DRIVEWAY AND MAINTENANCE AGREEMENT

This agreement is entered into between Charles Russell Bentley and wife, Charlena Maria Bentley, and Ray Bentley and wife Connie Bentley, who mutually agree as follows:

Charles Russell Bentley and wife, Charlena Maria Bentley, are the owners of the following described property situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

2. Ray Bentley and wife, Connie Bentley, are the owners of the following described property, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "B".

- 3. There is a driveway serving a portion of both of the above described properties as shown on the survey of Larry W. Carver, a copy of which is attached as Exhibit "C", and made a part hereof, although its primary benefit and use is to Charles Russell Bentley and wife, Charlena Maria Bentley. The parties hereto affirm that ingress and egress are afforded to both properties through said joint driveway to Bentley Road and the County public road, which the parties hereto certify has been unobstructed, and no one has interfered or objected to the use of said driveway giving ingress and egress to said properties to and from the said Bentley Road.
- 4. The driveway referred to herein was constructed by Ray H Bentley and wife, Connie Bentley, for the purpose of providing ingress and egress to their son, Charles Russell Bentley, and the his wife Charlena Maria Bentley, after having given them approximately 2.07 acres on which to make their home. Charles 7 % Russell Bentley and wife, Charlena Maria Bentley, shall be a responsible for the upkeep and maintenance of said driveway, and Q D shall be responsible for any damage occurring to said driveway, a " and shall be solely responsible for the expense of repairs, and to eliminate any deteriorated condition that may occur on the said driveway. The said driveway does not lead to the home of Ray Bentley and wife, Connie Bentley, and hence its primary benefit and use is to Charles Russell Bentley and wife, Charlena Maria Bentley.
- In consideration of the sum of One Dollar and other good and valuable consideration, in hand paid by Charles Russell Bentley and wife, Charlena Maria Bentley, to Ray Bentley and wife Connie Bentley, and in further consideration of the mutual covenants contained herein, the said Ray Bentley and wife, Connie Bentley, hereby grant, bargain, sell and convey to

SHELBY COUNTY JUDGE OF PROBATE 18.50

Charles Russell Bentley and wife, Charlena Maria Bentley, a right of way and utility easement over and across the driveway as presently located, and as shown by Exhibit "C" attached hereto, said which said easement shall run with the land, in favor of and against the heirs, administrators, executors and assigns of the parties hereto. Ray Bentley and wife, Connie Bentley, reserve full right of use and benefit of said easement for themselves, their heirs, administrators, and assigns forever.

Executed this the day of August, 1993.

Charles Russell Bentley
Charles Russell Bentley
Charlena Maria Bentley

Charlena Maria Bentley

Ray Bentley

Connie Bentley

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Russell Bentley and wife, Charlena Maria Bentley, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this Words day of

Tu(wet, 1993.

Notary Public

My commission expires:

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ray Bentley and wife, Connie Bentley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this all day of

<u>ue</u>, 1993.

Notary Public

My commission expires:

CASE NO. 93080044

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Southeast corner of the of Northeast Quarter of Southwest Quarter, Section 5, Township 21 South, Range 1 West, Shelby County, Alabama, and run Westerly along the South line said quarter-quarter Section a distance of 800.0 feet to the point of beginning of the property being described: thence continue along last described course a distance of 300.0 feet to a point; thence turn 90 deg 00 min right and run Northerly a distance of 300.0 feet to a point; thence turn 90 deg 00 min right and run Easterly a distance of 300.0 feet to a point: thence turn 90 deg 00 min right and run Southerly a distance of 300.0 feet to the point of beginning.

ALSO AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 1 West: thence run North along the West boundary line of said quarter-quarter section for 7.5 feet to the point of beginning: thence run east and parrallel with the south boundary line of said quarter-quarter section 1558.61 feet more or less to the West property line of the Russell Bentley lot for the point of beginning.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of the then to the survivor of them in fee simple, and to the heirs and assigns of such assigns, their is an expectation of all parameters with average and who is a survivor forever, together with every contained their heirs and assigns of many contained and either their heirs and assigns of many contained and administrators shall warrant and defend the same as a doresald; that I way will and my contained the lawful claims of all parameters. In WITTERS WITSERSON have become see her and defend the same to the same as a doresald; that I way have a hereante set. WITNESS: (Seal) STATE OF MEANAMA Libert Wird Bentley, a Midower and for said County, in said Elevery page. (Seal)	a instrument was pro	pared by	·0		$\wedge U \cup D$	3/7	
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. Crivell Million 1973 (Collis) with April 1975 Property Market 1975 Pro	9 _ 1 _ 2 _ 2 _ 2 _ 4 _ 5 1 _ 1	Control of the state of	ed to the foregoing conve	ower	kn	own to me, s	cknowledged befor

EXHIBIT C

Description of the centerline of dirt drive.

Commence at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 5 Township 21 South Range I West Shelby County . Alabama and run westerly along the south line of said quarter - quarter section a distance of 1100.0 feet to a point: thence turn 90 deg 00 min right and run northerly a distance of 289.96 feet to the point of beginning of the centerline of a dirt drive thence turn 153 deg 02 min C5 sec to the right and run a distance of 20.67 feet:
thence turn an angle of 07 deg 19 min 35 sec to the right and
run 24.01 feet: thence turn an angle of 20 deg 20 min 05 sec
to the right and run 23.07 feet: thence turn an angle of 25 deg 28 min 05 sec to the right and run 22.12 feet: thence turn an angle of 16 deg 04 min 38 sec to the right and run 34.11 feet: thence turn an angle of 06 deg 56 min 06 sec to the right and run 68.08 feet: thence turn an angle of 07 deg 54 min 00 sec to the left and run 46.36 feet: thence turn the right and run 68.08 feet: Thence turn an angle of 70 deg 18 min 20 sec to the left and run 46.26 feet: Thence turn an angle of 03 deg 25 min 40 sec to the feet: thence turn an angle of 03 deg 25 min 40 sec to the feet: thence turn an angle of 03 deg 35 left and run 58.12 feet: thence turn an angle of 03 deg 35 left and run 58.12 feet: thence turn an angle of 04 deg 28 min 49 sec to the right and run 47.30 feet angle of 04 deg 28 min 49 sec to the right and run 47.30 feet: thence turn an angle of 08 deg 01 min 53 and run 49.72 feet: thence turn an angle of 08 deg 01 min 53 and run 49.72 feet: thence turn an angle of 08 deg 19 min 21 sec to the right and run 48.41 feet: thence 500 deg 46 min 06 sec to the right and run 48.41 feet: thence turn an angle of 05 deg 50 min 19 sec to the left and run 47.45 feet: thence turn an angle of 08 deg 19 min 21 sec to 47.45 feet: thence turn an angle of 08 deg 19 min 21 sec to 47.45 feet: thence turn an angle of 08 deg 19 min 26 sec to the left and run 45.05 feet: thence turn an angle of 08 deg 42 right and run 92.49 feet: thence turn an angle of 08 deg 42 right and run 92.49 feet: thence turn an angle of 08 deg 42 right and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 32.30 feet: thence turn an angle of 47 deg 50 left and run 34 sec to the left and run 35.4 feet and run 36 left and run 37.71 feet: thence turn an angle of 13 deg 19 min 57 sec to the left and run 85.4 feet angle Inst # 1993-41504 the point of ending.