

Private Road Maintenance Agreement

This Agreement, made and entered into on this 4th day of Sept, 2008, by and between Andy C. Walton Jr. and Linda A. Walton, parties of the first part, and Larry Kevin Walton and Stephanie M. Walton, parties of the second part,

WITNESSETH:

Whereas, parties of the first part own certain real property situated in Shelby County, Alabama, and being further described as: 330 Wandering Meadow Drive Columbiana, AL 35051; and

Whereas, parties of the second part own certain real property next to the property described above and being further described as: 259 Wandering Meadow Drive, Columbiana, AL 35051, and

Whereas the parties have used the private road known as Wandering Meadow Drive with a common entrance that lies partially on the property of each of the parties described above and both parties will maintain the private road and split the expenses to repair and keep up the private road.

Therefore, for and in of the consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part and second part have agreed to equally maintain the private road and expenses to repair and keep up the private road known as Wandering Meadow Drive and parties of the second part, an easement for driveway purposes on the portion of its property being used for a driveway by the parties of the second part, as shown on the attached Exhibit A,

SEE EXHIBIT "A"

Executed this 4 day of Sept., 2008.

Andy C. Walton Jr.
Andy C. Walton Jr.

Linda A. Walton
Linda A. Walton

Larry Kevin Walton
Larry Kevin Walton

Stephanie M. Walton
Stephanie M. Walton


Sworn to and subscribed before me, a Notary Public, this 4th
Day of September, 2008.

Julie Ciosier
Notary Public

My Commission Expires:

JAN 24 2010

EXHIBIT "A"
LEGAL DESCRIPTION


20080911000361840 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
09/11/2008 02:03:21PM FILED/CERT

Commence at the Southwest corner of Section 5, Township 22 South, Range 1 East; thence run Northerly along the West boundary line of said Section 5, a distance of 1130.79 feet to a point 210 feet south of the Northwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 5, which is the point of beginning of the parcel herein described; thence continue northerly along said West boundary line of Section 5, a distance of 521.50 feet to a point; thence turn an angle of 90 degrees 31 minutes 02 seconds to the right and run a distance of 301.69 feet to a point; thence turn an angle of 89 degrees 35 minutes 00 seconds to the right and run distance of 311.92 feet to a point on the North boundary line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 5; thence turn an angle of 89 degrees 30 minutes 08 seconds to the left and run a distance of 118.86 feet to a point; thence turn an angle of 89 degrees 24 minutes 06 seconds to the right and run a distance of 210.0 feet to a point; thence turn an angle of 90 degrees 35 minutes 54 seconds to the right and run a distance of 420 feet to the point of beginning. Said parcel of land lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 22 South, Range 1 East, Shelby County, Alabama.

Also to include an easement for the purpose of ingress and egress and egress more particularly described as follows; Commence at the SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run Easterly along the South boundary line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 301.14 feet to the point of beginning; thence continue along the same line of direction a distance of 389.44 feet to a point; thence turn an angle of 30 degrees 18 minutes 31 seconds to the right and run a distance of 877.23 feet to a point on the Northwest right of way line of Shelby County Highway No. 61; thence turn an angle of 89 degrees 23 minutes 35 seconds to the left and run along said right of way line a distance of 30.0 feet to a point; thence turn an angle of 90 degrees 36 minutes 25 seconds to the left and run a distance of 925.31 feet to a point; thence turn an angle of 30 degrees 18 minutes 31 seconds to the left and run a distance of 363.82 feet to a point; thence turn an angle of 90 degrees 29 minutes 52 seconds to the left and run a distance of 50.0 feet to the point of beginning. Said easement is lying in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, all in Section 5, Township 22 South, Range 1 East, Shelby County, Alabama.

According to the survey of Lewis H. King, Jr., Reg. LS#12487, dated May 13, 1993.