

6. INSTRUMENT PREPARED BY:
Randolph H. Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

19811001000105100 Pg 1/8 .00
Shelby Cnty Judge of Probate, AL
10/01/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

ROADWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00) in hand paid by THE HARBERT-EQUITABLE JOINT VENTURE, an Alabama general partnership (hereinafter referred to as "GRANTEE"), to the undersigned, Percy W. Brower, Jr., and wife Elisabeth Brower (hereinafter referred to as "GRANTORS"), the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS do by these presents grant and convey unto said GRANTEE a non-exclusive easement for a roadway right-of-way for ingress and egress by pedestrian or vehicle travel over the following described easement area, said easement area being situated in Shelby County, Alabama:

An easement for a roadway right-of-way situated in part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, said right-of-way being 70.0 feet in width, and being more particularly shown as "Street A" on the Preliminary Plan of Harbar Townhouses, Riverchase West, dated 5-1-81, a copy of which is attached hereto as Exhibit A and made a part hereof. It is understood that the exact location of said easement may change in the event of a modification to said Preliminary Plan, but that the easement shall continue to provide access to that parcel of real property located east, south and west of the "townhouse property" shown on said Preliminary Plan.

GRANTORS reserve unto GRANTORS, their heirs or assigns, the right to use said Easement with GRANTEE, in common with others, and reserve further the right to dedicate to a municipality, county, state or other governmental entity said Easement described above, together with any additional land of GRANTORS, for roadway purposes, without consent of any GRANTEE or beneficiary herein.

TO HAVE AND TO HOLD unto the said THE HARBERT-EQUITABLE JOINT VENTURE, its successors and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS have set their hands and seals on this the 25th day of September, 1981.

WITNESS

Robert J. Lanier
Robert J. Lanier

GRANTORS:

Percy W. Brower, Jr.
Percy W. Brower, Jr.
Elisabeth Brower
Elisabeth Brower

Harbert Equitable

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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Karen O. (Bearden) Brubaker, a Notary Public in and for said county in said state, hereby certify that Percy W. Brower, Jr., and wife, Elisabeth Brower, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 25th day of September, 1981.

Karen O. (Bearden) Brubaker
Notary Public

My Commission expires: April 23, 1983

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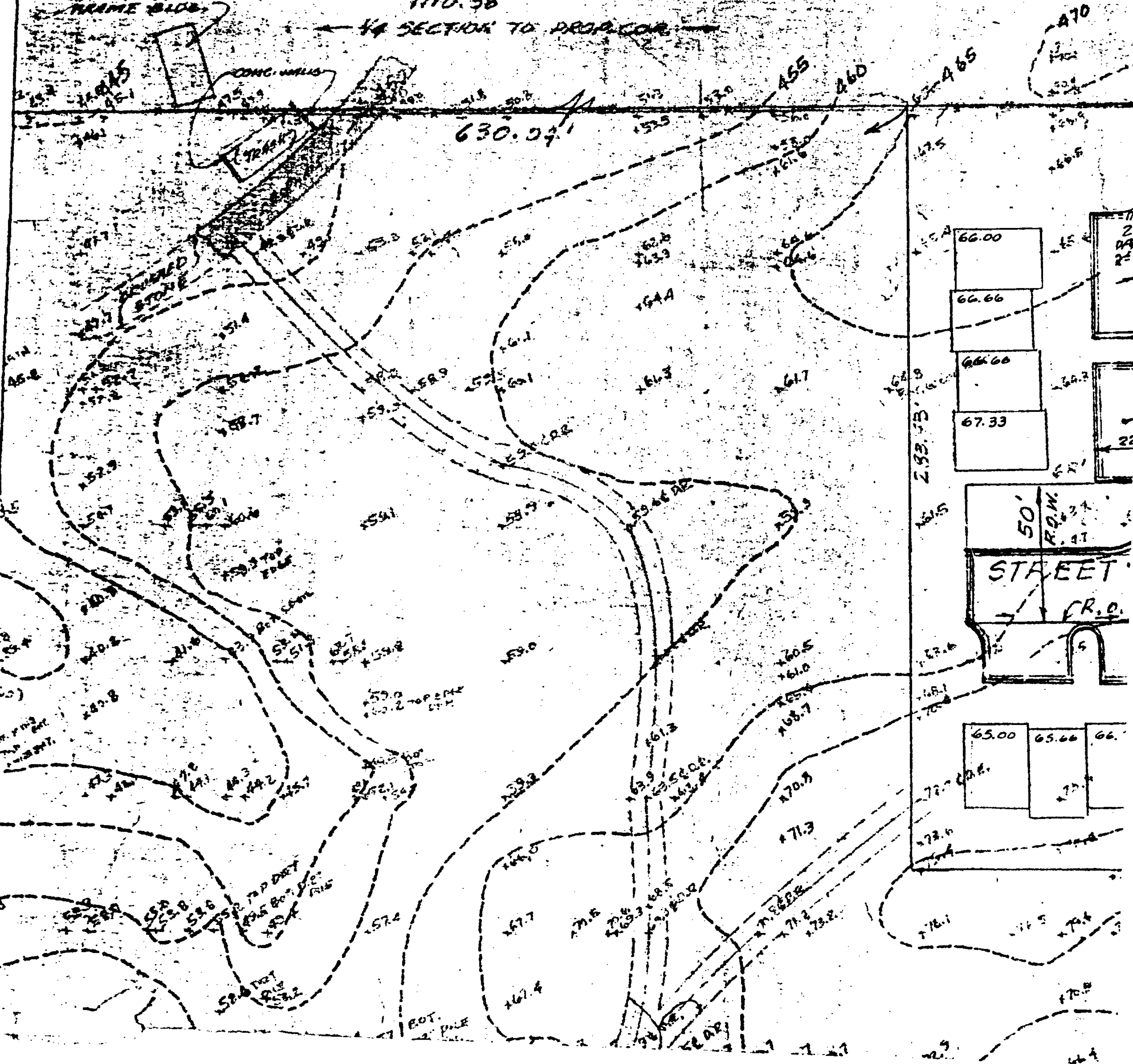
ACREAGE 2

NW COR. SW 1/4 - NW 1/4, SECT. 25, TP. 19-S, R. 3-W
SHELBY COUNTY, AL.

PARTIALLY TOWN OWN
FRAME BLDG.

1110.35'

1/4 SECTION TO PROPOSED



SCALE: 1"=50'

NOTE:

$$Q_{25} = 0.7(8.5)A$$

$$Q_{25} = 5.95(A) \text{ A}^{0.5}$$

* HAY BALES TO BE INSTALLED EARLY
ON JOB SO CONSTRUCTION MUD
AND SILT WILL NOT WASH ON TO
ADJOINING LAND TO NORTH.
(LAND NORTH OF EXISTING
FENCE IS NOT OWNED BY HARBOR
OR HARBERT-EQUITABLE.)

HAY BALES*
AS REQUIRED
RURAL ORA
65

~~NATURE~~

FACE 25

INSIDE AND IRON-

PLEASE REPLY

DISSEMINATED

10-10-50

10

100

X

11

STANDARD

U

2.0

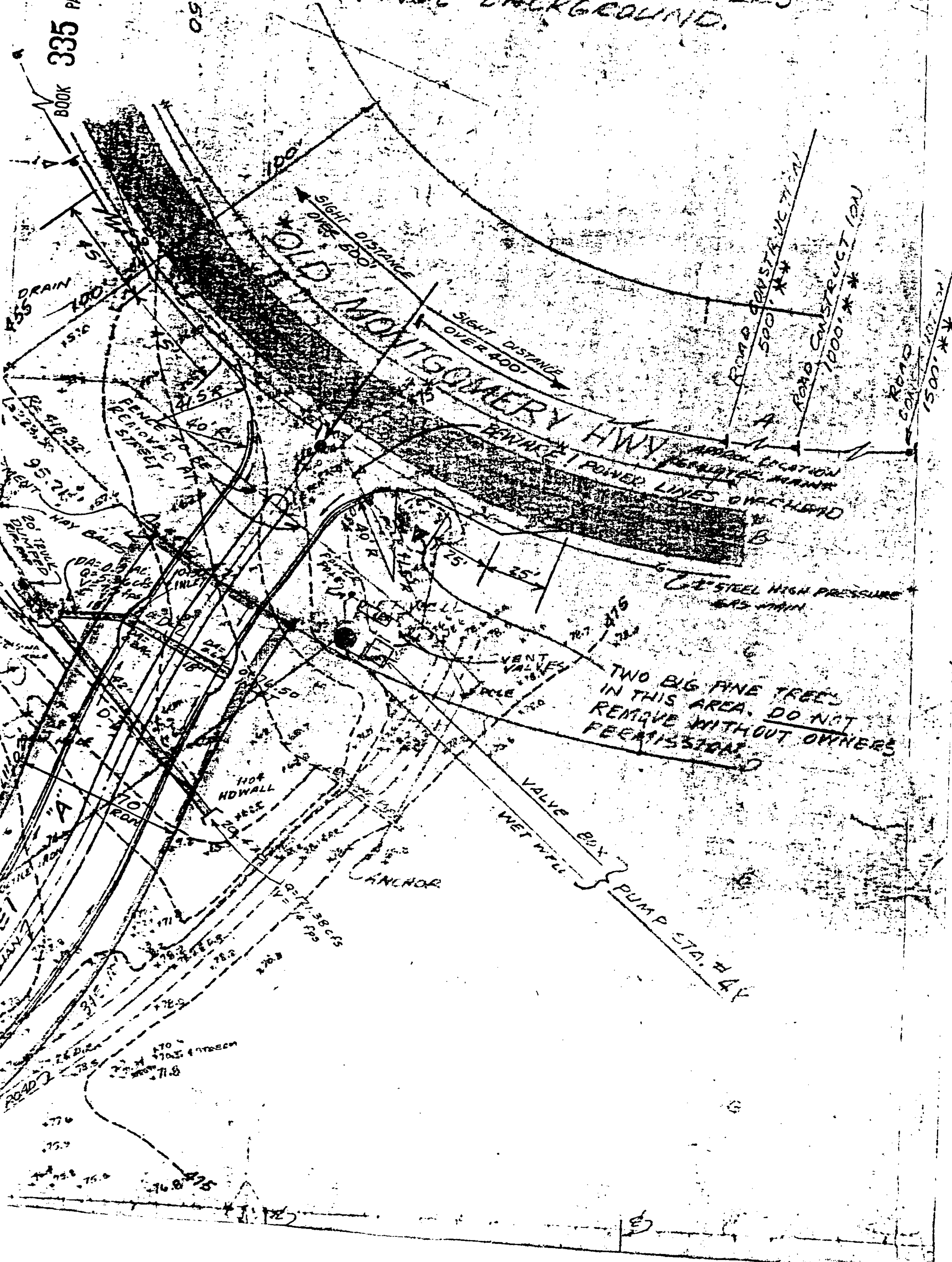
~~CONFIDENTIAL~~

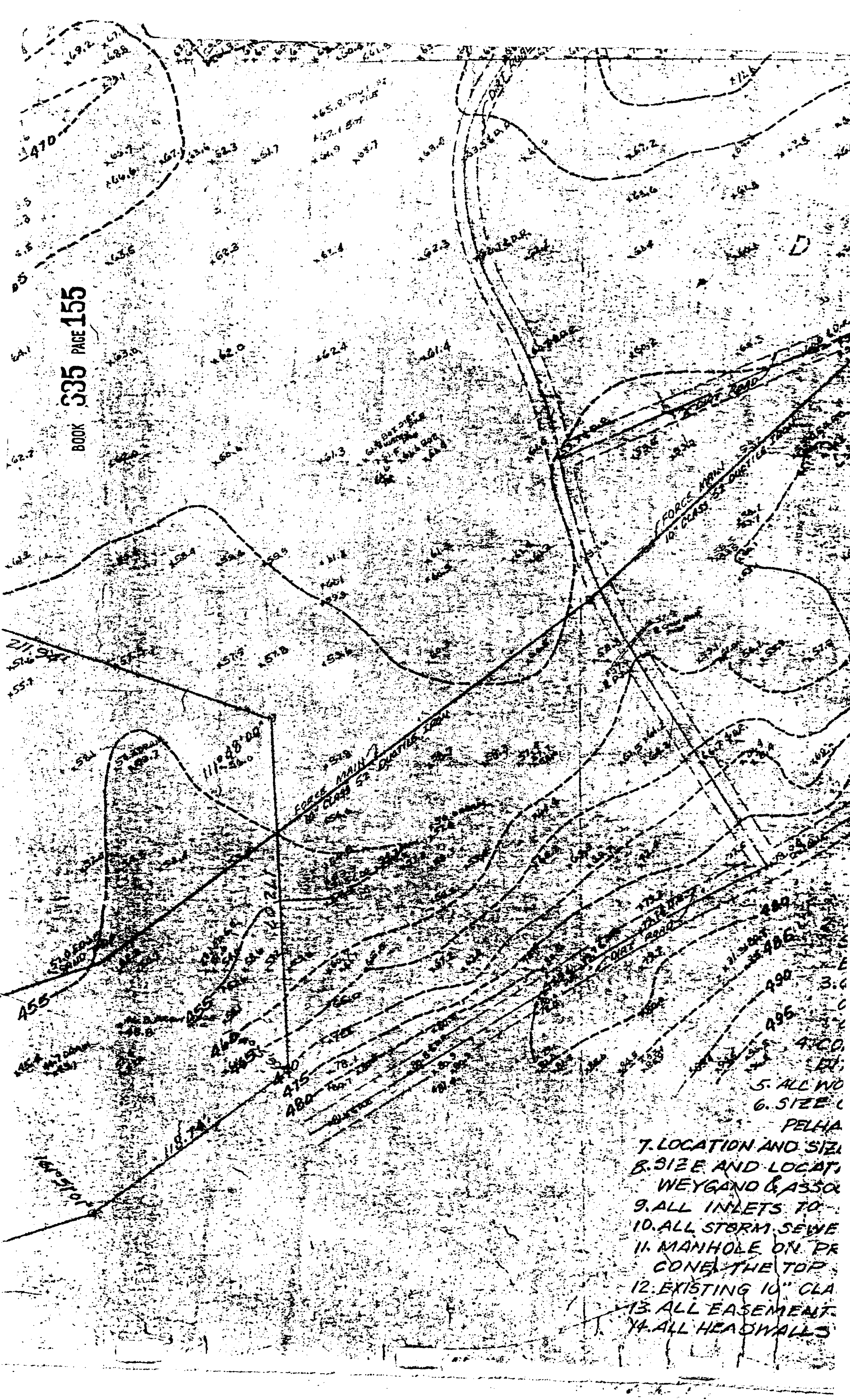
1

****TRAFFIC NOTES****

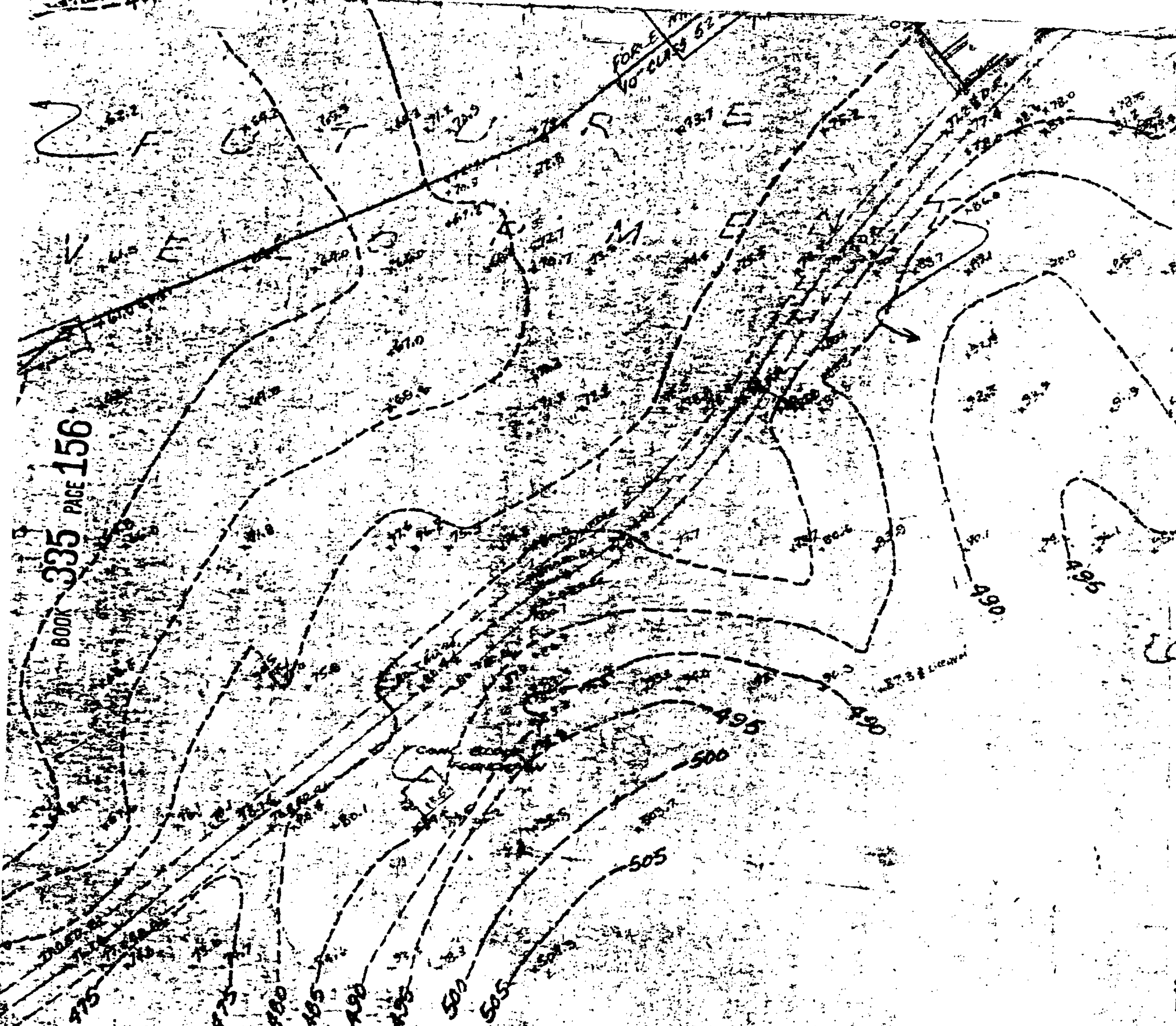
1. IT SHALL BE THE CONTRACTOR RESPONSIBILITY TO PROVIDE, INSTALL, & MAINTAIN ALL TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THESE PLANS & THE ALABAMA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS MAY BE EITHER PORTABLE OR POST MOUNTED IN ACCORDANCE WITH THE A.M.U.T.C.D. AT THE DISCRETION OF THE SHELBY CO. INSPECTOR.
3. NO ITEM OF WORK SHALL BEGIN UNTIL THE APPROPRIATE TRAFFIC CONTROL DEVICES HAVE BEEN INSTALLED.
4. SIGNS TO HAVE BLACK LETTERS ON ORANGE BACKGROUND.

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5. ALL NO
6. SIZE C
- PELHA
7. LOCATION AND SIZE
8. SIZE AND LOCATI
- WEYGAND & ASSO
9. ALL INLETS TO
10. ALL STORM SEWE
11. MANHOLE ON PR
- CONE THE TOP
12. EXISTING 10" CLA
13. ALL EASEMENT
14. ALL HEADWALLS



NOTES:

CONTRACTOR WILL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION TO INSURE THAT SUCH DOES NOT OCCUR TO ADJACENT PROPERTIES, PUBLIC ROADS AND DITCHES.

WORK WITHIN R.O.W. OF OLD MONTGOMERY HIGHWAY TO COMPLY WITH BYGO. HWY. DEPT. MINIMUM SPECIFICATIONS. CALL ALFRED JONES (669-6769) BEFORE STARTING WORK. (1" BINDER, 1" SLAS SEAL)

TRACTOR SHALL PROVIDE FOR ALL SAFETY PRECAUTIONS FOR CONSTRUCTION AT THE INTERSECTION IN OLD MONTGOMERY HWY. THE ENGINEER WILL NOT STAY TO SUPERVISE ANY WORK OR SAFETY FEATURES OR PRECAUTIONS. CONTRACTOR TO FIELD VERIFY POSSIBLE LOCATIONS OF ANY PIPES CABLES, POWER LINES, POLES OR UTILITIES BEFORE CONSTRUCTION.

TO COMPLY WITH CITY OF HOOPER ENGINEERING DEPT. SPECIFICATIONS.

WATER MAIN ON OLD MONTGOMERY HWY. AS PER MR. ANDERSON AT WATER WORKS.

GAS MAIN ON OLD MONTGOMERY HWY. AS PER ALAGASCO. (FH. 326-8337)

OF 10" CLASS 52 DUCTILE IRON FORCE MAIN AS PER PLANS BY K.B.

DATED AUGUST 6, 1980.

TYPE "B" INLETS.

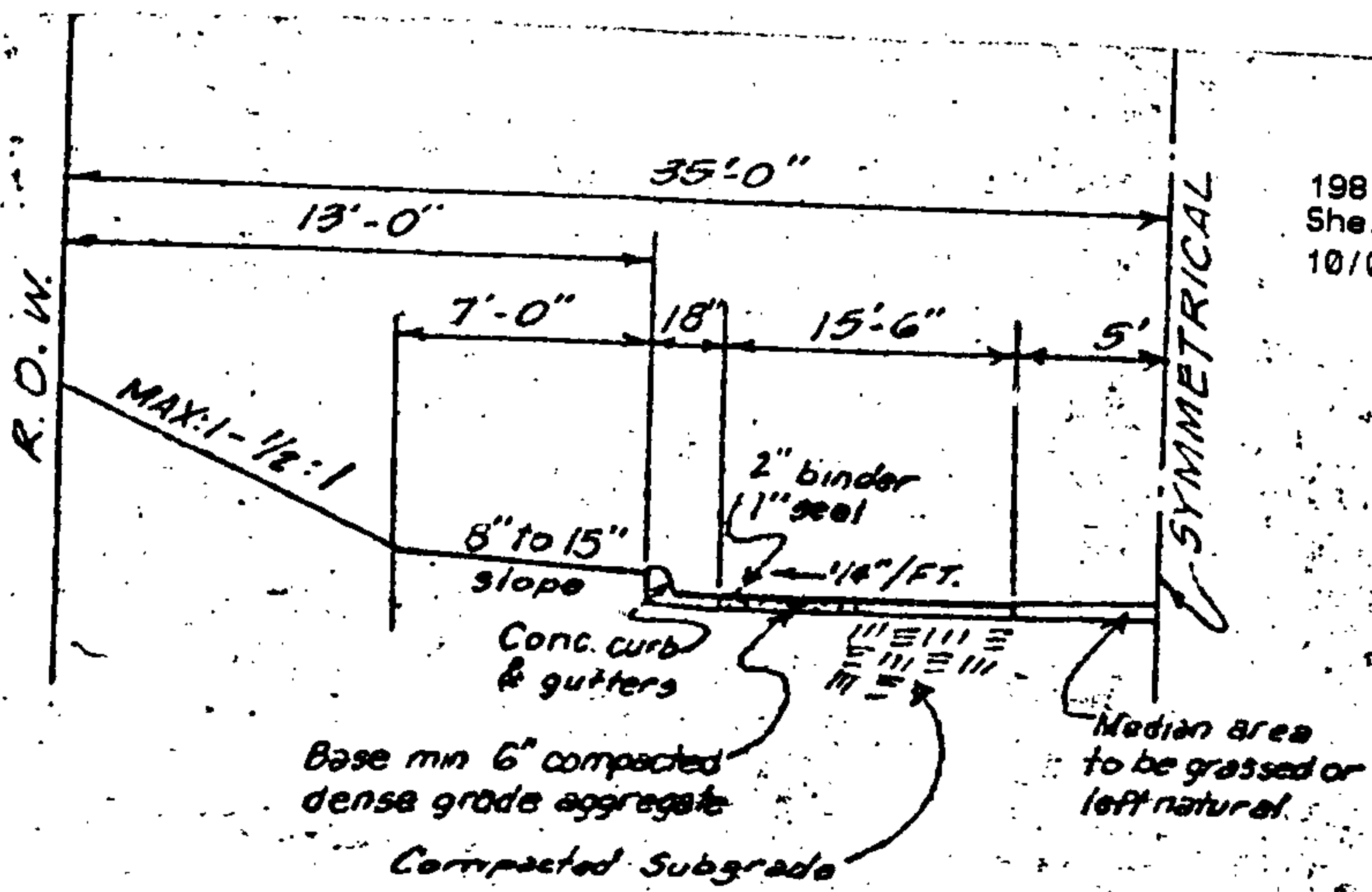
PIPES SHALL BE REINFORCED CONCRETE.

PIPE LINE IS A BREATHER FOR THE LINE (APCO 400 WITH 4' DIA. MANHOLE) SHALL BE ADJUSTED IN FIELD TO MATCH FINISHED GRADE.

DUCTILE IRON PIPE/FORCE MAIN SHALL BE LOWERED AS NEEDED.

BE SHOWN ON RECORD MAP.

PRECAST REINFORCED CONC. REINF. CONC. POURED ON JOE, OR BECK



TYPICAL STREET SECTION ST. "A"

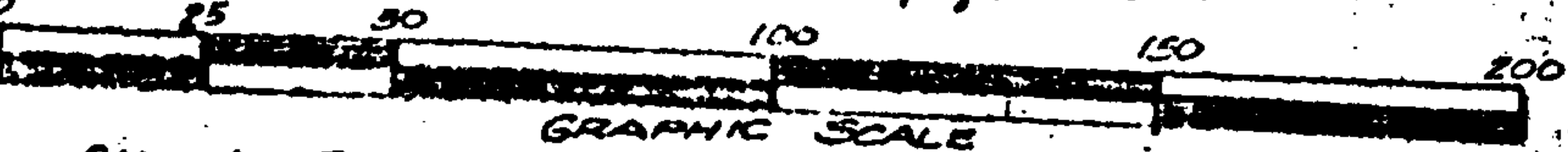
(THERE WILL BE NO VALLEY CUTTERS IN THIS PROJECT.)
STREET B & STREET C WILL USE SAME TYPE ASPHALT & GUTTER.

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POSSIBLE LOCATION OF SMALL AIR SHEDS

**PRELIMINARY PLAN
HARBAR TOWNHOUSES
RIVERCHASE WEST**

Situated in the SW 1/4 - NW 1/4 of Sect.
25, Tp. 19-S, R. 3-W.
SHELBY COUNTY, ALA.



OWNER:

HARBAR HOMES, INC.
ROUTE 1, BOX 306-B
HELENA, AL. 35080
PH: 969-0414

REVISED STREET AND
BUILDING LAYOUT AUG. 27, 1981

REV. 9-23-81 (STORM SEWER D-3, INLET 4408
RELOCATED)

PREPARED BY:

WEYGAND SURVEYORS
2130 HIGHLAND AVENUE
B'HAM AL. 35205
PH. 939-0900

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

1981 OCT -1 AM 8:34

Thomas G. Shoverling
JUDGE OF PROBATE

SCALE: 1" = 50' DATE: 5-21-81

DATUM: U.S.G.S.

Seed 50
Rec. 12.00
Ind. 1.00
13.50

- 15. ALL RIP-RAP MINIMUM WEIGHT 50 POUNDS PER STONE.
- 16. ALL MANHOLES SHALL BE A MINIMUM OF 4' INSIDE DIAMETER AND SHALL BE PRECAST REINF. CONCRETE.
- 17. ALL STORM MANHOLE LIDS WILL BE ADJUSTED TO A HEIGHT OF 10" ABOVE GROUND AFTER GRADING IS COMPLETED.
- 18. ALL STORM PIPES SHALL HAVE A MINIMUM OF 1' OF DIRT COVER OVER THE TOPS.
- 19. PROPOSED WATER MAIN TO BE LOCATED BY B'HAM WATER WORKS AND THE LOCATION OF FIRE HYDRANTS TO BE DETERMINED BY B'HAM WATER WORKS AND THE CITY OF B'HAM FIRE MARSHALL.

EXHIBIT A