

State of Alabama)
Shelby County)

1494

EASEMENT

This easement made and entered into this 21st day of September, 1988, by and between William J. Acton Construction, Inc., hereinafter referred to as "Grantor", and Meadow Brook Heights, an Alabama General Partnership, hereinafter referred to as "Grantee":

WITNESSETH:

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That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, its respective successors, agents, and assigns, an exclusive easement in perpetuity upon and across the hereinafter described property with the right, privilege, and authority to said Grantee, its respective successors, agents, and assigns, to construct and erect in a good workmanlike manner a brick entrance sign on or upon the property described on Exhibit "A" attached hereto and made a part hereof, situated in Shelby County, Alabama. The Grantee hereby agrees to maintain the shrubbery and grass immediately surrounding the brick entrance sign for a period of one year from the date of this easement.

Further, there shall be a right of way for ingress and egress over the property of the Grantor for the benefit of the Grantee, its successors, agents, and assigns, for maintenance, replacement or repair of the brick entrance sign.

To have and to hold unto the said Meadow Brook Heights, an Alabama General Partnership, its successors, agents and assigns, forever subject to the following terms and conditions:

1. The grant of the easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, agents or assigns.

In Witness Whereof, I have hereunto set my hand and seal on this the 21st day of September, 1988.

William J. Acton Construction, Inc.

By: William J. Acton
William J. Acton, President

✓ Carley Prancer

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Acton, whose name as President of William J. Acton Construction, Inc., a 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.

Given under my hand and official seal, this the 21st day of September, 1988.


Notary Public

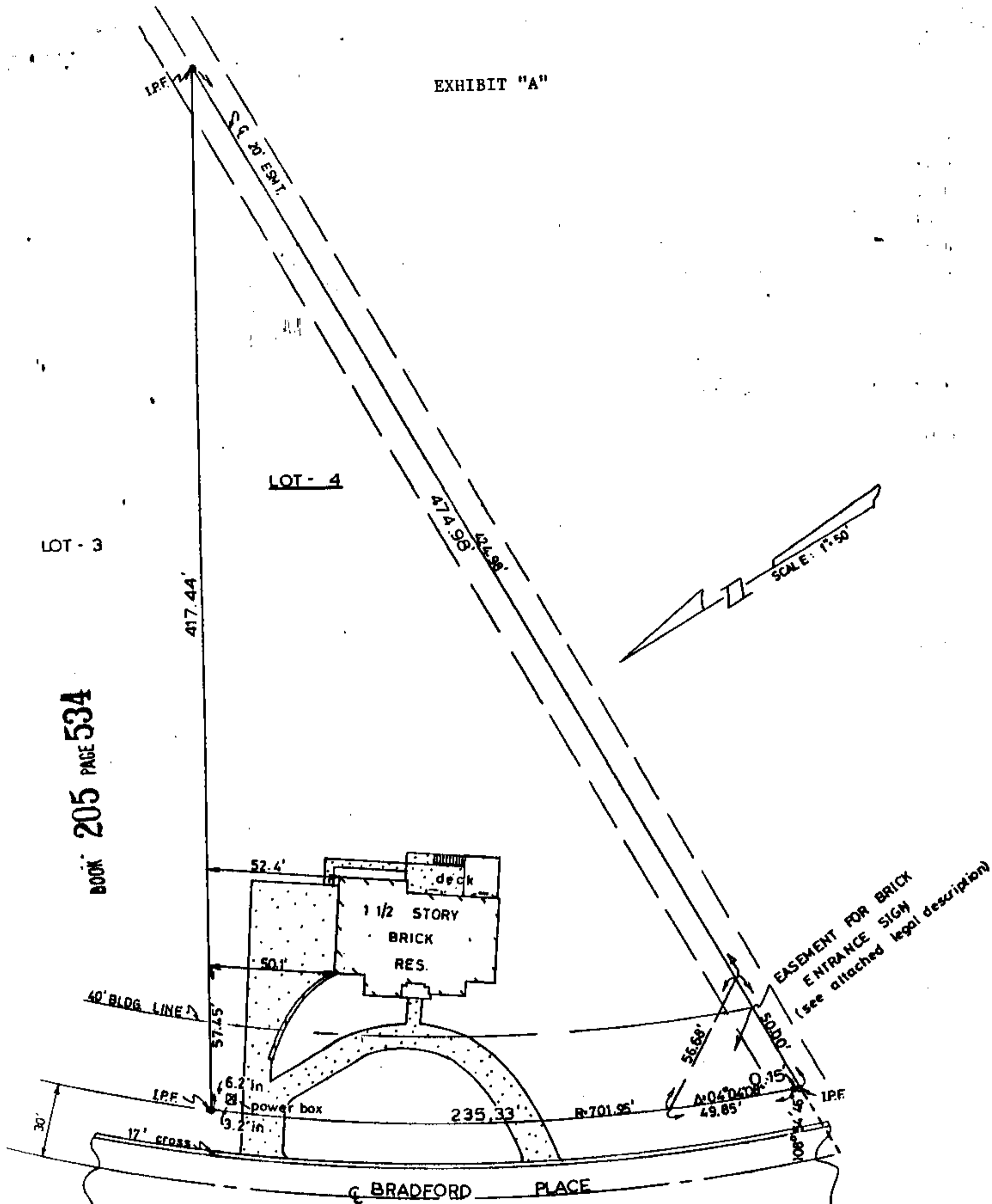
my commission expires: 5/29/91

easement.txt

This instrument was prepared by:
Clayton T. Sweeney
Corley, Moncus & Bynum, P.C.
2100 SouthBridge Parkway Suite 650
Birmingham, Alabama 35209

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EXHIBIT "A"



STATE OF ALABAMA JEFFERSON COUNTY

I, Kenneth B. Weygand, a registered Engineer-Land Surveyor, certify that I have surveyed Lot .4
 Block PHILLIPS . ADDITION . TO . NEW . HOPE . MOUNTAIN
 as recorded in Map Volume . . 1Q on Page 20 in the Office of the Judge of Probate . . SHELBY
 County, Alabama; that there are no rights of-way, easements, or joint driveways over or across said land visible on the surface except
 as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports
 therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance
 Administration "Flood Hazard Boundary Map" and found that this property is not located in "a special flood hazard area"; that
 there are no encroachments on said Lot except as shown; that improvements are located as shown above; and that the correct address
 is as follows: . 3145 . BRADFORD . PLACE
 according to my survey of: . September, 19, 1983

K. B. Weygand & Associates, P.C.

Order No. 20350
 Purchaser's

Kenneth B. Weygand, Reg. Engr.-L.S. No. 11748 phone 991-8865

EXHIBIT "A"

An easement for a brick entrance sign situated in Lot 4, Phillips Addition to New Hope Mountain as recorded in Map Book 10, page 20, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Lot 4 and thence run West along the South line of said Lot 4 for a distance of 424.98 feet to the point of beginning; thence continue along last stated course for a distance of 50.00 feet to the Southwest corner of said Lot 4, said corner being on the Southeast right-of-way of Bradford Place; thence turn an angle to the right of 108°-54'-46" and run in a Northeasterly direction along the Northwest line of said Lot 4 and also along the Southeast right-of-way of said Bradford Place for a distance of 0.15 feet to a point on a curve to the right having a central angle of 04°-04'-08" and a radius of 701.95 feet; thence run in a Northeasterly direction along the arc of said curve and also along the Northwest line of said Lot 4 and also along the Southeast right-of-way of said Bradford Place for a distance of 49.85 feet to a point; thence run in a Southeasterly direction leaving said Southeast right-of-way for a distance of 56.68 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP 21 AM 2:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mfg. Tax	
3. Recording Fee	10.00
4. Indexing Fee	1.00
TOTAL	11.50