


7.

THIS INSTRUMENT PREPARED BY:
Randolph H. Lanier
Balch, Bingham, Baker, Hawthorne,
Williams & Ward
600 North 18th Street
Birmingham, Alabama 35201

STATE OF ALABAMA)
COUNTY OF SHELBY)


19811001000105220 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
10/01/1981 00:00:00 FILED/CERTIFIED

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, under Joint Venture Agreement dated January 30, 1974 (hereinafter referred to as "GRANTEE"), to the undersigned, Percy W. Brower, Jr. and wife, Elisabeth (hereinafter referred to as "GRANTORS"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents grant and convey unto said GRANTEE an easement across that certain real property situated in Shelby County, Alabama and described on Exhibit A hereto for a roadway right-of-way for ingress and egress by pedestrian or vehicle travel to a sanitary sewage pumping station located within said real property.

It is understood that GRANTORS intend to develop the real property described on Exhibit A hereto, and that at such time as a development plan for such property has been prepared and roads dedicated within said property to the City of Hoover, Alabama, or other appropriate governmental authorities, then this easement shall be terminated by agreement of GRANTORS and GRANTEE, and a more clearly-defined easement shall be substituted in lieu thereof.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, until such time, if ever, as this instrument is terminated by written agreement of GRANTORS, or their heirs and assigns, and GRANTEE, or its successors and assigns.

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

WITNESSES:

J. Robert Freeman
J. Robert Freeman

GRANTORS:

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

Harbert


STATE OF ALABAMA)

COUNTY OF SHELBY)

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 is 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



BOOK 335 PAGE 159

EXHIBIT A

BOOK 335 PAGE 160

Part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25 and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26, all in Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northwest corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 630.04 feet; thence turn an angle to the right of 90 deg. and run in a Southerly direction for a distance of 283.43 feet; thence turn an angle to the left of 90 deg. and run in an Easterly direction for a distance of 228.61 feet; thence turn an angle to the right of 51 deg. 10' 41" and run in a Southeasterly direction for a distance of 124.77 feet; thence turn an angle to the left of 90 deg. and run in a Northeasterly direction for a distance of 70.82 feet; thence turn an angle to the right of 90 deg. and run in a Southeasterly direction for a distance of 70.00 feet; thence turn an angle to the left of 90 deg. and run in a Northeasterly direction for a distance of 45.20 feet to a point of curve said curve being concave in a Northwesterly direction and having the following characteristics: a central angle of 31 deg. 15' 49", a radius of 385.00 feet; thence turn an angle to the left and run along the arc of said curve for a distance of 210.08 feet to the end of said curve; thence tangent to the end of said curve, run in a Northeasterly direction for a distance of 5.22 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having the following characteristics: a central angle of 13 deg. 16' 47" and a radius of 365.00 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 84.60 feet to the end of said curve; thence tangent to the end of said curve run in a Northeasterly direction for a distance of 9.90 feet to a point on the Southwesterly right-of-way line of Old Montgomery Highway; thence turn an angle to the right of 160 deg. 16' 18" and leaving said right-of-way line run in a Southwesterly direction for a distance of 396.13 feet; thence turn an angle to the right of 38 deg. 21' and run in a Southwesterly direction for a distance of 280.0 feet; thence turn an angle to the right of 28 deg. 55' and run in a Southwesterly direction for a distance of 78.20 feet; thence turn an angle to the right of 10 deg. 34' 28" and run in a Westerly direction for a distance of 434.93 feet; thence turn an angle to the right of 18 deg. 02' 05" and run in a Northwesterly direction for a distance of 211.94 feet; thence turn an angle to the left of 34 deg. 45' 03" and run in a Southwesterly direction for a distance of 248.34 feet; thence turn an angle to the left of 21 deg. 20' 03" and run in a Southwesterly direction for a distance of 242.02 feet; thence turn an angle to the left of 12 deg. 42' 23" and run in a Southwesterly direction for a distance of 200.0 feet; thence turn an angle to the left of 14 deg. 00' 22" and run in a Southwesterly direction for a distance of 203.91 feet; thence turn an angle to the right of 2 deg. 19' 10" and run in a Southwesterly direction for a distance of 267.68 feet; thence turn an angle to the right of 47 deg. 00' 18" and run in a Southwesterly direction for a distance of 76.84 feet; thence turn an angle to the right of 103 deg. 31' 28" and run in a Northerly direction for a distance of 1,328.74 feet; thence turn an angle to the right of 49 deg. 07' 35" and run in a Northeasterly direction for a distance of 101.97 feet to a point on the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West; thence turn an angle to the right of 41 deg. 41' 22" and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 499.53 feet; thence turn an angle to the right of 90 deg. and leaving said $\frac{1}{4}$ - $\frac{1}{4}$ Section line run in a Southerly direction for a distance of 50.0 feet; thence turn an angle to the left of 90 deg. and run in an Easterly direction for a distance of 50.0 feet; thence turn an angle to the left of 90 deg. and run in a Northerly direction for a distance of 50.0 feet to a point on the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West; thence turn an angle to the right of 90 deg. and run in an Easterly direction along said North line of $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 34.0 feet, more or less, to the point of beginning.

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

1981 OCT -1 AM 8:36

Thomas G. Brumfield, Jr.
JUDGE OF PROBATE

Deed .50
Rec. 4.50
Ind. 1.00
2.00