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This instrument prepared by:

H. Hampton Boles  
600 North 18th Street  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
 )  
 )  
COUNTY OF SHELBY )

CONVEYANCE OF NON-EXCLUSIVE  
EASEMENT FOR INGRESS AND EGRESS

WHEREAS, INVERNESS ASSOCIATES, a general partnership composed of FLETCHER PROPERTIES OF ALABAMA, INC., a corporation, REFCO-INVERNESS, INC., a corporation, and CENTENNIAL EQUITIES CORPORATION, a corporation, (GRANTOR) is the owner of a parcel of real property situated in Shelby County, Alabama, being described as Parcel I on Exhibit "A", attached hereto and hereby made a part hereof as if set out in full.

WHEREAS, GRANTOR desires to convey to FLETCHER PROPERTIES OF ALABAMA, INC., REFCO-INVERNESS, INC., CENTENNIAL EQUITIES CORPORATION and to any and all present and future owner or owners of an interest, including mortgagees, in the real property described as Parcel II on Exhibit "A", attached hereto and hereby made a part hereof as if set out in full, or any part thereof, a non-exclusive easement for ingress and egress in common with others over the road to be constructed on Parcel I.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby grant to INVERNESS ASSOCIATES, FLETCHER PROPERTIES OF ALABAMA, INC., REFCO-INVERNESS, INC., and CENTENNIAL EQUITIES CORPORATION, their successors and assigns, and to any and all present and future owners, including mortgagess, of any interest in Parcel II or any part thereof, a non-exclusive easement for ingress and egress by pedestrian or vehicle travel to and from Parcel II, or any part thereof, over and on the strip of land described as Parcel I. Said easement is for the use and benefit of said present or future owners of Parcel II.

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GRANTOR reserves unto GRANTOR, its successors and assigns the right to dedicate to a municipality, county, state or other governmental entity said strip described as Parcel I, or any part thereof, together with any additional land of GRANTOR, for road way purposes, without consent of any grantee or beneficiary herein.

This easement is in common with GRANTOR and others and is not exclusive.

TO HAVE AND TO HOLD the same to the said owners of Parcel I, their successors and assigns, forever.

IN WITNESS WHEREOF, GRANTOR, by an officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24<sup>th</sup> day of June, 1974.

INVERNESS ASSOCIATES,  
a general partnership

By: FLETCHER PROPERTIES OF  
ALABAMA, INC.

ATTEST:

[Signature]  
ASST - Secretary

By [Signature]  
Its VICE PRES.

By: REFCO-INVERNESS, INC.

[Signature]  
Secretary

By [Signature]  
Its Vice Pres

By: CENTENNIAL EQUITIES CORPORATION

[Signature]  
Assistant Secretary

By [Signature]  
Its Investment Vice President

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STATE OF Florida

COUNTY OF Duval

I, Sandra L. Howard, a Notary Public in and for said County, in said State, hereby certify that Paul M. Lee, whose name as Vice President of Fletcher Properties of Alabama, 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 May, 1974.

Sandra L. Howard  
Notary Public  
Notary Public, State of Florida at Large  
My Commission Expires Aug. 9, 1975  
Bonded By American Fire & Casualty Company

STATE OF Illinois

COUNTY OF Cook

I, Carolyn C. Wilcox, a Notary Public in and for said County in said State, hereby certify that Frank G. Culberson, whose name as Vice President of Refco-Inverness, 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 23rd day of May, 1974.

Carolyn C. Wilcox  
Notary Public  
My Commission Expires 2-13-77

STATE OF Georgia

COUNTY OF DeKalb

I, Linda S. Faccia, a Notary Public in and for said County in said State, hereby certify that Glen Concedale, whose name as Inc. Vice President of Centennial Equities Corporation, 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 24th day of June, 1974.

Linda S. Faccia  
Notary Public  
Notary Public, Georgia State at Large  
My Commission Expires May 30, 1977



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## EXHIBIT A

## PARCEL I

A tract of land located in Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of Section 2, Township 19 South, Range 2 West, thence N 00 degrees 44 minutes 22 seconds W, 736.29 feet to the north right of way line of Valleydale Road; thence S 36 degrees 51 minutes 30 seconds W, 251.24 feet along said north right of way line of Valleydale Road to the point of curvature of a curve to the right having a central angle of 37 degrees 01 minutes 30 seconds, a radius of 914.53 feet, an arc of 590.98 feet; thence along said arc 590.98 feet to the point of tangency; thence along the tangent S 73 degrees 53 minutes 00 seconds W 11.08 feet to the point of curvature to a curve to the left having a central angle of 11 degrees 04 minutes 45 seconds, a radius of 1472.40 feet, an arc of 284.71 feet; thence along said arc 284.71 feet to the point of beginning; thence deflecting right 85 degrees 02 minutes 15 seconds from the tangent of the last described curve to the tangent of a curve to the left having a central angle of 54 degrees 44 minutes 30 seconds, a radius of 550.00 feet, an arc of 525.48 feet, continuing from the point of beginning along said arc 525.48 feet, to the point of tangency; thence N 86 degrees 54 minutes 00 seconds W, 85.00 feet along a tangent to the point of curvature of a curve to the right having a central angle of 51 degrees 32 minutes 00 seconds, radius of 650.00 feet, an arc of 584.63 feet; thence along said arc 584.63 feet to the point of tangency; thence N 35 degrees 22 minutes W, 120.00 feet along the tangent to the point of curvature of a curve to the left having a central angle of 29 degrees 24 minutes 20 seconds, a radius of 750.00 feet an arc of 384.89 feet; thence along said arc 384.89 feet to a point on the curve; thence along a radial line N 25 degrees 13 minutes 40 seconds E, 25.0 feet to point on a curve to the left having a central angle of 25 degrees 51 minutes 20 seconds, a radius of 775.00 feet, an arc of 349.70 feet; thence along said arc 349.70 feet to the point of tangency; thence along a tangent S 89 degrees 22 minutes 20 seconds W, 313.74 feet to the point of curvature of a curve to the right having a central angle of 7 degrees 42 minutes 14 seconds, a radius of 1725.00 feet, an arc of 231.94 feet; thence along said arc 231.94 feet to a point; thence S 36 degrees 23 minutes 00 seconds W, 18.61 feet to a point; thence N 77 degrees 21 minutes 00 seconds W, 280.30 feet to a point; thence N 38 degrees 43 minutes 30 seconds E, 16.38 feet to a point on a curve to the right having a central angle of 30 degrees 04 minutes 46 seconds, a radius of 725.00 feet, an arc of 380.61 feet; thence continue along said arc 380.61 feet to a point; thence S 36 degrees 24 minutes 00 seconds W, 15.67 feet to a point; thence N 33 degrees 34 minutes 10 seconds W, 191.09 feet to a point; thence N 27 degrees 16 minutes 30 seconds E, 21.45 feet to a point on a curve to the right having a central angle of 10 degrees 37 minutes 16 seconds, a radius of 725.00 feet, an arc of 134.40 feet; thence continuing along said arc 134.40 feet to the point of tangency and the point of curvature of a curve to the right having a central angle of 11 degrees 38 minutes 45 seconds, a radius of 1025.00 feet, an arc of 208.34 feet; thence continuing along said arc 208.34 feet to a point thence along a radial line N 87 degrees 38 minutes 45 seconds E, 25.00 feet to a point on a curve to the right having a central angle of 18 degrees 12 minutes 21 seconds, a radius of 1000.00 feet, an arc of 317.75 feet; thence continuing along said arc 317.75 feet to a point on the curve; thence along a radial line N 74 degrees 08 minutes 54 seconds W 30.00 feet to a point on a curve to the right having a central angle of 12 degrees 47 minutes 44 seconds, a radius of 1030.00 feet, an arc of 230.00 feet; thence continuing along said arc 230.00 feet to the point of tangency and the point of curvature of a curve to the right having a central angle of 11 degrees 54 minutes 38 seconds, a radius of 1930.00 feet, an arc of 401.21 feet; thence continuing along said arc 401.21 feet to a point;



thence along a radial line N 49 degrees 26 minutes 32 seconds W, 80.00 feet to the point of curvature of a curve to the left having a central angle of 11 degrees 54 minutes 38 seconds, a radius of 2010.00 feet, an arc of 417.84 feet, thence continuing along said arc 417.84 feet to a point; thence along a radial line N 61 degrees 21 minutes 10 seconds W, 10 feet to a point on a curve to the left having a central angle of 12 degrees 47 minutes 44 seconds, a radius of 1120.00 feet, an arc of 250.12 feet; thence continuing along said arc 250.12 feet to a point; thence along a radial line S 74 degrees 08 minutes 54 seconds E, 10.00 feet to a point on a curve to the left having a central angle of 29 degrees 51 minutes 06 seconds, a radius of 1110.00 feet, an arc of 578.32 feet; thence continuing along said arc 578.32 feet to a point; thence along a radial line S 76 degrees 00 minutes 00 seconds W, 15.00 feet to a point on a curve to the left having a central angle of 13 degrees 32 minutes 41 seconds, a radius of 825.00 feet, an arc of 195.03 feet; thence continuing along said arc 195.03 feet to a point; thence along a line S 46 degrees 00 minutes 29 seconds W, 36.42 feet to a point; thence along a line S 36 degrees 10 minutes 00 seconds E, 237.36 feet to a point; thence along a line N 24 degrees 42 minutes 58 seconds E, 43.04 feet to a point on a curve to the left having a central angle of 28 degrees 04 minutes 07 seconds, a radius of 820.00 feet, an arc of 401.71 feet; thence along said arc 401.71 feet to a point; thence along a line S 7 degrees 34 minutes 06 seconds W, 40.76 feet to a point; thence along a line S 75 degrees 46 minutes 00 seconds E, 150.05 feet to a point; thence along a line N 56 degrees 12 minutes 30 seconds E, 49.81 feet to a point on a curve to the left having a central angle of 10 degrees 55 minutes 47 seconds, a radius of 1825.00 feet, an arc of 348.14 feet; thence continuing along said arc 348.14 feet to a point; thence along a radial line N 00 degrees 37 minutes 40 seconds W, 15.00 feet to a point; thence along a line N 89 degrees 22 minutes 20 seconds E, 313.74 feet to the point of curvature of a curve to the right having a central angle of 39 degrees 27 minutes 40 seconds, a radius of 690.00 feet, an arc of 475.22 feet; thence continuing along said arc 475.22 feet to a point; thence along a radial line S 38 degrees 50 minutes 00 seconds W, 20.00 feet to a point on a curve to the right having a central angle of 15 degrees 48 minutes 00 seconds, a radius of 670.00 feet, an arc of 184.76 feet; thence along said arc 184.76 feet to a point; thence along a radial line N 54 degrees 38 minutes 00 seconds E, 20.00 feet to a point; thence along a line S 35 degrees 22 minutes 00 seconds E, 120.00 feet to the point of curvature of a curve to the left having a central angle of 51 degrees 32 minutes 00 seconds, a radius of 710.00 feet, an arc of 674.57 feet; thence along said arc 674.57 feet to a point; thence along a radial line S 3 degrees 06 minutes 00 seconds W, 90.00 feet to a point; thence along a line S 86 degrees 54 minutes 00 seconds E, 85.00 feet to a point of curvature of a curve to the right having a central angle of 31 degrees 18 minutes 03 seconds, a radius of 400.00 feet, an arc of 218.40 feet; thence along said arc 218.40 feet to a point; thence along a radial line N 34 degrees 24 minutes 03 seconds E, 40.00 feet to a point on a curve to the right having a central angle of 22 degrees 43 minutes 08 seconds, a radius of 440.00 feet, an arc of 174.47 feet; thence along said arc 174.47 feet to the north right of way line of Valleydale Road; thence deflecting left along said right of way line along a curve to the right having a central angle of 4 degrees 16 minutes 50 seconds, a radius of 1472.40 feet an arc of 110.00 feet to the point of beginning. Containing 9.9 acres more or less.



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Exhibit A

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PARCEL II

A tract of land located in Section 35, Township 18 South, Range 2 West, Jefferson County, Alabama, and Sections 35 and 36, Township 18 South, Range 2 West, Shelby County, Alabama and in Sections 1, 2, 10 and 11, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama, and run North 00 degrees 47 minutes 20 seconds West a distance of 3904.92 feet to a point; thence South 88 degrees 11 minutes 50 seconds East a distance of 1324.57 feet; thence North 00 degrees 47 minutes West a distance of 1304.87 feet to a point; thence North 00 degrees 50 minutes 50 seconds West a distance of 2009.81 feet to a point on the Southwest bank of the Cahaba River; thence continuing along the shoreline and on a random traverse of the Cahaba River South 34 degrees 35 minutes 30 seconds East a distance of 212.54 feet to a point; thence South 76 degrees 16 minutes 40 seconds East a distance of 153.64 feet to a point; thence South 35 degrees 36 minutes 50 seconds East a distance of 143.32 feet to a point; thence North 72 degrees 05 minutes 40 seconds East a distance of 69.95 feet to a point; thence North 75 degrees 19 minutes 40 seconds East a distance of 180.18 feet to a point; thence North 70 degrees 55 minutes 20 seconds East a distance of 111.66 feet to a point; thence North 53 degrees 58 minutes 50 seconds East a distance of 92.06 feet to a point; thence North 23 degrees 57 minutes 10 seconds East a distance of 88.29 feet to a point; thence North 19 degrees 42 minutes 20 seconds East a distance of 66.65 feet to a point; thence North 24 degrees 57 minutes 40 seconds East a distance of 86.70 feet to a point; thence North 5 degrees 06 minutes 20 seconds East a distance of 145.97 feet to a point; thence North 18 degrees 44 minutes 40 seconds West a distance of 161.87 feet to a point; thence North 2 degrees 03 minutes 50 seconds West a distance of 160.58 feet to a point; thence North 15 degrees 39 minutes 20 seconds West a distance of 132.19 feet to the last point on the random traverse of the shoreline of the Cahaba River; thence continuing along the boundary line of said tract of land and South 88 degrees 44 minutes 20 seconds East a distance of 534.35 feet to a point; thence South 00 degrees 40 minutes 20 seconds East a distance of 2673.07 feet to a point; thence North 26 degrees 12 minutes East a distance of 2946.30 feet to a point; thence North 45 degrees 29 minutes 10 seconds East a distance of 1790.14 feet to a point; thence South 46 degrees 25 minutes 20 seconds East a distance of 82.90 feet to a point; thence South 00 degrees 10 minutes 40 seconds East a distance of 556.18 feet to a point; thence South 88 degrees 27 minutes 40 seconds East a distance of 599.92 feet to a point; thence South 46 degrees 25 minutes



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20 seconds East a distance of 40.73 feet to a point; thence North 43 degrees 34 minutes 40 seconds East a distance of 36.72 feet to a point; thence South 88 degrees 27 minutes 40 seconds East a distance of 903.60 feet to a point on the Southwest right-of-way line of U.S. Highway No. 280; thence South 46 degrees 25 minutes 20 seconds East and along the Southwest right-of-way line of said highway a distance of 591.17 feet to a point; said point being a point of beginning of a curve to the left having a central angle of 14 degrees 58 minutes a radius of 2904.79 feet and an arc of 758.78 feet; thence continuing along the said highway right-of-way and along the last described arc a distance of 758.78 feet to a point; thence South 61 degrees 23 minutes 20 seconds East and along the right-of-way of said highway a distance of 50.98 feet to a point; thence South 00 degrees 28 minutes 30 seconds East a distance of 2513.59 feet to a point; thence South 88 degrees 24 minutes 40 seconds East a distance of 344.17 feet to a point on the Northwest right-of-way line of ValleyDale Road; thence South 29 degrees 30 minutes 30 seconds West and along the right-of-way of said County Road a distance of 627.19 feet to a point of beginning of a curve to the left having a central angle of 13 degrees 14 minutes 10 seconds a radius of 2904.79 feet and an arc of 671.05 feet; thence continuing along the right-of-way line of said County Road and along the arc of the last described curve a distance of 671.05 feet to a point; thence South 16 degrees 16 minutes 20 seconds West and along the right-of-way line of said County Road a distance of 126.64 feet to a point of beginning of a curve to the right having a central angle of 18 degrees 57 minutes 10 seconds a radius of 2108.59 feet and an arc of 697.50 feet; thence continuing along the right-of-way of said County Road and along the arc of the last described curve a distance of 697.50 feet to a point; thence South 35 degrees 13 minutes 30 seconds West and along the right-of-way of said County Road a distance of 1565.34 feet to a point of beginning of a curve to the right having a central angle of 14 degrees 56 minutes 50 seconds a radius of 2824.79 feet and an arc of 736.93 feet; thence continuing along the right-of-way of said County Road and along the arc of the last described curve a distance of 736.93 feet to a point; thence South 50 degrees 10 minutes 20 seconds West and along the right-of-way line of said County Road a distance of 55.39 feet to the point of beginning of a curve to the left having a central angle of 13 degrees 18 minutes 50 seconds a radius of 1949.86 feet and an arc of 453.09 feet; thence continuing along the right-of-way of said County Road and along the arc of the last described curve a distance of 453.09 feet to a point; thence South 36 degrees 51 minutes 30 seconds West and along the right-of-way of said County Road a distance of 712.24 feet to a point of beginning of a curve to the right having a central angle of 37 degrees 01 minutes 30 seconds





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a radius of 914.53 feet and an arc of 590.98 feet; thence continuing along the right-of-way of said County Road and along the arc of the last described curve a distance of 590.98 feet to a point; thence South 73 degrees 53 minutes West and along the right-of-way of said County Road a distance of 11.08 feet to a point of beginning of a curve to the left having a central angle of 15 degrees 27 minutes a radius of 1472.40 feet and an arc of 397.04 feet; thence continuing along the right-of-way of said County Road and along the arc of the last described curve a distance of 397.04 feet to a point; thence North 87 degrees 35 minutes 45 seconds West a distance of 1638.20 feet to a point; thence South 00 degrees 37 minutes 50 seconds East a distance of 1330.23 feet to a point; thence North 87 degrees 45 minutes 30 seconds West a distance of 1325.89 feet to a point; thence South 00 degrees 47 minutes 10 seconds East a distance of 1334.40 feet to a point; thence North 87 degrees 55 minutes 50 seconds West a distance of 1322.08 feet to a point; thence North 89 degrees 36 minutes 30 seconds West a distance of 1329.70 feet to a point; thence North 1 degree 06 minutes 40 seconds West a distance of 1333.99 feet to a point; thence South 89 degrees 46 minutes 20 seconds East a distance of 1327.56 feet to a point; thence North 00 degrees 15 minutes 30 seconds West a distance of 1338.51 feet more or less to the point of beginning of the herein described Parcel containing 1344.519 acres more or less;

and,

A tract of land located in Sections 1 and 2, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 19 South, Range 2 West and run South 00 degrees 43 minutes 45 seconds East a distance of 2634.80 feet to a point; thence run North 88 degrees 31 minutes 10 seconds West a distance of 1327.49 feet to a point; thence run South 00 degrees 45 minutes 20 seconds East a distance of 1318.29 feet to a point; thence run North 88 degrees 33 minutes 30 seconds West a distance of 1327.21 feet to a point; thence run South 00 degrees 46 minutes East a distance of 1319.18 feet to a point; thence run North 88 degrees 35 minutes 45 seconds West a distance of 1326.93 feet to a point; thence run North 87 degrees 35 minutes 45 seconds West a distance of 857.57 feet to a point on the East right-of-way line of Valley Dale Road and a point on a curve to the right having a central angle of 10 degrees 12 minutes, a radius of 1392.40 feet, an arc of 247.88 feet; thence continue along said arc with a tangent bearing North 63 degrees 41 minutes East, a distance of 247.88 feet to a point; thence run North 73 degrees 53 minutes East a distance of 11.08 feet to the point of beginning of a curve to the left having a central angle of 37 degrees 01 minute 30 seconds a radius of 994.53 feet an arc of 642.67 feet; thence continue along said arc a distance of 642.67 feet to a point; thence run North 36 degrees 51 minutes 30 seconds East a distance of 712.24 feet to the point of beginning of a curve to the right having a central angle of 13 degrees 18 minutes 50 seconds a radius of 1869.86 feet, an arc



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of 434.50 feet; thence continue along said arc 434.50 feet to a point; thence run North 50 degrees 10 minutes 20 seconds East a distance of 55.39 feet to the point of beginning of a curve to the left having a central angle of 14 degrees 56 minutes 50 seconds, a radius of 2904.79 feet, an arc of 757.80 feet; thence continue along said arc of 757.80 feet to a point; thence run North 35 degrees 13 minutes 30 seconds East a distance of 1565.34 feet to the point of beginning of a curve to the left having a central angle of 18 degrees 57 minutes 10 seconds a radius of 2188.59 feet, an arc of 723.96 feet, thence continue along said arc 723.96 feet to a point; thence run North 16 degrees 16 minutes 20 seconds East a distance of 126.64 feet to the point of beginning of a curve to the right having a central angle of 13 degrees 14 minutes 10 seconds a radius of 2824.79 feet, an arc of 652.57 feet; thence continue along said arc 652.57 feet to a point; thence run North 29 degrees 30 minutes 30 seconds East a distance of 669.58 feet to a point at the intersection of the East right-of-way line of Valley Dale Road and the North line of Section 1, Township 19 South, Range 2 West; thence run South 88 degrees 25 minutes 40 seconds East a distance of 893.33 feet more or less ot the point of beginning containing 179.54 acres more or less.

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

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U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

*Conrad J. Steward*  
JUDGE OF PROBATE

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