

STATE OF GEORGIA

DEKALB COUNTY

384

RELEASE OF EASEMENT

THIS RELEASE executed the 16th day of July, 1986, by the undersigned 2154 TRADING CORPORATION, a corporation, d/b/a INVERNESS (herein the "Grantor").

WHEREAS:

(a) The Grantor is the successor to INVERNESS ASSOCIATES, the developer of certain property in Shelby County, Alabama, known as Applecross, a subdivision of Inverness and shown on the subdivision plat recorded in Map Book 6, Page 42, 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 Miscellaneous Book 10, Pages 515-527, Miscellaneous Book 13, Pages 154-157, Miscellaneous Book 10, Page 557, and Miscellaneous Book 17, Page 183, 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 for Lot 3, Block 7, Applecross Subdivision of Inverness, dated _____, and recorded in Book _____, Page _____, and Warranty Deed for Lot 4, Block 7, Applecross Subdivision of Inverness, dated December 13, 1985, and recorded in Book 058, Page 382, in said Probate Office, these two adjacent lots in said subdivision 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 northeasterly sideline of Lot 3 and the strip of land ten (10) feet in width along the southwesterly sideline of Lot 4;

Taylor & Mathis

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

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Those easements reserved by developer under Section 5.4 of the Declaration of Protective Covenants recorded in Miscellaneous Book 10, Pages 515-527, Miscellaneous Book 13, Pages 154-157. Miscellaneous Book 10, Page 557, and Miscellaneous Book 17, Page 183, 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 northeasterly sideline of Lot 3 and the strip of land ten (10) feet in width along the southwesterly sideline of Lot 4, Block 7, Applecross Subdivision of Inverness, as shown on the subdivision plat recorded in Map Book 6, Page 42, in said Probate Office.

This Release shall bind the said Grantor, its successors and assigns, provided, however, that if the said Lots 3 and 4 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.

2154 TRADING CORPORATION,
a corporation d/b/a INVERNESS

By: 
Its: Vice President

STATE OF GEORGIA

DEKALB COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James F. McEvoy, whose name as Vice President of 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 16th day of July, 1986.

James H. Starn
Notary Public

My Commission Expires: Dec. 7, 1986

Notary Public, Georgia State at Large

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

1986 AUG -6 AM 10:10

Thomas A. Starn, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>7.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>8.50</u>

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