

STATE OF ALABAMA)
SHELBY COUNTY)

8841

KNOW ALL MEN BY THESE PRESENTS: That Whereas, the undersigned, Dolphus W. Humphries, is this day conveying certain real estate in Shelby County, Alabama, as set out and described in Exhibit "A", attached hereto, subject to an easement 60 feet wide over and across the property this day conveyed, from Arrowhead Lane on the eastern side of said property to the western boundary thereof and the property still owned by the undersigned, Dolphus, W. Humphries, as laid out on that presently unrecorded boundary map of D. W. Humphries' property prepared by Allen Whitley Land Surveyor and Engineer on September 20, 1976. And whereas, a part of the consideration for said conveyance is the agreement by River Oaks Dev., Inc., to complete the construction and paving of the road along said right of way.

NOW THEREFORE, in consideration of the premises, the undersigned, River Oaks Dev., Inc., herewith agrees to complete at its own expense all of the construction and paving of the road along said right of way from Arrowhead Lane to that property still owned by D. W. Humphries, his successors or assigns, where it joins the property on the west within two years from the date hereof, provided, however, that if the proper Shelby County authorities, having the right to approve or disapprove the location of said road, do not approve it in the location proposed, and the parties hereto cannot agree on another location for said road that is mutually agreeable to them and to the appropriate Shelby County authorities, then there shall be no obligation on said River Oaks Dev., Inc., to construct and pave said road, though the easement in its present location, as shown on the aforementioned survey, shall continue and remain as a covenant running with the land in favor of that property on the west unless the parties hereto subsequently agree to change the location thereof.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed this the 22 day of Sept, 1976.

AtTEST!

Ferry M. Coffey
Secy - Treas.

Dolphus W. Humphries
Dolphus W. Humphries

RIVER OAKS DEV., INC

By:

Its

STATE OF ALABAMA)
JEFFERSON COUNTY)

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dolphus W. Humphries, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of Sept, 1976

Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of River Oaks Dev., Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 22 day of Sept, 1976

Notary Public



19760928000092700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00 AM FILED/CERT



19760928000092700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/28/1976 12:00:00 AM FILED/CERT

EXHIBIT "A"

A parcel of land located in the North Half of the SW-1/4, the SE-1/4 of the SW-1/4 and the SW-1/4 of the SE-1/4 of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NE-1/4 of the SW-1/4 of said Section 29; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 1314.50 feet to the Southeast corner of said 1/4-1/4 section; thence 14° 37' 30" left in a Southeasterly direction a distance of 1225.30 feet to the Northwesternly right of way line of Cahaba Valley Road, said point being on a curve to the left, said curve having a radius of 2904.79 feet and a central angle of 6° 54' 13"; thence 86° 10' 43" right (measured to tangent of said curve), in a Southwesterly direction along arc of said curve, a distance of 350.0 feet; thence 100° 43' 30" right (measured from tangent of said curve), in a Northwesternly direction, a distance of 1413.51 feet; thence 74° 02' 37" left in a Westerly direction a distance of 908.88 feet; thence 137° 23' right, in a Northeasterly direction, a distance of 473.39 feet; thence 114° 23' left in a Northwesternly direction a distance of 285.14 feet; thence 23° left in a Westerly direction, a distance of 226.0 feet; thence 90° right in a Northerly direction, a distance of 600.0 feet; thence 90° left in a Westerly direction a distance of 136.0 feet; thence 90° right in a Northerly direction, a distance of 239.0 feet to the North line of said North Half of the SW-1/4 of said Section 29; thence 90° right in an Easterly direction, along said North line, a distance of 1527.81 feet to the point of beginning.

16 PAGE 830

BOOK

Conrad M. Bowers
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 28 AM 9:40