

STATE OF ALABAMA)
SHELBY COUNTY)

EASEMENT FOR ACCESS TO CONSERVATION EASEMENT

This Easement FOR Access to Conservation Easement ("Easement") is made effective this 29 day of December, 2009 by and between **TP LAND COMPANY, LLC**, an Alabama limited liability company ("TP") and **SOUTHEAST REGIONAL LAND CONSERVANCY, INC.** ("SERLC"), a North Carolina non-profit corporation with its principal business address at 6111 Peachtree Dunwoody Road, Building E, Suite 102, Atlanta, Georgia 30328.

WHEREAS, TP is conveying simultaneously herewith a certain conservation easement ("CE") to SERLC covering property owned by TP; and

WHEREAS, TP desires to memorialize this Easement, an easement in gross, for the use and benefit of SERLC for the purposes hereinafter set forth.

NOW, THEREFORE, for and in consideration of the mutual covenants, terms, conditions, restrictions, and promises contained in this Easement, and intending to be legally bound hereby, TP agrees as follows:

1. TP hereby voluntarily, unconditionally and absolutely grants and conveys unto SERLC, its successors and assigns, a perpetual easement in gross described on Exhibit A attached hereto for the sole and limited purpose of ingress and egress to the CE in order that SERLC may monitor and, if necessary maintain, permanently the open space values of the CE as set forth in the terms and conditions contained in said CE.

2. The legal description of said CE is described on Exhibit B

3. This Easement shall be of perpetual duration; provided that, if the CE is deemed null and void by any Court of competent jurisdiction this Easement shall likewise be deemed null and void.

TO HAVE AND TO HOLD, unto to the SERLC, its successors and assigns the Easement above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantees and unto Grantees' successors or assigns.

IN WITNESS WHEREOF, the undersigned have set their hands and seals on this the 29 day of December, 2009.

TP LAND COMPANY, LLC

BY: _____

Kenneth H. Polk

Its: Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that **Kenneth H. Polk**, the Managing Member of **TP Land Company, LLC**, an Alabama limited liability company, whose name is signed to the foregoing Easement for Access to Conservation Easement, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of December, 2009.

Jessica Uhl

NOTARY PUBLIC

My Commission Expires: 8-15-2010

Shelby County, AL 12/30/2009

State of Alabama

Deed Tax : \$.50



20091230000477130 2/4 \$20.50
Shelby Cnty Judge of Probate, AL
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\$500 value

EXHIBIT A
EASEMENT FOR ACCESS

LEGAL DESCRIPTION
FOR
AN INGRESS AND EGRESS EASEMENT

A centerline description for a Ten foot wide Ingress and Egress Easement situated in the Northwest Quarter of the Southeast Quarter of Section 23, and the East Half of the Southwest Quarter of Section 23, all in Township 18 South, Range 1 East, Shelby County, Alabama.

Commencing at a found rebar being the locally accepted Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said Southwest Quarter of Section 23, and an extension thereof, for 1385.9 feet to a point; thence deflect $90^{\circ}00'00''$ and run to the left in a Northerly direction for 286.07 feet to the POINT OF BEGINNING of the herein described Ingress and Egress Easement, side lines of said Easement lying 5.0 feet either side and parallel to the following described centerline; said POINT OF BEGINNING also lying on a point marking the end of the centerline of Twin Pines Road, a public road, same point also marking the beginning of the centerline of Twin Pines Road, a private road, and being a point on a curve to the right having a radius of 312.91 feet and a central angle of $4^{\circ}11'29''$; thence deflect $115^{\circ}33'25''$ to the tangent of said curve and run to the left in a Southwesterly direction along the arc of said curve for 22.89 feet to the point of tangency; thence continue tangent to the last described curve and run in a Southwesterly direction for 324.10 feet to the point of curvature of a curve to the left having a radius of 1842.72 feet and a central angle of $07^{\circ}18'16''$; thence run in a Southwesterly direction along the arc of said curve for 234.92 feet to the point of tangency; thence continue tangent to the last described curve and run in a Southwesterly direction for 28.85 feet to the point of curvature of a curve to the left having a radius of 8097.50 feet and a central angle of $1^{\circ}16'10''$; thence run in a Southwesterly direction along the arc of said curve for 179.42 feet to a point; thence deflect $90^{\circ}00'00''$ from the tangent of the last curve and leaving the centerline of Twin Pines Road, a private road, run to the left and in a Southeasterly direction for 130.24 feet to a point on the Northwestern limits of a proposed Conservation Area for Saunders Bridge, said point also being the POINT OF ENDING of said Ingress and Egress Easement, side lines of said easement to extend to said proposed Conservation Area. Ingress and Egress Easement containing 0.21 acres more or less.



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Shelby Cnty Judge of Probate, AL
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EXHIBIT B CONSERVATION EASEMENT

Shelby County
State of Alabama

Commence at a found rebar and cap marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 322.71 feet to a point; thence deflect $90^{\circ}00'$ right and leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line run in a Southerly direction a distance of 406.05 feet to the Point of Beginning of the herein described parcel; thence deflect $122^{\circ}12'14''$ left and run in a Northeasterly direction a distance of 166.72 feet to the beginning of a curve to the right having a radius of 7967.50 feet, and a central angle of $3^{\circ}32'02''$; thence run in a Northeasterly direction along the arc of the last described curve a distance of 491.41 feet to the point of tangency; thence run tangent to the last described curve in a Northeasterly direction a distance of 28.85 feet to the beginning of a curve to the right having a radius of 1712.72 feet and a central angle of $7^{\circ}18'16''$; thence run in a Northeasterly direction along the arc of the last described curve a distance of 218.35 feet to the point of tangency; thence run tangent to the last described curve a distance of 270.64 feet to a point; thence turn an interior angle of $101^{\circ}35'53''$ and run to the right in a Southeasterly direction a distance of 190.63 feet to a point on the edge of a lake; thence turn an interior angle of $98^{\circ}47'08''$ and following the meander of the edge of said lake for a distance of 811 feet, more or less, run to the right in a Southwesterly direction a distance of 680.87 feet to a point on the edge of said lake; thence turn an interior angle of $154^{\circ}14'25''$ and continuing along the meander of the edge of said lake for a distance of 542 feet more or less, run to the right in a Southwesterly direction a distance of 520.71 feet to a point; thence turn an interior angle of $106^{\circ}12'53''$ and leaving said lake run to the right in a Northwesterly a distance of 253.23 feet to the Point of Beginning, containing 8.4 acres, more or less.

