

STATE OF ALABAMA)
COUNTY OF SHELBY)

5093

RIGHT-OF-WAY DEED FOR ROAD
AND OTHER PUBLIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS, that we, the under-
signed, Charles H. Pettus, Jr., ^{and wife, Carolyn W. Pettus} ~~Gora I. Pettus, and Charles~~ ^{CWP}
~~H. Pettus~~ (hereinafter referred to as "GRANTORS"), in and for
the consideration of One Dollar (\$1.00) in hand paid by THE HARBERT-
EQUITABLE JOINT VENTURE, under Joint Venture Agreement dated
January 30, 1974 (hereinafter referred to as "GRANTEE"), the
receipt whereof is hereby acknowledged and for the further con-
sideration of the benefit accruing to GRANTORS and to the public
for the construction of a public road through GRANTORS' land
in Shelby County, Alabama, GRANTORS do hereby give, grant, bargain,
sell and convey unto GRANTEE, its successors and assigns, a right-
of-way for a public road and other public purposes, over and
across GRANTORS' said land in Shelby County, Alabama; which right-
of-way herein conveyed is more particularly described as follows:

A tract of land situated in the NE 1/4
of the NE 1/4, Section 35, Township 19
South, Range 3 West, Shelby County, Ala-
bama, being more particularly described
as follows:

Commence at the NW corner of the NE 1/4
of the NE 1/4 thence S 0°14'39" W, 196.63
feet along the west line of said 1/4-1/4
to the point of beginning; thence S 76°
27'20" E 200.30 feet; thence S 0°14'39"
W 26.95 feet; thence 87°51'00" right
tangent to a curve to the right having a
radius of 210 feet and a central angle of
21°52'22"; thence westerly along said
curve 80.17 feet; thence N 70°02'00" W 30.53
feet tangent to said curve to a curve to the
left, said curve having a radius of 195 feet
and a central angle of 26°05'37"; thence
westerly along said curve 88.81 feet to the
westerly line of said 1/4-1/4; thence
N°14'37" E 40.33 feet along said 1/4-1/4
line to the point of beginning and con-
taining 0.144 acres more or less.

BOOK 292 PAGE 575



19750610000027710 1/4 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1975 12:00:00 AM FILED/CERT

BOOK 292 PAGE 576

For the same consideration, GRANTORS further grant to GRANTEE all trees, growth (growing or that may hereafter grow) and road building materials within said right-of-way, together with the right to use the same in such manner and at such locations as GRANTEE may deem proper, needful or necessary in the construction, reconstruction, improvement or maintenance of said road; together with the right to cut and keep clear all trees, undergrowth and other obstructions on GRANTORS' adjoining lands adjacent to said right-of-way when deemed reasonably necessary for the avoidance of danger in and about said public use of said right of way. GRANTORS agree that GRANTEE, and GRANTEE's agents, employees, and contractors shall have the right of ingress and egress to GRANTORS' property adjoining said right-of-way during the period of constructing the road to the extent reasonably necessary for purposes of such construction. GRANTORS and GRANTORS' heirs, successors and assigns do hereby release GRANTEE, its successors and assigns and all its employees, agents and contractors from all consequential damages, present or prospective, to GRANTORS' property, arising out of the construction, improvement, maintenance or repair of said road; provided however, that the release stated herein does not apply to physical damage to GRANTORS' house. The GRANTORS do hereby admit and acknowledge that said road if and when constructed will be a benefit to the property of the GRANTORS.

GRANTEE, its successors and assigns, specifically have and are given and granted the right to dedicate, convey, assign or transfer to a municipality, county, state or other governmental entity said right-of-way described herein, or any part thereof, together with any additional land of GRANTEE, for public roadway and other public purposes, without consent of GRANTOR or GRANTORS' successors, heirs or assigns or any beneficiary herein. It is intended that such right-of-way be so dedicated for a public road and other public purposes; however, the failure to so dedicate will not affect this conveyance.



19750610000027710 2/4 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1975 12:00:00 AM FILED/CERT

292-576A

For the same consideration and for the like covenant of GRANTEE herein, GRANTORS for themselves, their heirs, successors and assigns do hereby covenant and agree that GRANTORS' adjoining property situated within a distance of 200 feet from the outer edge of said right-of-way shall be and is hereby restricted in use to single family residential houses and shall not be used for apartments, condominiums, or for commercial or industrial purposes. GRANTEE, for itself, its successors and assigns, does hereby covenant and agree that GRANTEE'S adjoining property situated within a distance of 200 feet from the outer edge of said right-of-way shall be and is hereby restricted in use to single family residential houses and shall not be used for apartments, condominiums, or for commercial or industrial purposes. Said covenant or restriction is not intended to and does not prohibit constructing, placing or locating on said restricted premises structures accessory to the residential house, golf courses, lakes or other similar uses. Said covenant or restriction can be changed, modified, amended, altered or terminated at any time within a period of 20 years from the date of recording this instrument by written instrument executed by GRANTORS or their successors or assigns and GRANTEE or its successors and assigns. The said covenant or restriction shall expire and be of no force or effect after 20 years from the date this instrument is recorded.

TO HAVE AND TO HOLD by GRANTEE, its successors and assigns forever, and GRANTORS covenant with GRANTEE, its successors and assigns, that GRANTORS are lawfully seized in fee of the land hereinabove described; that such land is free from all encumbrances except the lien for ad valorem taxes due October 1, 1975; and that GRANTORS have the good right to sell and convey the rights, interests, and easements granted to GRANTEE, its successors and assigns herein, and that GRANTORS and their heirs, successors and assigns will warrant and defend such rights, interests and easements to GRANTEE, its successors and assigns, against the lawful claims and demands of all persons.



IN WITNESS WHEREOF, we have hereunto set our hands
and seal this the 29th day of April, 1975.

Witness:

H. Hampton Boles

Charles H. Pettus Jr. (Seal)

H. Hampton Boles

Carolyn W. Pettus (Seal)

____ (Seal)

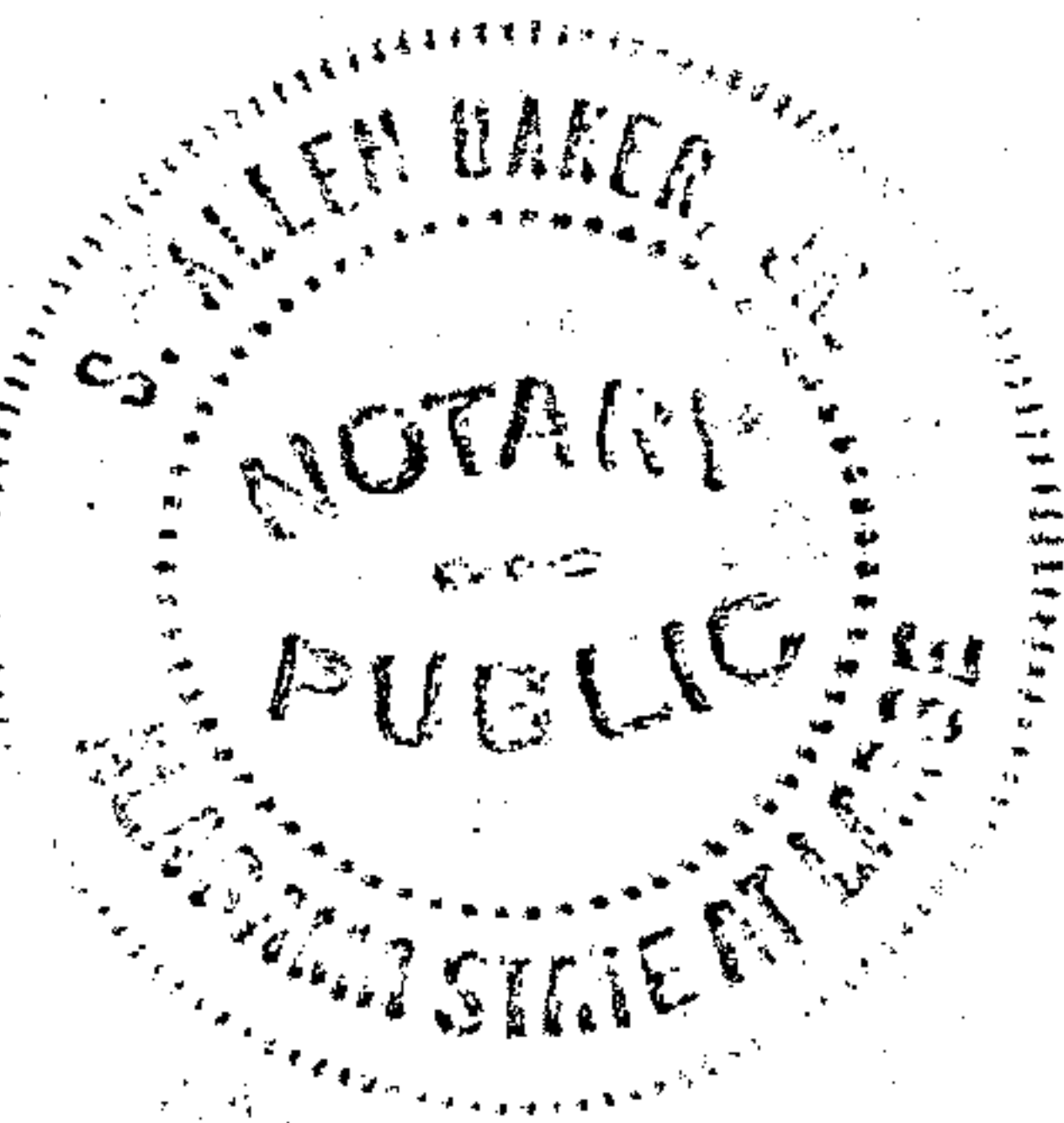
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, S. Allen Baker Jr., a Notary Public in and
for said County, in said State hereby certify that Charles H.
Pettus, Jr., ~~Carol H. Pettus and Charles H. Pettus~~, 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 this conveyance, they executed the same volun-
tarily on the day the same bears date.

Given under my hand this 29th day of April,
1975.

S. Allen Baker Jr.
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 10 AM 8:28
Deed July 50
C. J. J. J. J.
JUDGE OF PROBATE

This instrument was prepared by:

H. Hampton Boles
Balch, Bingham, Baker, Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203



19750610000027710 4/4 \$.00
Shelby Cnty Judge of Probate, AL
06/10/1975 12:00:00 AM FILED/CERT