

679

EASEMENTSTATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS THAT, for Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Toler Building Company, Inc., (hereinafter called "Grantor"), does hereby grant, bargain, sell and convey unto 2154 TRADING CORPORATION, d/b/a Inverness, a corporation (hereinafter called "Grantee"), its successors and assigns, a perpetual right of way and easement for the construction and continued use, maintenance, and repair of a roadway to allow Grantee access to the Condo Dam Lift Station in Shelby County, Alabama, at the location depicted as the "14 Foot Access Easement" on Exhibit "A" attached hereto and made a part hereof and more particularly described as:

A 14 foot easement for access (ingress and egress) located on Lot 14, First Addition to Kerry Downs, M. B. 7, Pg. 73, as recorded in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows: Said 14 foot easement for access being located Northwest of and parallel to the common property line between said Lot 14 and Lot 15 of said First Addition to Kerry Downs and extending Southwesterly from the Easterly line of Lot 14 on Glasgow Circle, to the Southwesterly line of Lot 14, fronting on Lake Heather.

It is agreed that Grantee shall perform all construction, as well as future maintenance, in accordance with customary standards.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever.

Grantor represents and warrants that it has the right to execute this document.

The rights-of-way and easements herein granted shall run with the land and, except as herein expressly provided to the contrary, shall be perpetual.

IN WITNESS WHEREOF, Toler Building Company, Inc. has, through its authorized representatives, executed this instrument this 5 day of FEB, 1987.

Taylor & Mathis

BOOK 114 PAGE 99

TOLER BUILDING COMPANY, INC.

By: M.W. Toler
Its pres.

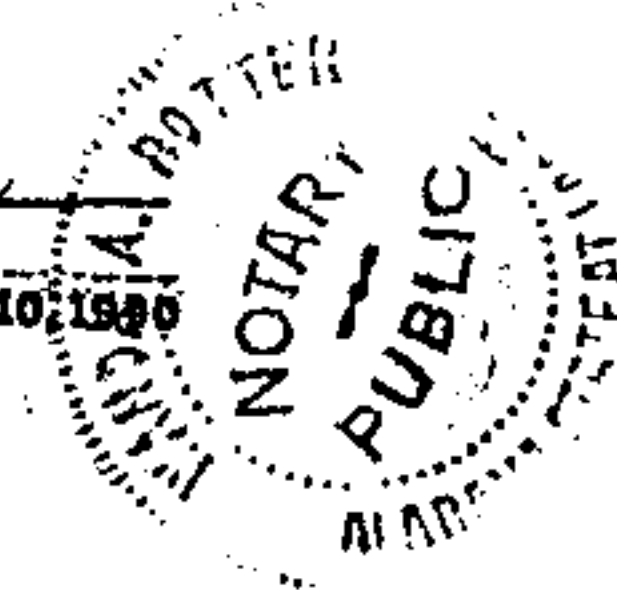
STATE OF ALABAMA }
SHELBY COUNTY }

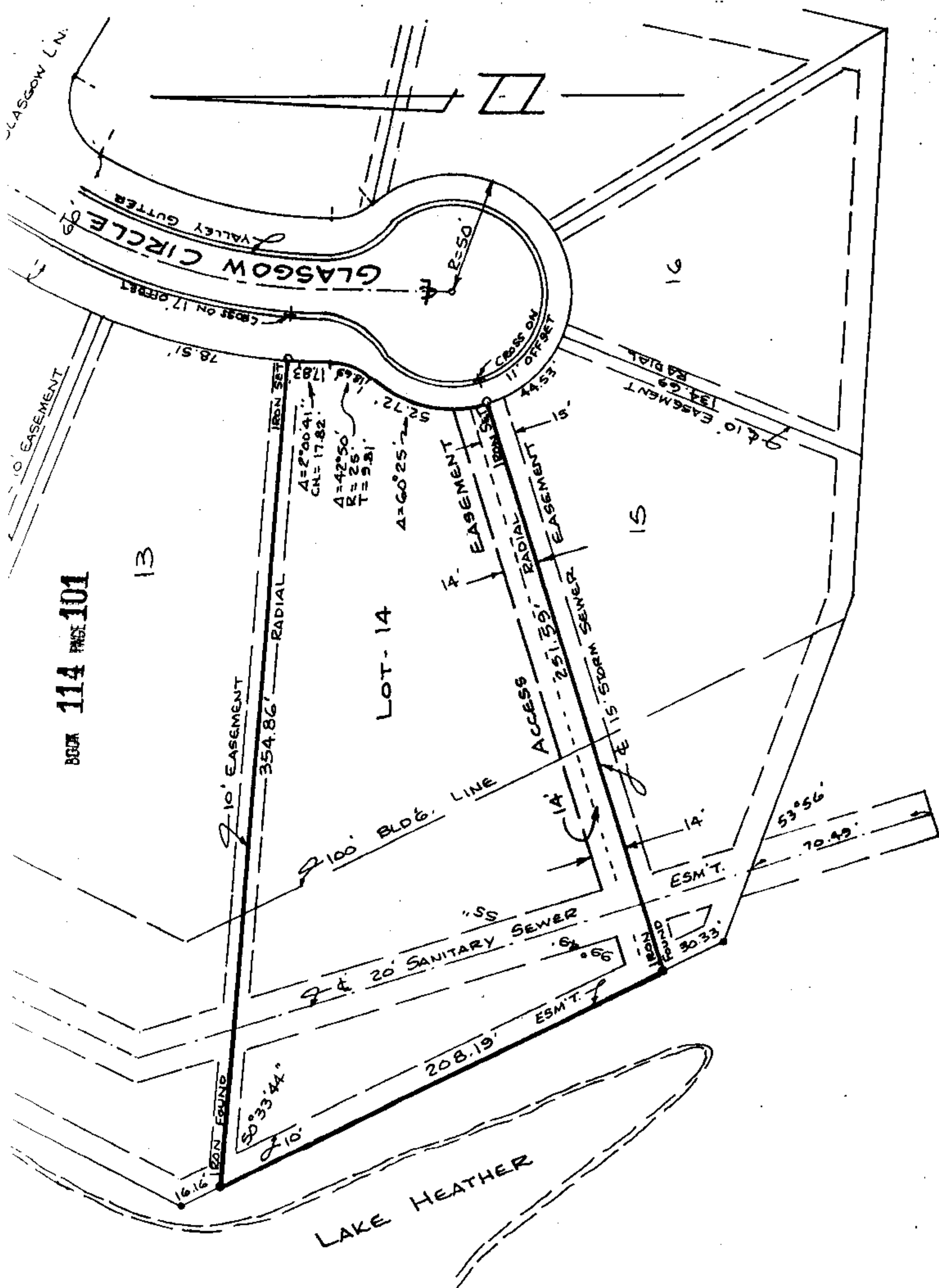
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Toler whose name is President of Toler Building Company, Inc., a corporation existing under the laws of the State of Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such President and with full authority, executed the same voluntarily for and as the act of said Toler Building Company, Inc.

Given under my hand and official seal, this 5th day of Feb, 1987.

Wanda A. Potter
Notary Public

My Commission Expires November 10, 1990





I, David L. Waldrep, a registered Land Surveyor of Birmingham, Alabama; hereby certify the foregoing to be a true and correct map or plat of Lot 14, according to the map and survey of FIRST ADDITION TO KERRY DOWNS, as recorded in Map Book 7, Page 73, in the Probate Office of Shelby County, Alabama; that there are no encroachments by buildings now erected on adjoining properties except as shown; that there are no right-of-ways, easements or joint driveways over or across said land visible on the surface except as shown; that I have established boundaries of said property and set iron pipe at the corners of same; that there are no electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that this property is situated in Zone C, according to the National Flood Insurance Rate Map Panel # 010191 0045 B, effective date September 16, 1982; that this property is not located in a special flood hazard area.

According to my survey this the 28th day of January, 1987.

LEGAL DESCRIPTION OF 14 FOOT ACCESS EASEMENT AS SHOWN ABOVE:

A 14 foot easement for access located on Lot 14, First Addition to Kerry Downs, M.B. 7, Pg. 73, as recorded in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described as follows: Said 14 foot easement for access being located Northwest of and parallel to the common property line between said Lot 14 and Lot 15 of said First Addition to Kerry Downs and extending Southwesterly from the Easterly line of Lot 14 on Glasgow Circle, to the Southwesterly line of Lot 14, fronting on Lake Heather.

David L. Waldrep

DAVID L. WALDREP, REG. # 14982
WHITSON & ASSOCIATES, INC.
1405 Thompson Circle - Suite C
Gardendale, Alabama 35071

STATE OF ALABAMA, SHELBY CO.	
JANUARY 1987	
INSTRUMENT WAS FILED	
	1.50
2. Recording Fee	10.00
3. Indexing Fee	1.00
TOTAL	11.50

1987 FEB -9 PM 1:44

James R. [Signature]
JUDGE OF PROBATE