a distance of 123.56 feet to a point of curve to the right having a central angle of 16°13'42" and a radius of 200.00 feet, said curve subtended by a chord bearing S 7°09'00" W and a chord distance of 56.46 feet; thence along the arc of said curve and along said centerline a distance of 56.65 feet to the END of said centerline and easement.

Also a 30 foot ingress, egress, and utility easement situated in the E 1/2 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence N 05°13'41" E along the west line of said 1/4-1/4 section a distance of 81.48 feet to a 1/2" rebar capped EDG; thence N 58°53'46" E leaving said 1/4-1/4 line a distance of 299.38 feet to a 1/2" rebar at the POINT OF BEGINNING of the east line of a 30 foot ingress, egress, and utility easement lying 30' west and parallel to described line; thence S 03°55'56" W along the east line of said easement a distance of 315.41 feet to a 1/2" rebar capped EDG on the northwesterly right of way of South Shades Crest Road and the END of said easement.

