

1403
JOINT DRIVEWAY AGREEMENT

THIS AGREEMENT made this 20th day of March, 1986, between Nolan D. Downs and wife, Barrett H. Downs, hereinafter referred to as "Downs", and Jeffrey H. Flannery and wife, Judith L. Flannery, hereinafter referred to as "Flannery".

For and in consideration of One Dollar paid by Downs to Flannery, the receipt of which is hereby acknowledged, and for other good and valuable consideration, Flannery grants to Downs, his heirs, and assigns, the use of a strip of ground off the Southeast side of Flannery's property, as shown as a clay road or driveway at the end of Double Oak Lane (as shown on the survey attached hereto and incorporated herein by reference) to be used as a joint driveway between the property of Downs and the property of Flannery.

Flannery agrees to the joint use of said driveway, either by Downs or his heirs or assigns.

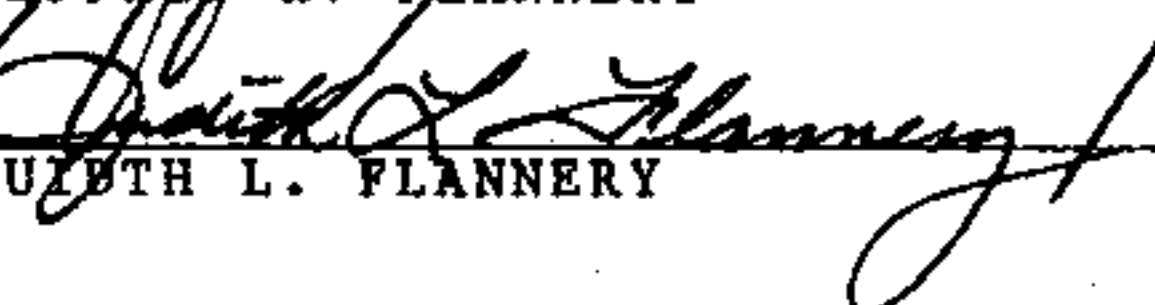
It is agreed that the said joint driveway will be maintained at the expense of Downs and Flannery, their heirs or assigns for the joint use of the parties hereunto.

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.


NOLAN D. DOWNS


BARRETT H. DOWNS


JEFFREY H. FLANNERY


JUDITH L. FLANNERY

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Nolan D. Downs and wife, Barrett H. Downs, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF MARCH, 1986.


Notary Public

My Commission Expires: 4/9/87





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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Jeffrey H. Flannery, husband of Judith L. Flannery, whose name 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, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 20th DAY OF MARCH, 1986.


Notary Public

My Commission Expires: 4/9/87

STATE OF ALABAMA)

COUNTY OF SHELBY)

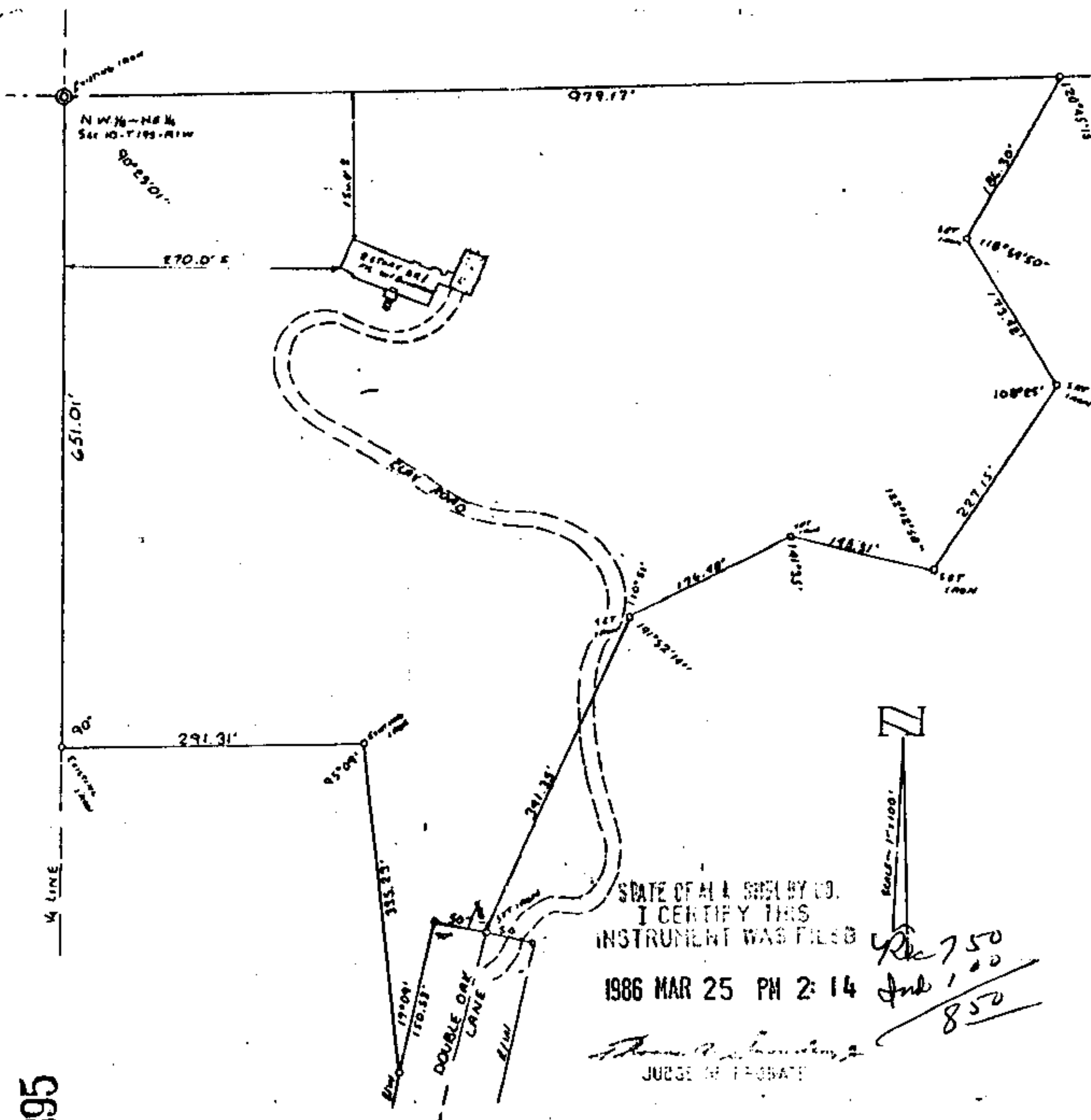
I, the undersigned, in and for said County in said State, hereby certify that Judith L. Flannery, wife of Jeffrey H. Flannery, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 20th DAY OF MARCH, 1986.


Notary Public

My Commission Expires: 4/9/87

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

1986 MAR 25 PM 2:14

JUDGE OF PROBATE

N

1721.00'

Rec 750
Feb 1 1986
850

STATE OF ALABAMA
SHELBY COUNTY

I, C. J. Richardson, a registered Land Surveyor, do hereby certify that the foregoing is a true and correct map or plat of my survey of a portion of land situated in the NW 1/4 of the NE 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

A part of the NW 1/4 of the NE 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows: Begin at the Northwest corner of said NW 1/4 of the NE 1/4; thence South along the West 1/4 line of said 1/4-1/4 section a distance of 651.01 feet to the Northwest corner of Lot 1 of Double Oak Estates as recorded in Map Book 8, Page 129, Shelby County, Alabama; thence 90° 00' left a distance of 291.31 feet along the North boundary of Lot 1; thence 84° 51' right a distance of 335.23 feet to the Northwest right-of-way line of Double Oak Lane; thence 162° 51' left a distance of 150.53 feet along said right-of-way line; thence 90° right a distance of 50 feet along the North right-of-way line of Double Oak Lane; thence 80° left a distance of 341.35 feet; thence 38° 07' 46" right a distance of 176.48 feet; thence 38° 25' right a distance of 145.31 feet; thence 57° 47' 10" left a distance of 227.17 feet; thence 71° 35' left a distance of 173.42 feet; thence 61° 05' 10" right a distance of 186.30 feet to the North line of said section; thence 120° 45' 15" left a distance of 979.17 feet along the North line of said section to the point of beginning. Containing 11.56 acres, more or less.

I further certify that the residence now erected on said lot is within the lines of same and that there are no rights-of-way, easement or encroachments over or across said lot visible to me or known to exist, except as shown on my survey, this the 13th day of February, 1985.

According to my survey this the 11th day of March, 1986.

This is to certify that I have consulted the Federal Insurance Flood Hazard Map and that the above described lot is not located in a special flood hazard area.

The purpose of this certificate is to satisfy original loan requirements.

DOUGLAS ENGINEERING CO., INC.
P. O. Box 605
1106 Ford Avenue
Birmingham, AL 35217

C. J. Richardson

Reg. #9225

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