

STATE OF ALABAMA)
COUNTY OF SHELBY)

AGREEMENT AND CONVEYANCE
OF EASEMENT APPURTENANT

This Agreement is made and entered into this 5th day of September, 2025, by and between Sharon Lettrich, a/an Single woman, (hereinafter "Grantor") and Jack Husted, a/an Single man, and (hereinafter "Grantee").

WHEREAS, Grantor is the record owner of the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of Section 16, Township 20 South, Range 2 West, and run North along the West line of said section for 1381.42 feet to the point of beginning (said point being on the North right of way of Shelby County Highway No. 11); thence turn an angle of 57 degrees 10 minutes 02 seconds to the right and run Northeasterly along the North right of way of said Shelby County Highway No. 11, 220 feet; thence turn an angle of 00 degrees 08 minutes 17 seconds to the left and run North a distance of 450.00 feet; thence turn an angle of 89 degrees 54 minutes 54 seconds to the left and run West a distance of 246.95 feet; thence turn an angle of 01 degrees 03 minutes 38 seconds to the left and run South a distance of 495.94 feet; thence turn an angle of 15 degrees 50 minutes 51 seconds to the left and run South a distance of 96.09 feet; and turn an angle of 57 degrees 01 minutes 44 seconds to the left and run Northeasterly along the North right of way of said Shelby County Highway No. 11, 33.44 feet to the point of beginning.

(hereinafter "Servient Estate");

WHEREAS, Grantee is the record owner of the following described property situated in Shelby County, Alabama, to-wit:

BEGIN at the NE Corner of the NE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°08'20"E a distance of 644.53'; thence S85°50'19"W a distance of 62.09'; thence N01°04'51"W a distance of 169.51'; thence S88°48'15"W a distance of 298.43'; thence N05°48'24"E a distance of 251.99'; thence N02°34'21"E a distance of 248.31'; thence S87°08'30"E a distance of 252.99'; thence S89°42'55"E a distance of 72.62' to the POINT OF BEGINNING.

Said Parcel containing 4.06 acres, more or less.

(hereinafter "Dominant Estate")

NOW, THEREFORE, for and in consideration of the sum of One Dollars (\$1.00) and

other good and valuable consideration paid by the Grantee to the Grantor, and in additional consideration of the mutual promise contained in this agreement, the receipt and sufficient whereof are acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, their heirs, successors and assigns, a perpetual, non-exclusive easement, for road purposes, for ingress and egress to and from the real property designated above as the "Dominant Estate", over and across the lands described above as the "Servient Estate". Said easement is hereinafter described as follows:

20.00' Wide Ingress/Egress and Utility Easement, lying 10.00' either side of and parallel to the following described centerline:

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°08'20"E a distance of 644.53'; thence S85°50'19"W a distance of 51.51' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S23°14'29"E a distance of 34.59'; thence S07°45'59"E a distance of 74.70'; thence S01°41'52"E a distance of 471.26'; thence S02°29'30"W a distance of 34.12'; thence S15°50'55"E a distance of 24.54' to the Northerly R.O.W. line of Shelby County Highway 11 and the POINT OF ENDING OF SAID CENTERLINE. (Easement lines to trim or extend until they meet said R.O. W. line.)

The easement hereby granted shall be appurtenant to and run with the land described above as the "Dominant Estate" and all subdivisions thereof, and any adjoining land subsequently acquired by the Grantee.

The Grantee, their heirs, successors, and assigns, shall have the right of use of the easement hereby granted. The Grantee, their successors, and assigns shall be responsible to maintain and to repair any damage caused by their use of the easement. The Grantee, their heirs, successors, and assigns shall compensate Grantor, their heirs, successors, and assigns for any damage done to Grantor's property outside the easement resulting from the Grantee's use, repair or maintenance of the easement.

Except as to the right herein granted, the Grantor shall have the full use and control of the above designated real estate known as the "Servient Estate". The Grantor, their heirs, successors, and assigns shall also have the full use of the road and the easement thereon which is located on the property described above as the "Servient Estate".

The Grantee hereby agrees to hold and save the Grantor harmless from any and all claims of third parties arising from Grantee's use of the right herein granted.

This easement is granted subject to all prior easements or encumbrances of record.

Grantor agrees that, in the event of any partition, subdivision, or transfer of any portion of the "Dominant Estate" by Grantee, or their successors or assigns, this easement shall remain appurtenant to any and all of the subdivided or transferred parcels hereinafter created from the "Dominant Estate", and owners of said parcels into which the "Dominant Estate" may be divided shall have the same rights to use the easement as granted herein.

By the acceptance and recording of this document, the Grantee herein accepts all of the terms of this agreement.

TO HAVE AND TO HOLD the same unto the said Grantee, their heirs, successors, and assigns, as hereinabove set out, forever. And the Grantor does hereby covenant with the Grantee that they have a good and lawful right to sell and convey the easement as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 5th day of September, 2025.

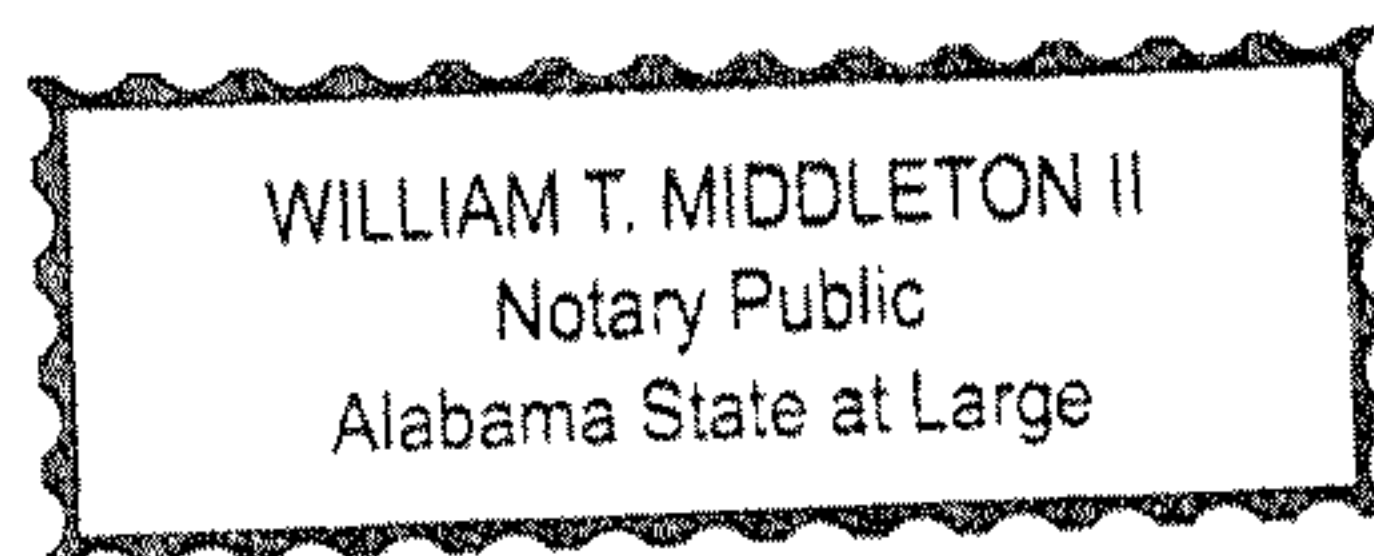
GRANTOR:

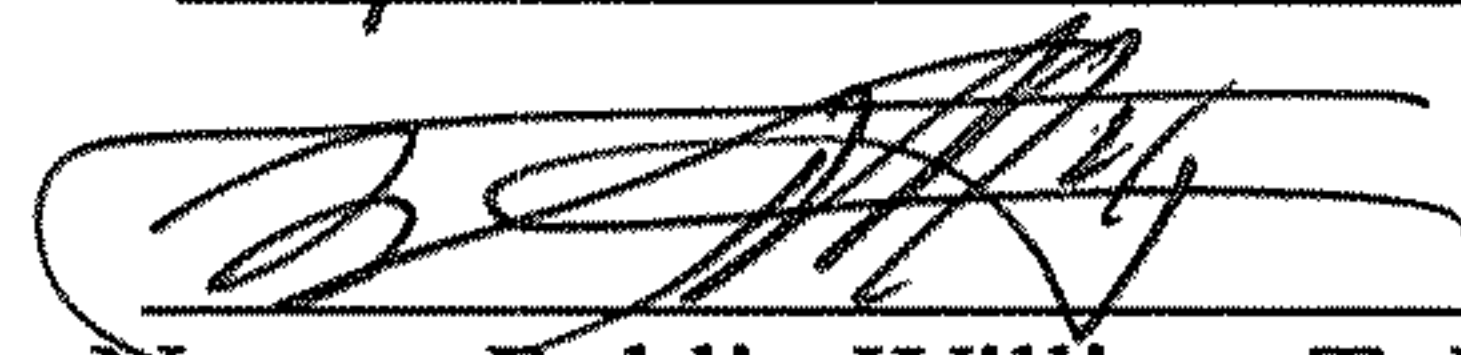

Sharon Lettrich

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and seal this 5 day of September, 2025.





Notary Public William T. Middleton II
My Commission Expires: 7/1/2028

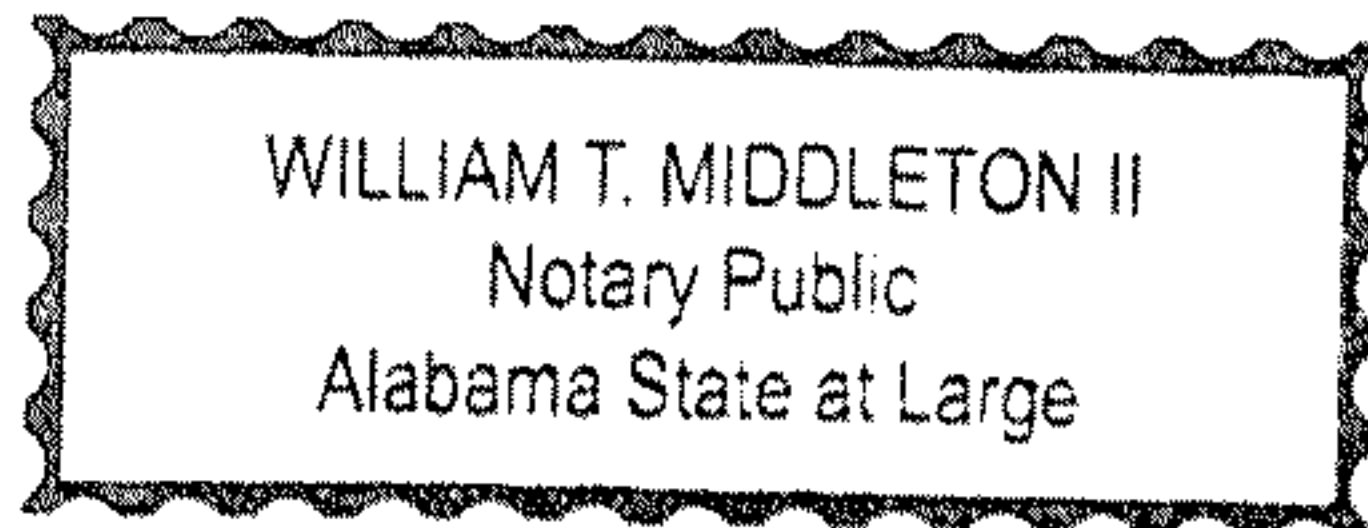
GRANTEE:

Jack Husted
Jack Husted

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and seal this 5 day of September, 2025.



[Signature]
Notary Public William T. Middleton II
My Commission Expires: 7/1/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:48:51 AM
\$32.00 CHARITY
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Alexis. Bayl