

Recorded: 5/10/2019 3:29:20 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING1/JMCATEER
Tran: 1421175
Probate Judge Fee \$2.00
Deed Tax \$1.00
Recording Fee - By Page Count \$21.00
Source of Title \$1.00
Total: \$25.00

This instrument prepared by:
Kenneth D. Davis
700 Towncenter Boulevard, Suite 4
Tuscaloosa, Alabama 35406

Source of Title: Deed Book 1999, Page 1661

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

INGRESS AND EGRESS EASEMENT AGREEMENT

This Ingress and Egress Easement Agreement (the "Agreement") is made and entered by and between Alabama Golf Management Group, Inc., an Alabama corporation (hereinafter "Grantor"), and Shamblin Development, LLC, an Alabama limited liability company (hereinafter "Grantee").

In consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid to the Grantors herein, the receipt of which is hereby acknowledged, Grantor does hereby give, grant, bargain, sell and convey unto Grantee a perpetual, non-exclusive ingress and egress easement over the real property more particularly described in Exhibit A attached hereto, which property is situated in Tuscaloosa County, Alabama. A drawing of the easement property is attached hereto as Exhibit B.

The Grantor and Grantee hereby declare that this Agreement, and all of the provisions contained herein and all of the rights, easements and obligations hereunder, shall be and constitute covenants running with land. The rights and provisions of this Agreement shall apply to, inure to the benefit of and bind the parties and their respective successors and assigns thereof, including, without limitation, any grantee or mortgagee acquiring an interest in any portion of any real property now owned or hereinafter acquired by the Grantee.

This easement is given for the sole purpose of ingress and egress and it is agreed and understood that it is not to be construed as an easement to the exclusion of the Grantor, its heirs and assigns or to others who may have been granted a similar right prior to the date of this instrument or to others who may be granted a similar right later.

IN WITNESS WHEREOF, the parties hereto have duly executed this Ingress and Egress Easement Agreement on this the 4 day of May, 2019.

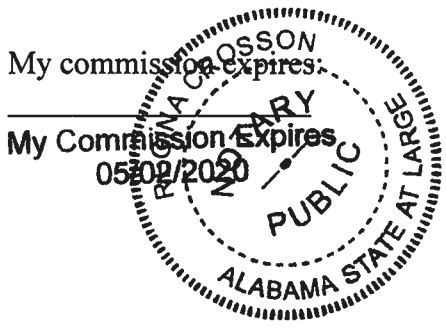
ALABAMA GOLF MANAGEMENT GROUP,
INC.

By: Will S Pritchett
Its President

**STATE OF ALABAMA
COUNTY OF TUSCALOOSA**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Will Pritchett, whose name as President of Alabama Golf Management Group, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal on this 9th day of May, 2019.



Regina Gosson
Notary Public

SHAMBLIN DEVELOPMENT, LLC

By: _____
Its Manager

**STATE OF ALABAMA
COUNTY OF TUSCALOOSA**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Richard Shamblin, whose name as Manager of Shamblin Development, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

In Witness Whereof, I have hereunto set my hand and official seal on this _____ day of May, 2019.

My commission expires: _____

Notary Public

ALABAMA GOLF MANAGEMENT GROUP,
INC.

By: _____
Its President

**STATE OF ALABAMA
COUNTY OF TUSCALOOSA**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that _____, whose name as President of Alabama Golf Management Group, Inc., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In Witness Whereof, I have hereunto set my hand and official seal on this ____ day of May, 2019.

My commission expires: _____


Notary Public

SHAMBLIN DEVELOPMENT, LLC
By: [Signature]
Its Manager

**STATE OF ALABAMA
COUNTY OF TUSCALOOSA**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Richard Shamblin, whose name as Manager of Shamblin Development, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

In Witness Whereof, I have hereunto set my hand and official seal on this 4th day of May, 2019.

My commission expires: 6/9/2020


[Signature]
Notary Public



SHAMBLIN DEVELOPMENT, LLC

By *Robert Shamblin*
Its Manager

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert Shamblin, whose name as Manager of Shamblin Development, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

In Witness Whereof, I have hereunto set my hand and official seal on this 5th day of may, 2019.

Charles R. Malone
Notary Public

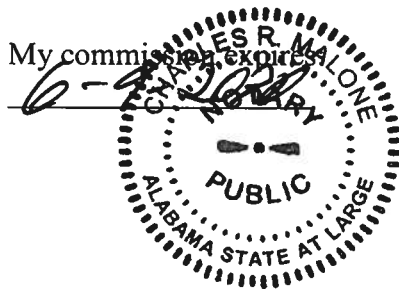


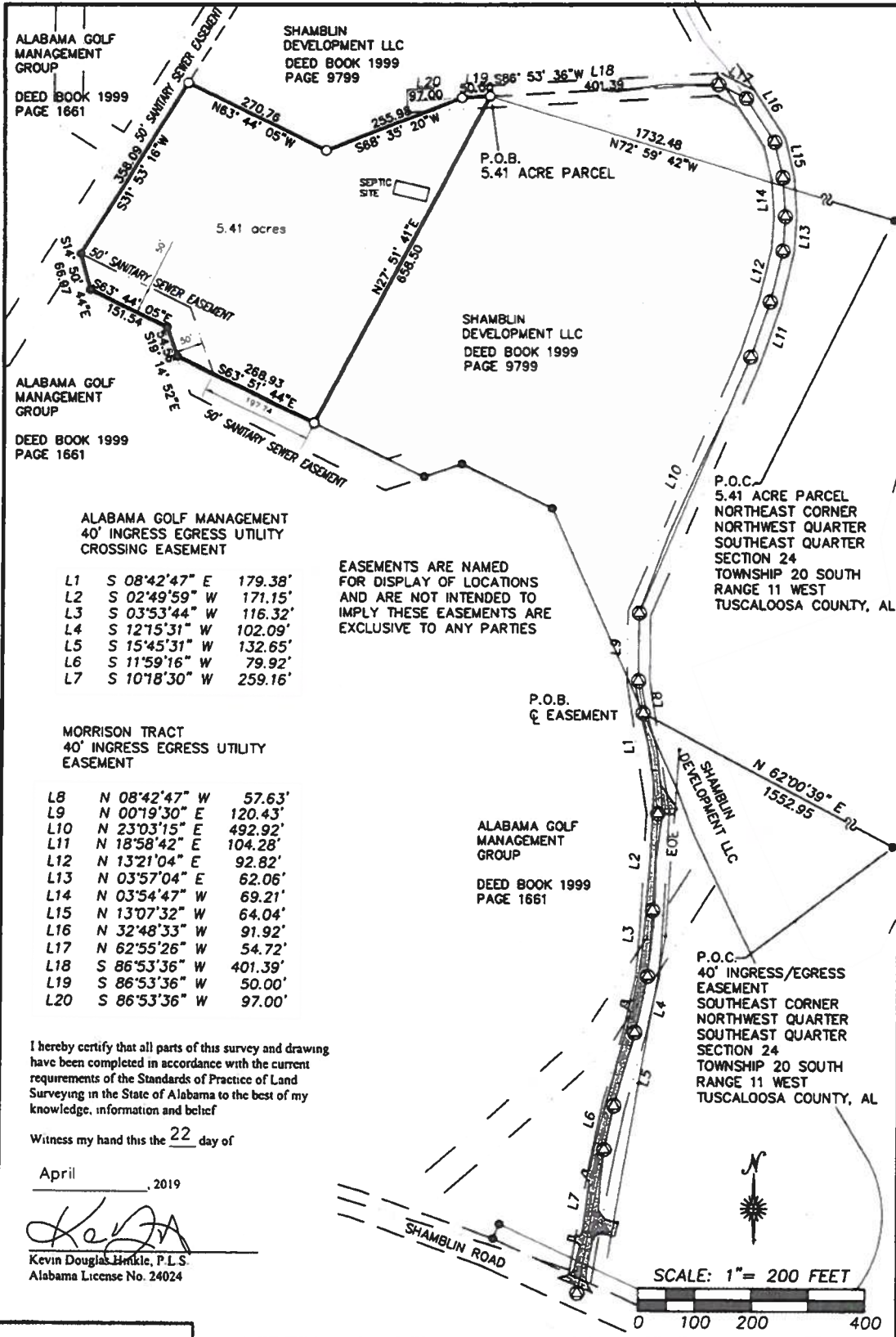
EXHIBIT A

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

An ingress and egress easement being a part of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being located 20 feet each side of the centerline being more particularly described as follows:

COMMENCE at and iron pipe found at the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run N 62°00'39" W for a distance of 1552.95 feet to the POINT OF BEGINNING of the centerline herein described; thence run along the described centerline the following bearings and distances:

thence run S 8°42'47" E for a distance of 179.38 feet;
thence run S 2°49'59" W for a distance of 171.15 feet;
thence run S 3°53'44" W for a distance of 116.32 feet;
thence run S 12°15'31" W for a distance of 102.09 feet;
thence run S 15°45'31" W for a distance of 132.65 feet;
thence run S 11°59'16" W for a distance of 79.92 feet;
thence run S 10°18'30" W for a distance of 259.16 feet to a point on the centerline of Shamblin Road (a public right-of-way) and being the end point of this description.



- ALABAMA GOLF MANAGEMENT
40' INGRESS EGRESS UTILITY
CROSSING EASEMENT
- L1 S 08°42'47" E 179.38'
 - L2 S 02°49'59" W 171.15'
 - L3 S 03°53'44" W 116.32'
 - L4 S 12°15'31" W 102.09'
 - L5 S 15°45'31" W 132.65'
 - L6 S 11°59'16" W 79.92'
 - L7 S 10°18'30" W 259.16'

- MORRISON TRACT
40' INGRESS EGRESS UTILITY
EASEMENT
- L8 N 08°42'47" W 57.63'
 - L9 N 00°19'30" E 120.43'
 - L10 N 23°03'15" E 492.92'
 - L11 N 18°58'42" E 104.28'
 - L12 N 13°21'04" E 92.82'
 - L13 N 03°57'04" E 62.06'
 - L14 N 03°54'47" W 69.21'
 - L15 N 13°07'32" W 64.04'
 - L16 N 32°48'33" W 91.92'
 - L17 N 62°55'26" W 54.72'
 - L18 S 86°53'36" W 401.39'
 - L19 S 86°53'36" W 50.00'
 - L20 S 86°53'36" W 97.00'

EASEMENTS ARE NAMED
FOR DISPLAY OF LOCATIONS
AND ARE NOT INTENDED TO
IMPLY THESE EASEMENTS ARE
EXCLUSIVE TO ANY PARTIES

I hereby certify that all parts of this survey and drawing
have been completed in accordance with the current
requirements of the Standards of Practice of Land
Surveying in the State of Alabama to the best of my
knowledge, information and belief

Witness my hand this the 22 day of
April, 2019

Kevin Douglas Hinkle
Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



ALL IMPROVEMENTS NOT SHOWN BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

	Drawn By KDH Scale 1" = 200'	Appd. By KDH Source of Information 1999/9799	Surveyed By TH KH Survey Type BOUNDARY	Field Work 03-2019 Drawing No. 1903-022	Date 04-22-2019 Job No. 1903-022
--	---------------------------------------	---	---	--	---

Montgomery and Hinkle, inc.
Professional Land Surveyors
kevin@mhsurvey.com

203 Hargrove Road East
Tuscaloosa, AL 35401
OFFICE: 205-248-7396
FAX: 205-248-7398

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alabama Golf Management Group, Inc
Mailing Address 3012 Woodbridge Rd
Anniston, AL 36207

Grantee's Name Shenandoah Development, LLC
Mailing Address #2 The Woodlands
Tuscaloosa, AL 35404

Property Address Easement
Northport, AL 35479

Date of Sale 5/9/19
Total Purchase Price \$ 7,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/10/19

Unattested _____
(verified by)

Print Charles R Mabac

Sign Charles R Mabac
(Grantor/Grantee/Owner/Agent) circle one