



20250908000273840 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/08/2025 01:19:57 PM FILED/CERT

State of Alabama]
County of Shelby]

EASEMENT

Know all men by these presents, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantees herein, the receipt whereof is hereby acknowledged, Margaret McArdle as Executrix of the Estate of Elsie Jo McArdle ("Grantor") does grant, bargain, sell and convey unto John Patrick McArdle and Tammy McArdle ("Grantees") an easement appurtenant for ingress, egress and utilities and for any other purpose in, on, over, and under the real estate described as follows:

A 25 foot egress, ingress and utility easement across Lot 2 of the Randall Ridge Subdivision situated in the NW ¼ of the NW ¼ of Section 25, Township 19 South, Range 1 West in Shelby County, Alabama, and more particularly described in the survey map recorded in map book 28, page 95 of the records of Judge of Probate of Shelby County, Alabama.

A true and correct copy of the aforementioned survey map is attached hereto as Exhibit A.

This easement is for the express purpose of conveying to the Grantees, their successors and assigns, a permanent easement appurtenant for vehicular and pedestrian ingress and egress to and from the property presently owned by the Grantees, which is designated Lot 1 on Exhibit A, together with the right to attach and install and maintain any reasonably necessary utilities therein.

To have and to hold unto the said Grantees, their heirs and assigns forever.

In witness whereof, I have hereunto set my hand and seal this the 28 day of August, 2025.

Margaret McArdle

Margaret McArdle
Personal Representative of the
Estate of Elsie Jo McArdle

STATE OF TEXAS]
POLK COUNTY]

I, Sonya Fitzhugh, a Notary Public in and for said County, in said State, hereby certify that Margaret McArdle as Executrix of the Estate of Elsie Jo McArdle, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 28 day of August, 2025.

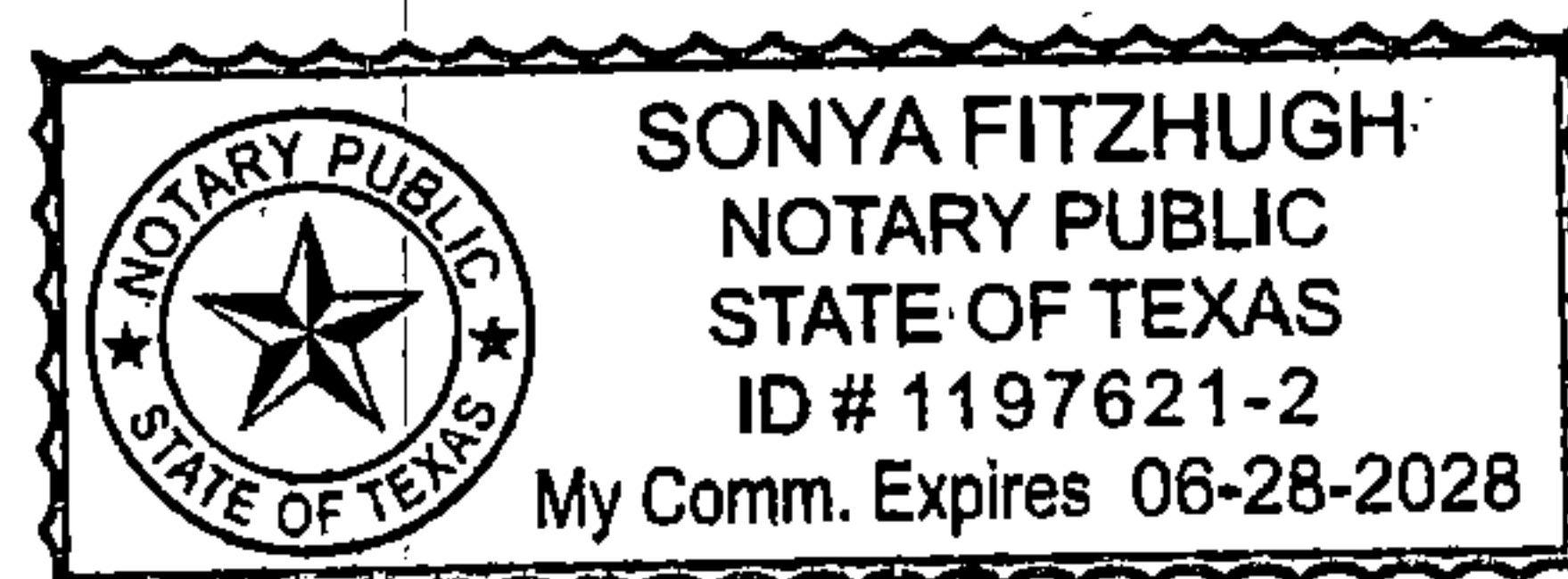
Sonya Fitzhugh

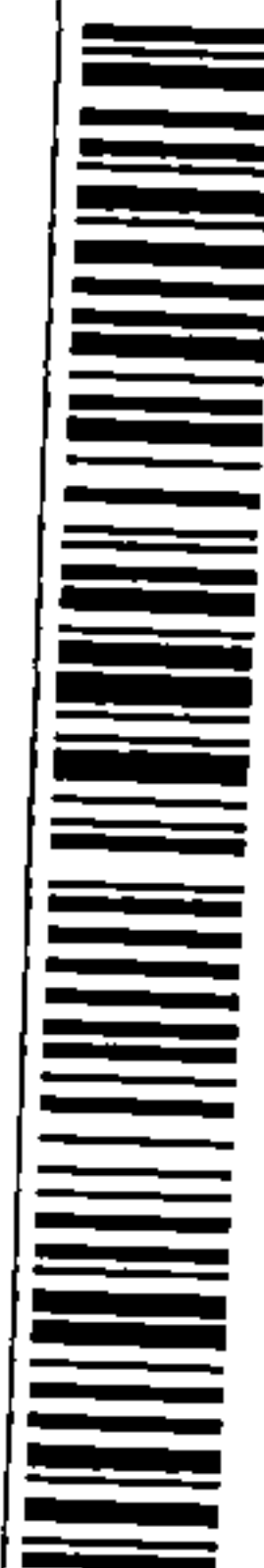
NOTARY PUBLIC

My Commission Expires 06-28-28

THIS INSTRUMENT PREPARED BY:

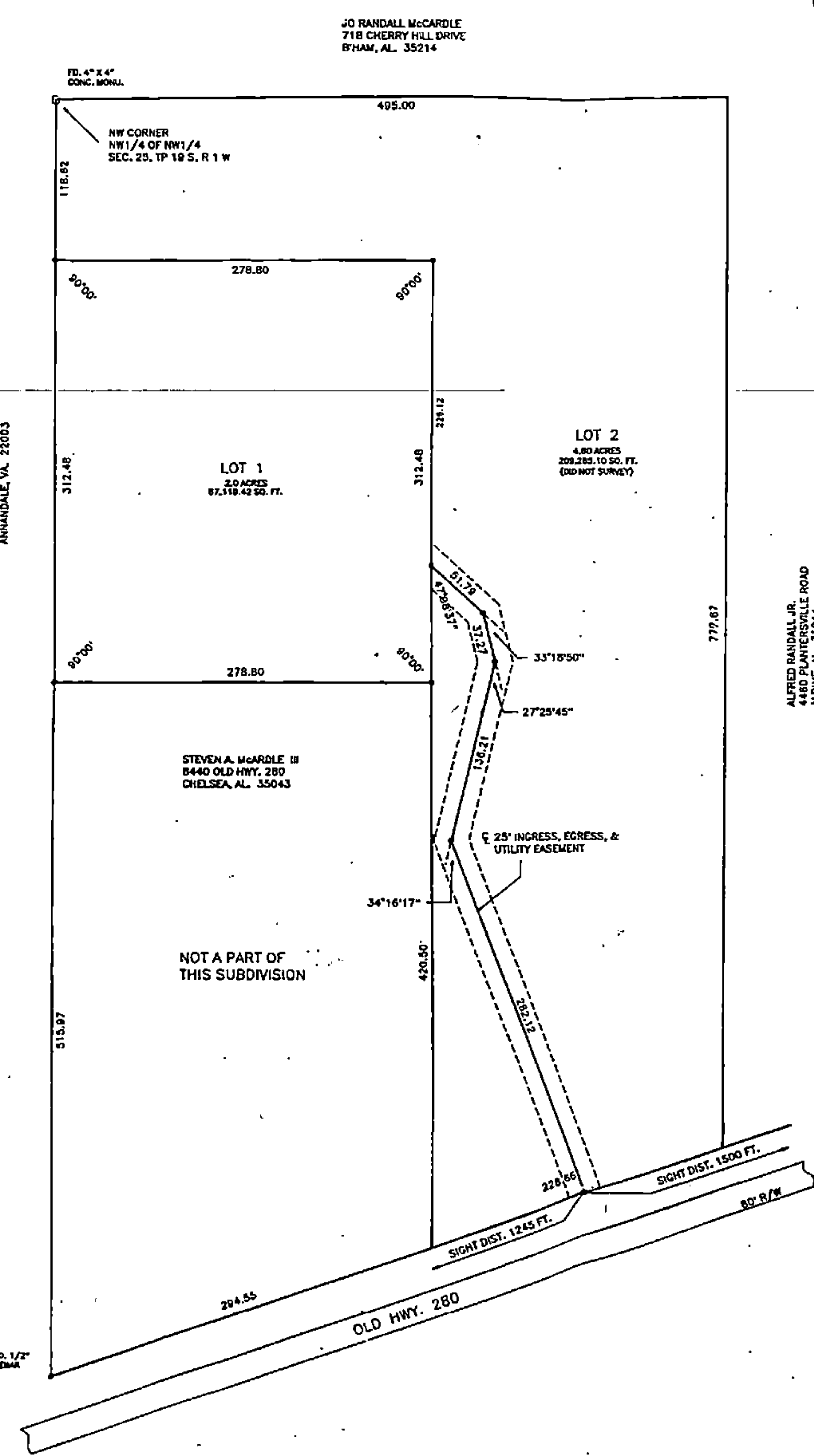
Walter F. McArdle, Esq.
Spain & Gillon, L.L.C.
505 20th Street North, Ste. 1200
Birmingham, Alabama 35203





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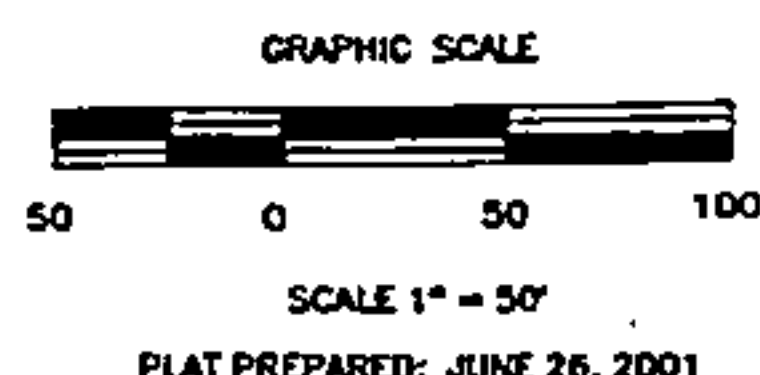
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Map Book 28 Page 95

RANDALL RIDGE FAMILY SUBDIVISION

A RESIDENTIAL SUBDIVISION
SITUATED IN THE NW 1/4 OF NW 1/4
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY ALABAMA



State of Alabama
Shelby County

We, John Patrick McArdle Sr. and Tommy A. McArdle, as owners, and Larry Davis, as surveyor, do certify that this map or plat was made pursuant to a survey made by said surveyor, and that said survey and plot or map were made at the instance of said owner, that this plot or map is true and correct of lands shown herein, as known as Randall Ridge, showing subdivision into which it is proposed to divide said land, giving the length and bearing of the boundaries of each lot and its number, showing the streets, alleys, and public grounds giving the bearing, length, width and name of each street as well as the number of each lot and block, and showing the relation of the land to the government survey of Section 25, Township 19 South, Range 1 West Shelby County, Alabama; that from plans with copy have been installed at all lot corners and curve points, except corners already in place, and designated by small open circles on said plot or map. Said owners also certify that they are the owners of said lands and that the same are not subject to any mortgages.

Larry Davis 6-26-01
Larry Davis, License LS No. 10551
Land-Tec Surveying Co.
P.O. Box 331
Spartanburg, AL 35148
Phone: 205-648-9351



John Patrick McArdle Sr. 6-26-01
John Patrick McArdle Sr.
owner

Tommy A. McArdle 6-26-01
Tommy A. McArdle
owner

State of Alabama
Walker County

I, the undersigned authority, a notary public, in and for said county and state, hereby certify that John Patrick McArdle Sr. and Tommy A. McArdle, as owners, and Larry Davis, as surveyor, whose names are signed to the foregoing certificate and who are known, acknowledged before me on this date, that after being duly informed of the contents of said certificate, they executed the same voluntarily, with full authority for and as the act of some.

This being the 26th day of June 2001

Notary Public *L.D. Owens*

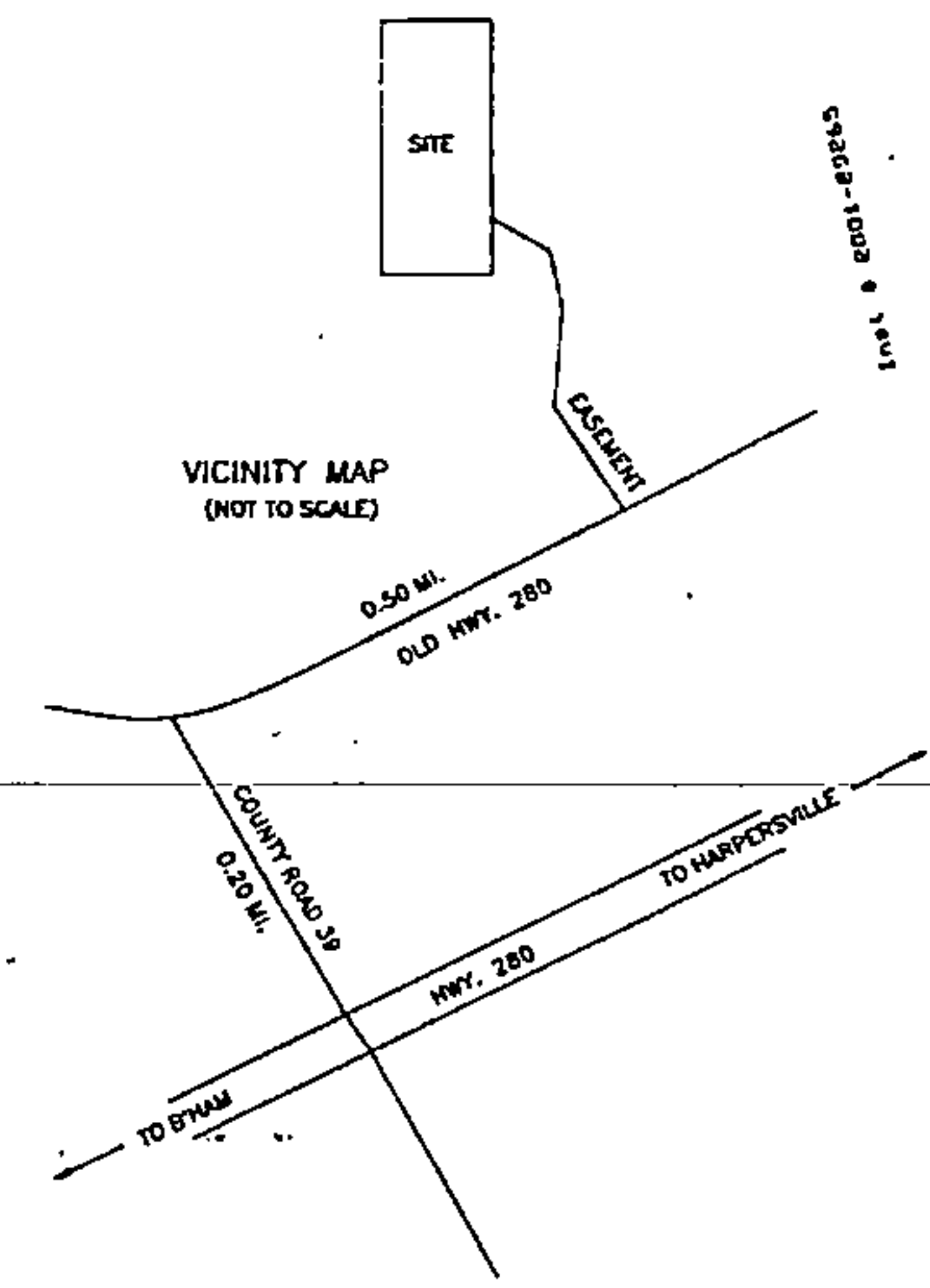
My commission expires Nov. 1, 2003

All easements shown on this map are for public utilities, sanitary sewers, storm sewers, storm ditches, and may be used for such purposes to serve property both within and without this subdivision.

This survey and drawing have been completed in accordance with the requirements of the minimum technical standards for the practice of land surveying in the State of Alabama.

Approved: *Keith R. Cole* 7/12/2001
Shelby County Engineer

Approved: *[Signature]* 7/12/01
Planning Director



- Notes:
- 1) Shelby County is not responsible for the maintenance of any drainage easement shown on the plat outside of the public road right of way.
 - 2) No further subdivision of any parcel shown herein shall be allowed without prior approval of the Shelby County Planning Commission.
 - 3) Shelby County is not now, nor will be in the future, responsible for the maintenance of private roads or easements shown on this plat.
 - 4) Contractor and/or developer shall be responsible for installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadways and waterways.
 - 5) Contractor and/or developer are responsible for providing buildings sites free of drainage problems.
 - 6) Builder is responsible for the drainage on each lot and in and around each building.
 - 7) There will be no protective covenants for the subdivision.
 - 8) This property is located in flood zone "C", as shown on the Flood Insurance Rate Map (panel number 010191 0050 S) dated September 16, 1982.
 - 9) Driveway(s) shall be restricted to the location(s) shown on plat.
 - 10) Driveway access permit required prior to installation of driveway(s).

Approved: *Larry Davis* 6-27-01
Shelby County Health Department
(Recording purposes only)

Approved: *[Signature]* 6-27-01
District Fire Chief



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LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:

**IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA**

JO RANDALL McARDLE a/k/a
JO R. McARDLE
Deceased

CASE NO. 24BHM002424

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to **MARGARET "PEGGY" JO McARDLE** the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

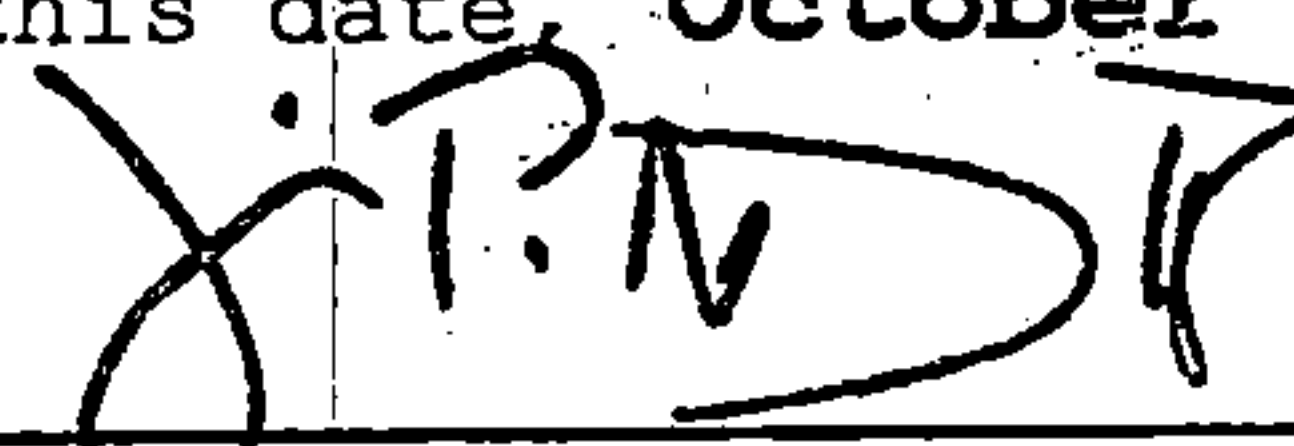
WITNESS my hand this date **28th day of OCTOBER, 2024.**

(SEAL)

JAMES P. NAFTEL II
Judge of Probate

I, James P. Naftel, II, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are *still* in full force and effect.

WITNESS my hand and seal of said Court this date, **October 28, 2024.**


Judge of Probate
