

STATE OF ALABAMA )  
SHELBY COUNTY )

FIRST RIGHT OF REFUSAL

For and in consideration of Donald W. Hogue, Jr. and Victoria Hogue (hereinafter called Purchaser) purchasing real property in Shelby County, Alabama, more particularly set out hereinbelow, from Ann L. Walker (hereinafter called Seller) this 21st day of August, 1986, the undersigned Seller agrees to give the undersigned Purchaser a First Right of Refusal to purchase the property set out in that certain tax assessment record map, depicted as back lot and attached and incorporated herein as Exhibit "A". Said "back lot" is owned by Ann L. Walker. The property being purchased by Purchaser from Seller on even date herewith, as referred hereinabove, is more particularly described as follows, to wit:

Lots 13, 14, 15 and 16, in Block 4, according to the Map of Nickerson Scott Survey, being a subdivision of a part of the East 1/2 of the SE 1/4 of Section 35, and part of the NW 1/4 of the SW 1/4 of Section 36, all in Township 20 South, Range 3 West, as recorded in Map Book 3 page 34 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the North 20 feet of above described property as shown by instrument recorded in Real 76 page 635 in Probate Office of Shelby County, Alabama.

Grantors reserve and except from this Deed, a 15 foot easement on the Northerly side of the property herein conveyed for ingress, egress and utilities easements to the back lot on the East side of subject property which said back lot is presently owned by Grantor (Exhibit "A" attached and incorporated hereto). This reservation shall run with said backlot which shall be the master estate and the subject property of this Deed shall be the servantient estate.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 138 page 84; Deed Book 192 page 496; Deed Book 60 page 66; Deed Book 57 page 379; Deed Book 48 page 617 and Deed Book 113 page 320 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 104 page 110 and Deed Book 167 page 355 in Probate Office of Shelby County, Alabama.

Easement to American Telephone and Telegraph as shown by instrument recorded in Deed Book 109 page 191 in Probate Office of Shelby County, Alabama.

In the event the undersigned Seller has a bonified purchaser for the back lot within five years from date, the Purchaser has the right to purchase said back lot from said Seller for the same terms and conditions within thirty days, after written notification given by

BOOK 688 PAGE 197

Ann L. Walker

Seller to Purchaser of such terms and conditions. This First Right of Refusal shall be binding on the heirs and assigns of the parties and shall run with the described parcel of land.

PURCHASER:

Donald W. Hogue, Jr.  
Donald W. Hogue, Jr.

Victoria Hogue  
Victoria Hogue

SELLER:

Ann L. Walker  
Ann L. Walker

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Hogue, Jr. and wife, Victoria Hogue, and Ann L. Walker, whose names are signed to the foregoing First Right of Refusal, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the First Right of Refusal, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 1986.

(NOTARIAL SEAL)

Donald R. Spivey  
Notary Public

BOOK 088 PAGE 198

# EXHIBIT "A"

Back Lot

BOOK 088 PAGE 199

STATE OF ALABAMA  
I CERTIFY THAT THIS  
INSTRUMENT WAS FILED  
1986 AUG 29 AM 9:31

*Thomas P. [Signature]*  
JUDGE OF THE DATE

Rec 7.50  
Jud 1.00  
8.50

52.01  
2.4 AC

51  
5.1 AC

52.02  
16 AC

