

Prepared by:  
Robert C. Walthall, Esquire  
1400 Park Place Tower  
Birmingham, Alabama, 35203

STATE OF ALABAMA     )  
SHELBY COUNTY         )

EASEMENT

BOOK 351 PAGE 963

In consideration of the sum of Ten Dollars (\$10) paid by Riverchase Gardens II, Ltd., an Alabama Limited Partnership ("Grantee") to Southwood Park Estates, Inc., a corporation, and BHN Corporation, a corporation, as tenants-in-common and General Partners of Riverchase Properties ("Grantors") the receipt of which is hereby acknowledged, and in consideration of the agreements of the Grantee contained herein, the Grantors hereby grant unto the Grantee an easement over, along and through the hereinafter described real estate owned by the Grantors for the installation, maintenance and operation of a sanitary sewer pipeline, said real estate being described on Exhibit A attached hereto and made a part hereof.

For the consideration herein, the Grantors grant to the Grantee the right of ingress to, and egress from, the above described right-of-way (hereinafter called Right of Way) across the real estate which is owned by the Grantor and located adjacent to the Right of Way (hereinafter called Real Estate), provided, that the Grantee's use of the Real Estate for ingress and egress may not interfere with any present or future use of the Real Estate by the Grantors, their successors, assigns, tenants, licensees or invitees. The Grantee may cut only such trees and underbrush as is necessary to install, operate and maintain said sanitary sewer pipeline. The Grantors reserve for Grantors and for their successors, assigns, tenants, licensees and invitees the right to use the surface of the Right of Way and the areas above and beneath the surface of the Right of Way for all purposes

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317 N 20th St.

BIRMINGHAM, ALABAMA  
35202

that will not endanger, or unreasonably interfere with, the operation of said sanitary sewer pipeline.

In partial consideration of the granting of the Right of Way to the Grantee by the Grantors, the Grantee, for itself and for its successors and assigns, by the acceptance of this instrument, hereby agrees as follows:

1. The Grantee hereby indemnifies and holds the Grantors, their successors and assigns, harmless from and against all claims, actions, causes of action, demands, damages, losses and expenses (including, but not limited to attorneys' fees and court costs) of any kind which may be asserted against, or suffered by, the Grantors on account of, or arising out of or in connection with, the installation, maintenance or operation of said sanitary sewer pipeline.

2. The sanitary sewer pipeline will be installed at a sufficient depth so that the normal use of the surface of the Right of Way will not endanger or interfere with said sanitary sewer pipeline.

3. Grantee agrees to be responsible for restoring, repairing or replacing any pavement, curbing or landscaping on Grantors' real estate that may become damaged or impaired through the installation of said sewer pipeline. If the sanitary sewer line used by Grantors and Grantee cannot for any reason be dedicated to the appropriate municipality, Grantee agrees to pay its prorata share of the annual maintenance and upkeep of said sewer line.

The rights granted hereby to the Grantee shall continue for only so long as no part of the Right of Way is abandoned for sanitary sewer pipeline purposes for any continuous period of at least twenty-four months.

BOOK 351 PAGE 964

The Right of Way is granted to the Grantee subject to: (a) all existing electric power transmission lines and other utility lines, facilities and equipment which are located on the Right of Way; and (b) all existing easements and rights-of-way affecting the Right of Way, whether or not of record.

The Grantors and their successors, assigns, tenants and licensees shall have the right to cross, at grade, above grade or below grade, the Right of Way with electric transmission lines, telephone lines, telegraph lines, pipelines and other utility facilities and equipment and with roads and driveways.

The Grantors and their successors, assigns, tenants and licensees shall have the right to use the Right of Way for any purposes which do not unreasonably interfere with the Grantee's use of the Right of Way in accordance with its rights hereunder.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by their duly authorized officers on the 3<sup>rd</sup> day of Dec, 1983.

SOUTHWOOD PARK  
ESTATES, INC.

Mark H. Miller  
Witness

By EC Gardner  
Its Vice President

BHN CORPORATION

Gollie Siler  
Witness

By W. C. H.  
Its President

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, Patricia C. McCool, a Notary  
Public in and for said County in said State, hereby certify that  
Gardner, whose name as Vice President  
of Southwood Park Estates, Inc., a corporation, and as General Partner

of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation and as General Partner of Riverchase Properties, a Joint Venture.

Given under my hand and official seal, this the 13th day of December, 1983.

Patricia C. McCoole  
Notary Public

My Commission Expires: 9/8/85

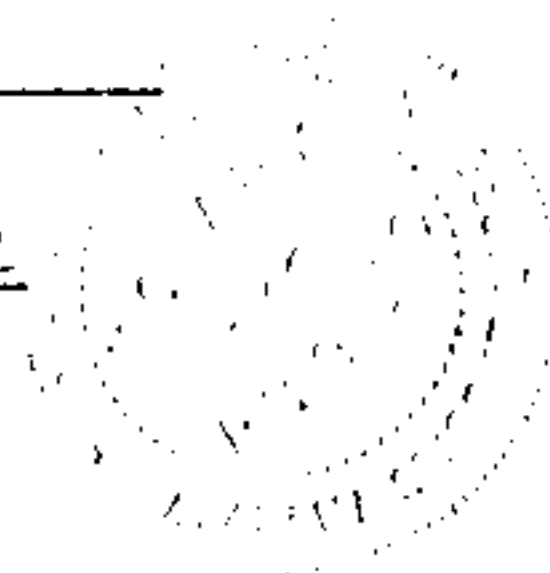
STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, STEVEN E. DICKSON, Notary Public in and for said County, in said State, hereby certify that William C. Hulsey, whose name as President of BHN CORPORATION, a corporation, and as General Partner of Riverchase Properties, under Joint Venture Agreement dated March 16, 1981, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation and as General Partner of Riverchase Properties, a Joint Venture.

Given under my hand and official seal, this the 13th day of Dec., 1983.

Steven E. Dickson  
Notary Public

My Commission Expires: 4/1/84



Please Return to  
Robert C. Wallhall  
1400 Park Place Tower  
B'ham

BOOK 351 PAGE 966

# EXHIBIT A

EASEMENT NO. 1 - Commence at the Southeast corner of the Northwest One-Quarter of Section 30, Township 19 South, Range 2 West; run thence in a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees, 00 minutes and run in a Northerly direction along the East Line of U.S. Highway 31 for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in a Southeasterly direction for a distance of 346.16 feet; thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeasterly direction for a distance of 535.19 feet; thence turn an angle to the right of 7 degrees, 10 minutes, 43 seconds and run in a Northeasterly direction for a distance of 450.31 feet; thence turn an angle to the right of 54 degrees, 38 minutes, 40 seconds and run in a Southeasterly direction for a distance of 589.98 feet; thence turn an angle to the left of 47 degrees, 25 minutes, 30 seconds and run in a Northeasterly direction for a distance of 295 feet; thence turn an angle to the right of 19 degrees, 30 minutes and run in a Northeasterly direction for a distance of 9.77 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 35.25 feet; thence turn an angle to the right of 34 degrees, 34 minutes and run in a Southeasterly direction for a distance of 72.63 feet; thence turn an angle to the right of 62 degrees, 38 minutes, 43 seconds and run in a Southeasterly direction for a distance of 22.44 feet; thence turn an angle to the right of 117 degrees, 21 minutes, 17 seconds and run in a Northwesterly direction for a distance of 112.01 feet to the point of beginning.

BOOK 351 PAGE 967

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Deed TAX .50  
Rec 7.50  
Ind 1.00  
9.00