

MAINTENANCE AGREEMENT

**STATE OF ALABAMA
SHELBY COUNTY**

Know by all these men presents, That Whereas the undersigned, **Robert Earl Brantley**, Hilde Brantley, 180 Lawrence Lane Montevallo Alabama 35115, Karen E. Dupriest, 65 Lawrence Lane Montevallo Alabama 35115, Bruce Craig Bennett and Anita F. Bennett, 145 Lawrence Lane Montevallo Alabama 35115, own property located in the SW 1/4 -NW 1/4, Section 19, Township 22, South, Range 3, West, Shelby County Alabama, and whereas said properties are served by a road more particularly described as follows:

a 20 foot easement for ingress and egress and utilities named "Lawrence Lane" which traverses from Shelby County Highway No. 10, in a Westerly direction to the Easternmost Property line of Lot 1-B, same being designated within the recorded Brantley-Bennett Family Resubdivision Plat.

Whereas, the parties hereto desire to reach an agreement for maintenance of said road, which both serves and crosses their respective properties;

NOW THEREFORE, the parties hereto agree as follows:

1. The easement described hereinabove shall be a perpetual non-exclusive easement for Ingress, egress, and utilities, and shall ensure to the benefit of the parties hereto, and to their heirs and assigns forever.
2. Repairs shall be made to the road at such times as a majority of the parties whose residences are served by the road deem repairs to be necessary.
3. Upon such determination that repairs are necessary, the costs of such repairs shall be divided equally among the parties whose residences are then served by the road.
4. There shall be no assessment to any party whose property is served by the road, until such time as said party shall place improvements upon his or her respective property.
5. If any party shall desire to improve that portion of the road crossing his property to a greater extent than is required for normal traffic and passability, he shall not be restrained from so doing, but shall bear the cost of such additional improvements himself.
6. This agreement shall terminate at such time as the above described road is dedicated as a public road and maintained by Shelby County.

IN WITNESS WHEREOF, we have set our hands and seals, this the 12th day of December 2000.

Robert Earl Brantley
ROBERT EARL BRANTLEY

Bruce Craig Bennett
BRUCE CRAIG BENNETT

Karen E. Dupriest
KAREN E. DUPRIEST

Hilde Brantley
HILDE BRANTLEY

Anita F. Bennett
ANITA F. BENNETT

12/12/2000-42828
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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12/12/2000-42828
CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
04:06 PM
14.00

Inst # 2000-42828

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said County and State hereby certify that, Robert Earl Brantley, Hilde Brantley, Karen E. DuPriest, Bruce Craig Bennett and Anita F. Bennett, 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 that same voluntarily on the day the same bears date.

Given under my hand and Official seal this 12th day of December, 2000.


NOTARY PUBLIC

My Commission Expires: 1/16/01

Inst # 2000-42828

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SHELBY COUNTY JUDGE OF PROBATE
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