

STATE OF ALABAMA)

SHELBY COUNTY)



19810316000029190 1/2 \$.00
 Shelby Only Judge of Probate AL
 03/16/1981 12:00:00 AM FILED/CERT

RELEASE OF EASEMENT

THIS RELEASE executed the 31st day of December, 1980,
 by the undersigned TAYLOR & MATHIS OF ALABAMA, INC., as agents for
 2154 TRADING CORPORATION, a corporation, d/b/a INVERNESS
 (herein the "Grantor").

WHEREAS:

(a) The Grantor is the developer of certain property in
 Shelby County, Alabama, known as Woodford, a subdivision of
 Inverness and shown on the subdivision plat recorded in Map Book
 8, Page 35, in the Office of the Judge of Probate of Shelby
 County, Alabama; and

(b) All of the lots in said subdivision are subject to a
 Declaration of Protective Covenants recorded at Book 38, Pages
 380-394 in said Probate Office, and

(c) Under said Declaration of Protective Covenants, the
 Grantor has reserved, in Section 5.4 thereof, certain easements
 (the "Easements") on, in and over strips of land ten (10) feet
 in width along the rear property line of each lot, and ten (10)
 feet in width along each sideline of each lot; and

(d) By Warranty Deed dated November 24, 1980, and recorded
 in Book 330, Page 10, in said Probate Office two adjacent lots in
 said subdivision, namely, Lots 26 and 27, Block 2, Woodford
 Subdivision of Inverness, have been conveyed to a single purchaser;
 and

(e) Grantor is desirous of releasing the easements insofar
 as they concern the strip of land ten (10) feet in width along the
 north sideline of Lot 26 and the strip of land ten (10) feet in
 width along the south sideline of Lot 27;

NOW, THEREFORE, in consideration of the premises, and of
 Ten Dollars (\$10.00) in hand paid to Grantor, the receipt and
 sufficiency whereof is hereby acknowledged, the undersigned Grantor

THIS INSTRUMENT WAS PREPARED BY
 WILLIAM D. SYLVESTER
 1400 CITY NATIONAL BANK BLDG.
 SHELBY COUNTY, ALABAMA 35203

BERKOWITZ, LEFKOVITS & PATRICK

ATTORNEYS AT LAW

1400 CITY NATIONAL BANK BUILDING

BOOK 39 PAGE 876

does hereby release, remise and quitclaim the following described easements:

Those easements reserved by developer under Section 5.4 of the Declaration of Protective Covenants recorded at Book 38, Page 380 in the Office of the Judge of Probate of Shelby County, Alabama, to the extent said easements apply to the strip of land ten (10) feet in width along the north sideline of Lot 26, and the strip of land ten (10) feet in width along the south sideline of Lot 27, Block 2, Woodford Subdivision of Inverness, as shown on the subdivision plat recorded at Map Book 8, Page 35, in said Probate Office.

This Release shall bind the said Grantor, its successors and assigns, provided, however, that if the said Lots 26 and 27 are subdivided and conveyed to separate purchasers, or if two (2) separate residences are constructed on the separate lots, this Release shall be of no further force and effect, and the said Developer, its successors and assigns, shall again have the benefit of said easement.

IN WITNESS WHEREOF, the Grantor has caused this Release to be executed by its duly authorized officer on the year and day first above written.

TAYLOR & MATHIS OF ALABAMA, INC.,
as agents for
2154 TRADING CORPORATION, a
corporation d/b/a Inverness

By Leo M. Karpelcs, Jr.
Its Assistant Project Manager
Vice President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Howard B. Nelson, Jr., whose name as ~~Assistant Project Manager~~ of TAYLOR & MATHIS OF ALABAMA, INC., a corporation, as agents for 2154 TRADING CORPORATION, a corporation, d/b/a INVERNESS, is signed to the foregoing Release, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Release, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as agent for said 2154 Trading Corporation, a corporation d/b/a Inverness.

Given under my hand and official seal, this 31st day of December, 1980.



19810316000029190 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/15/1981 12:00:00 AM FILED/CERT

Notary Public

My Commission Expires

7-22-84