

## **EGRESS/INGRESS AND UTILITY EASEMENT AGREEMENT**

STATE OF ALABAMA  
COUNTY OF SHELBY

**WHEREAS SHELBY SPRINGS ROAD, L.L.C.** (“Owner”) is the owner of that certain parcel of real estate described herein as “Servient Tenement” as well as the owner of that certain parcel of real estate described herein as “Dominant Tenement” and desiring to reserve a non-exclusive easement and right of way across Servient Tenement for the Benefit of Dominant Tenement (the “Access Easement”), hereby makes this Easement Agreement to establish the provisions and location of the Access Easement.

**WHEREAS** Owner is the owner of certain real property set forth on that October 21, 2025 survey by Ray & Gilland, P.C., attached hereto as Exhibit “A” (hereinafter, the “Survey”, with all of the real property owned by Owner and shown on the Survey being hereinafter referred to as the Dominant Tenement”).

**WHEREAS** Owner is also the owner of the following described real property shown on the Survey and described below (hereinafter the “Servient Tenement”), to wit:

**A 50 foot wide easement being 25 feet in equal width on each side of the following described line:** Commence at the Northwest corner of Lot 5A of the Resubdivision of Lot 5 Heritage Lakes and Acreage as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 59 at Page 59; thence proceed South 80° 23' 02" East along the North boundary of said Lot 5A for a distance of 161.31 feet; thence proceed North 49° 51' 39" East along the North boundary of said Lot 5A for a distance of 218.04 feet; thence proceed South 89° 17' 28" East along the North boundary of said Lot 5A for a distance of 263.01 feet to the centerline of said 50 foot wide easement, said point also being the point of beginning of said easement. From this beginning point proceed South 17° 35' 59" West along the centerline of said 50 foot wide easement for a distance of 835.86 feet to the termination of said easement.

**NOW THEREFORE** for and in consideration of the foregoing, for Ten Dollars, and other good and valuable consideration, in hand paid, the Owner hereby reserves a non-exclusive easement, license, and right-of-way upon, under, over, across, and through the Servient Tenement for the benefit of the Dominant Tenement. This easement, license, and right of way shall run with the land, and be for the construction, maintenance and location of road for purposes of ingress and egress. The title owner of the Dominant Tenement shall construct, and maintain, at their own costs, the road to be located in the Servient Tenement in good condition and repair.

IN WITNESS WHEREOF, we the owner has signed and sealed this Easement Agreement on the 2 day of December, 2025.


**SHELBY SPRINGS ROAD, L.L.C.**

BY   
Donald W. Murphy, Jr. (Its Manager)

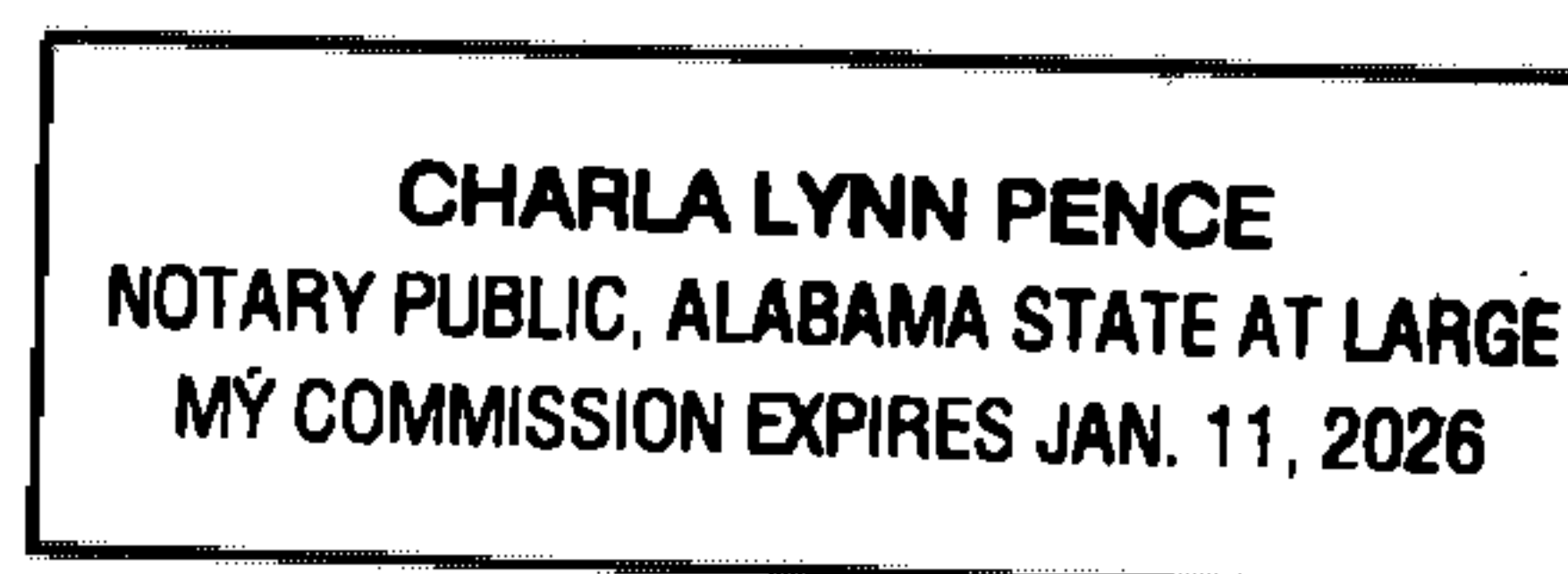
STATE OF ALABAMA  
JEFFERSON COUNTY

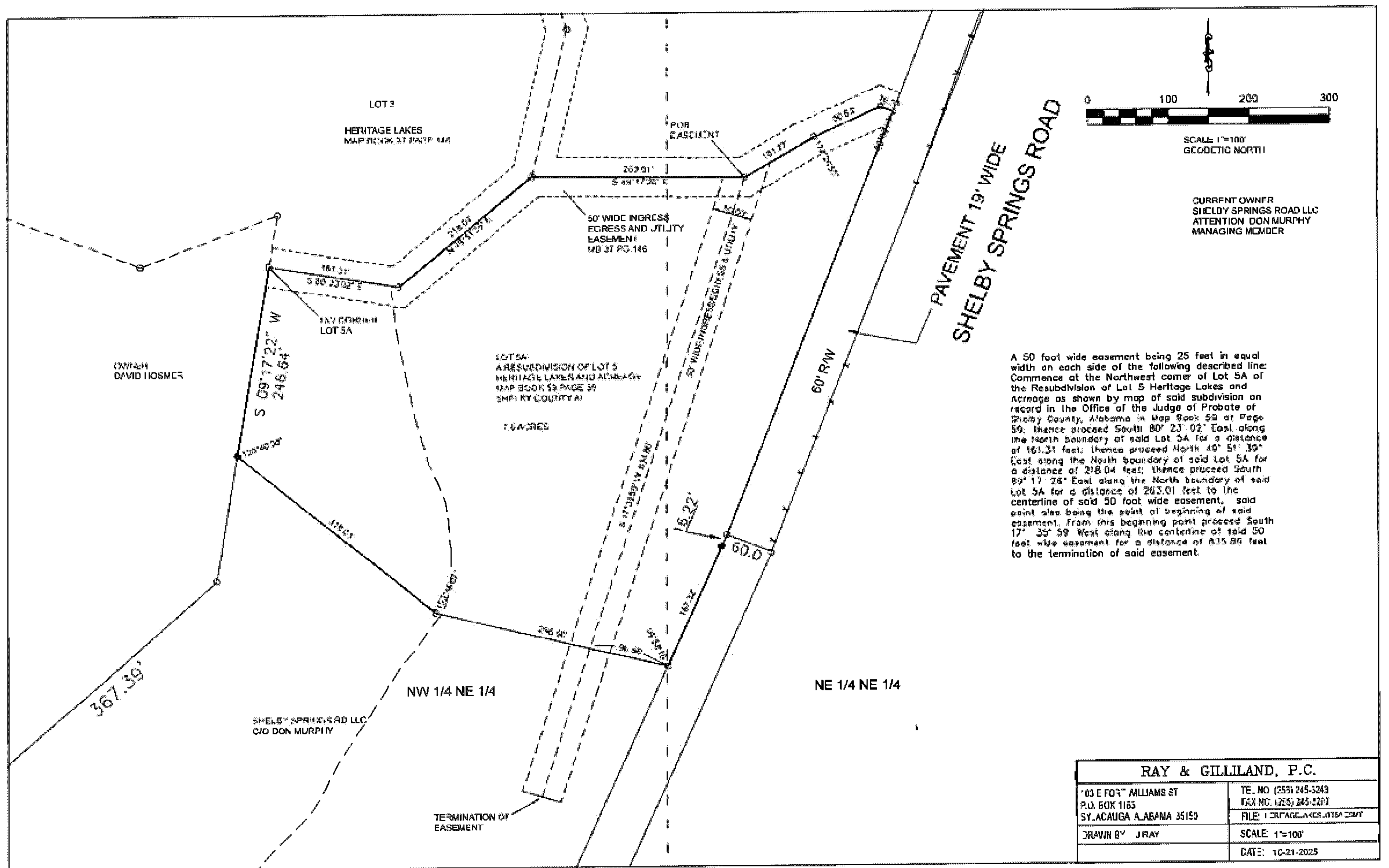
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Murphy, Jr., whose name as Manager of Shelby Springs Road, L.L.C., a limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager, and with full authority, executed the same voluntarily, as an act of said company, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 2<sup>th</sup> day of December, 2025.

  
NOTARY PUBLIC  
My Commission Expires Jan 11, 2026

THIS INSTRUMENT PREPARED (without the benefit of survey or title search) BY AND AFTER RECORDATION SHOULD BE RETURNED TO:  
Jonathan E. Raulston  
ENGEL HAIRSTON—RAULSTON BROWN, PC  
2130 Highland Ave., Ste. 200 (35205)  
P.O. Box 1927  
Birmingham, AL 35201  
(205) 328-4600





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/02/2025 02:38:05 PM**  
**\$29.00 BRITTANI**  
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Allie S. Beryl