

STATE OF ALABAMA)

SHELBY COUNTY)

EASEMENT FOR SANITARY SEWER LINES AND WATER LINES

BOOK 194 PAGE 01

In consideration of ten dollars (\$10.00) and other valuable considerations paid to AmSouth Bank N.A., as Ancillary Trustee for NNCB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio, (hereinafter called Grantor) by The Water Works and Sewer Board of the City of Birmingham, a public corporation organized under and by virtue of the laws of the State of Alabama, (hereinafter called Board), the receipt and sufficiency of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Board, its successors and assigns, an easement (hereinafter called Easement) over, across, under and through the hereinafter described real estate for the purposes of, at such times and from time to time in the future as the Board may elect, laying, constructing, installing, maintaining, operating, renewing, repairing, changing the size of, relocating, removing and/or replacing sanitary sewer pipelines and water pipelines and such appurtenances, appliances, fixtures and equipment, whether above or beneath the surface of the ground, deemed by the Board to be necessary or useful in connection with the collection and treatment of sewage and the transportation, distribution and sale of water (hereinafter collect-

Cahaba

ively called Pipelines), together with all rights and privileges necessary or convenient for the full enjoyment or use of the rights herein granted, including, but not limited to, the free right of ingress and egress over the hereinafter described real estate, together with the right, from time to time, in connection with the enjoyment of the privileges herein conveyed, to cut and keep clear all trees, brush, undergrowth and other obstructions, whether located upon or near the Easement, to the extent necessary to permit the full enjoyment of the rights and privileges herein granted, and the protection of the Pipelines, and together with the right, from time to time, in connection with the enjoyment of the privileges herein conveyed, to cut and remove or otherwise disturb paving or other road covering to the extent necessary to permit the full enjoyment of the rights and privileges granted to the Board hereunder, subject to the Board's obligation to repair any damage done by it to the paving or other road covering; said real estate being described as follows:

the strips or parcels of land which are a part of the real estate described in Exhibit A attached hereto and which are more particularly described as lying ten feet on either side of the centerline of the sewer pipelines which are presently located in and under: (a) Brook Highland Parkway from the point of its intersection with U.S. Highway 280 South to the point of its intersection with Alabama Highway 119, which street is shown on Exhibit B attached

BOOK 194 PAGE 03

hereto; (b) the portion of Brook Highland Drive which is shown as being between Point A and Point B on Exhibit B attached hereto; (c) the strip of land in and under which is located the outfall trunk line which is located parallel and adjacent to the drainage channel from Brook Highland Parkway in a northerly direction to the lift station situated on Brook Highland Drive, which strip of land is shown as being between Point C and Point D on Exhibit B; and (d) the strip of land which runs from Brook Highland Drive in a northeasterly direction along the northwesterly side of Alabama Highway Number 119 for a distance of approximately 900 feet to the easterly-most corner of the real estate described in Exhibit A, and which is shown as being between Point B and Point E on Exhibit B.

The rights and privileges herein granted are given, granted and accepted upon the following conditions and subject to the following stipulations:

1. The Grantor hereby covenants with the Board that the Grantor is lawfully seized in fee simple of the above described real estate, that it is free from all encumbrances, except as hereinafter set forth in this paragraph, and that the Grantor has a good right to grant the easement and right of way granted hereby as aforesaid and that the Grantor will warrant against the claims of all persons, subject to current real estate ad valorem taxes which are not delinquent, and any other liens or encumbrances which are approved in writing by the Board. The easement granted hereby is granted subject to:

a. Transmission line permits and easements granted to Alabama Power Company by the instru-

ments recorded in Deed Book 112, page 132, Deed Book 112, page 133, Deed Book 185, page 121, Deed Book 134, page 231, Deed Book 126, page 187, Deed Book 109, page 500, Deed Book 122, page 598, Deed Book 134, page 232 and Real Book 41, page 840.

b. Rights of way granted to South Central Bell Telephone Company by the instruments recorded in Deed Book 349, page 865 and Real Book 21, page 324.

c. Real estate ad valorem taxes for the tax year ending September 30, 1988.

d. Title to all minerals within and underlying the Easement, together with all mining rights and other rights, privileges and immunities relating thereto, including the rights conveyed by the instruments recorded in Deed Book 32, page 48, Deed Book 65, page 96, Deed Book 121, page 294 and Deed Book 327, page 553.

e. Protective Covenants for The Meadows Business Center contained in the instrument recorded in Miscellaneous Book 46, page 718 and amended by the instruments recorded in Miscellaneous Book 51, page 109 and Real Book 19, page 413.

f. Emergency vehicle easement granted by Shelbyco, Ltd. to Eagle Ridge, Ltd. by the instrument recorded in Real Book 107, page 965.

g. Unrecorded Lease - Caretaker agreement between Shelbyco, Ltd. and Douglas R. Sellers, which runs from month to month with the right of either party to cancel the Lease upon thirty-days written notice.

h. Rights for sanitary sewer lift station granted to Cahaba Water Renovation Systems, Inc. by the instrument recorded in Deed Book 358, page 220.

i. Right-of-way granted to Shelby County, Alabama by the instrument recorded in Real Book 107, page 963.

j. Sewer easement granted by the instrument recorded in Real Book 107, page 968.

k. Easement for sanitary sewer granted by the instrument recorded in Real Book 85, page 740.

l. Drainage and flowage easement granted by the instrument recorded in Real Book 67, page 940.

m. Easements for streets and utilities as shown on the map recorded in Map Book 9, page 142.

n. Easements for street and utilities, including the easements shown on the survey of The Meadows-Business Center, First Sector as recorded in Map Book 8, page 115 and the right-of-way for Brook Highland Drive (now Brook Highland Parkway) and Missionary Ridge Road.

o. Sewer line easement granted to D & D Water Renovators, Inc. by the instrument recorded in Real Book 107, page 976.

(The instruments referred to herein as recorded are recorded in the office of the Judge of Probate of Shelby County, Alabama.)

2. The Grantor agrees not to construct, cause to be constructed, or permit to be constructed, on the above described real estate any lake or pond or any building or structure of any kind which would prevent ready access to, or interfere with, the Pipelines for any of the purposes hereinabove set forth.

3. No delay of the Board in the use of the easement and rights hereby granted or in laying or installing Pipelines in or along the Easement shall result in the loss, limitation or abandonment of any right, title, interest, right of way, easement or estate granted hereby.

4. By the acceptance of this instrument, the Board acknowledges that it has received from Mr. Bobby J.

Kemp, of Frank Coleman & Associates, a letter stating that he prepared the plans for the Pipelines (which plans were approved by the Board) and that the Pipelines were installed in accordance with said plans, and the Board accepts the Pipelines in their present condition. The Board agrees, at its sole cost, to maintain the Pipelines in good operating condition and to repair and replace the Pipelines, as necessary, at all times in the future, so long as the Pipelines are being used by the Board. The Board agrees to repair, at its sole cost, any damage caused to the easement areas by it or its contractors and subcontractors, including damage to any pavement, gutters, curbing, landscaping and other permitted improvements within the easement areas. If the Board damages the easement areas it agrees to restore same to substantially the same condition existing at the time of the damage as soon as reasonably practicable under the circumstances.

5. The Grantor reserves the absolute right to use the real estate subject to the Easement for any purposes not inconsistent or in conflict with the rights and privileges herein granted to the Board.

6. This instrument states the entire agreement between the Grantor and the Board and merges in this instrument all statements, representations and covenants heretofore made and any agreements not included in this instrument are void and of no force and effect. This

instrument may be modified only by a written instrument signed by the Grantor and the Board.

7. This instrument shall inure to the benefit of, and be binding upon, the Grantor and the Board and their respective successors and assigns.

To have and to hold unto the Board, its successors and assigns forever.

In witness whereof, AmSouth Bank N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio has caused this instrument to be executed by its duly authorized corporate officer, on this 12th day of July, 1988.

ATTEST:

Eldridge O. [Signature]
Its Trust Officer

AmSouth Bank N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio

By [Signature]
Its Vice President & Trust Officer

BOOK 194 PAGE 07

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that John A. Bestwick whose name as Vice President Trust Officer of AmSouth Bank N.A., a national banking association, as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio, is signed to the foregoing Easement, and who is known to me, acknowledged before me on this day that, being informed of the contents of said Easement, he, as such officer and with full authority, executed the same voluntarily for and as the act of said national banking association acting in its capacity as Ancillary Trustee as aforesaid.

Given under my hand and official seal this the 12th day of July, 1988.

Frank C. Galloway Jr.
Notary Public

My commission expires: Oct. 23, 1990

AFFIX SEAL

This instrument prepared by:

Frank C. Galloway, Jr.
1900 First National Building
Birmingham, Alabama 35203

08
PAGE
194
BOOK

~~Exhibit A~~

EXHIBIT "A"
LEGAL DESCRIPTION
SHELBY DEVELOPMENT CORPORATION

	SECTION	TOWNSHIP	RANGE
SE 1/4 of SW 1/4 of NW 1/4; and E 1/2 of NW 1/4	31	18-S	1-W
Tracts 6, 8, 10, 12, 18, 20 and 22 through 32, both inclusive, according to Jessica Ingram's Survey of NE 1/4, Sec. 31, T 18-S, R 1W, as shown by Map Book 3, Page 54 in the Probate Office of Shelby County, Alabama.	31	18-S	1-W
Tract 16-B, according to the Resurvey of Lots 14 and 16, Jessica Ingram Property, as shown by Map Book 6, Page 54, in the Probate Office of Shelby County, Alabama.	31	18-S	1-W

Part of Lot 12, Jessica Ingram Property, as recorded in Map Book 3, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Beginning at the NW corner of said Lot 12, run thence in a Southerly direction along the west lot line of said Lot 12 for a distance of 30.26 feet; thence turn an angle to the left of 89 deg. 23 min. 50 sec. and run in an Easterly direction for a distance of 1236.08 feet to a point on the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 deg. 03 min. 43 sec. and run in a Northerly direction along said West right of way line for a distance of 36.62 feet to a 2 inch capped pipe; thence turn an angle to the left of 86 deg. 13 min. 44 sec. and run in a Westerly direction along the North line of said Lot 12 for a distance of 1233.82 feet to the point of beginning.

Part of Lot 6, Jessica Ingram Property, as recorded in Map Book 3, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Beginning at the SW corner of said Lot 6, run thence in an Easterly direction along the South line of said Lot 6 for a distance of 1274.64 feet to the West right of way line of Shelby County Road No. 495; thence turn an angle to the left of 94 deg. 15 min. 23 sec. and run in a Northerly direction along said right of way line for a distance of 10.02 feet; thence turn an angle to the left of 85 deg. 44 min. 37 sec. and run in a Westerly direction for a distance of 1273.94 feet to the West line of said Lot 6; thence turn an angle to the left of 90 deg. 47 min. 50 sec. and run in a Southerly direction along the West line of said Lot 6 for a distance of 10.00 feet to the point of beginning.

LESS AND EXCEPT the property sold to Daniel Realty Corporation by deed recorded in Book 085, Page 740, in the said Probate Office described as follows:

Part of the SE 1/4 of the NW 1/4 and the SW 1/4 of NE 1/4 of Section 31, Township 18 South Range 1 West, Shelby County, Alabama, and being more particularly described as follows; Lots 6, 8, 10 and 12, Jessica Ingram Property, as recorded in Map Book 3, Page 54 in the Office of the Judge of Probate, Shelby County, Alabama, also, an acreage parcel situated in the SE 1/4 of the NW 1/4 of Section 31, Township 18 South,

BOOK 194 PAGE 09

BOOK 107 PAGE 994

BOOK 194 PAGE 10

BOOK 107 PAGE 995

Range 1 West, Shelby County, Alabama, and being more particularly described as follows: From the NW corner of Lot 12, Jessica Ingram Property, as recorded in Map Book 3, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama, run in a Southerly direction along the West lot line of said Lot 12 for a distance of 30.26 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue in a southerly direction along the West lot lines of said Lots 12, 10, 8 and 6, for a distance of 620.60 feet; thence turn an angle to the right of 90 deg. 47 min. 50 sec. and run in a Westerly direction for a distance of 116.86 feet to a point on the East right of way line of Brook Highland Drive as shown on the map of "The Meadows Residential Sector One", as recorded in Map Book 9, Page 142, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the left which has a radius of 605.12 feet, a central angle of 18 deg. 21 min. 26 sec. and a chord of 193.05 feet which forms an interior angle to the left of 80 deg. 08 min. 18 sec. with the last described call; run thence along said right of way line in a Northerly direction along the arc of said curve for a distance of 193.88 feet to the end of said curve; run thence in a Northerly direction tangent to said curve for a distance of 324.02 feet to the beginning of a curve to the left, said curve having a radius of 1153.80 feet, a central angle of 2 deg. 37 min. 02 sec. and a chord of 52.70 feet; run thence in a Northerly direction along the arc of said curve for a distance of 52.70 feet; thence turn an interior angle to the left of 126 deg. 06 min. 26 sec. from the chord to the last described curve and run in a Northeasterly direction for a distance of 89.69 feet to the point of beginning.

LESS AND EXCEPT the property sold to Daniel Meadows, Ltd. by deed recorded in Book 022, Page 959, in the Probate Office of Shelby County, Alabama described as follows:

Description of a parcel of land situated in the southeast quarter of the northwest quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

From the southwest corner of said quarter-quarter section, run thence in a northerly direction along the west line of said quarter-quarter section for a distance of 882.30 feet; thence turn an angle to the right of $91^{\circ} - 17' - 06''$ and run in an easterly direction for a distance of 198.02 feet to the point of beginning of the parcel herein described; thence continue in an easterly direction along the same course as before for a distance of 1001.66 feet; thence turn an angle to the right of 90° and run in a southerly direction for a distance of 307.97 feet to the beginning of a curve to the right, said curve to the right having a radius of 545.12 feet and a central angle to $62^{\circ} - 38' - 49''$ and being concave to the northwest; thence run along the arc of said curve in a southerly to southwesterly direction for a distance of 596.03 feet to the end of said curve; thence run in a southwesterly direction tangent to said curve for a distance of 166.48 feet; thence turn an angle to the right of $26^{\circ} - 18' - 34''$ and run in a westerly direction for a distance of 347.77 feet; thence turn an angle to the right of $63^{\circ} - 41' - 26''$ and run in a northwesterly direction for a distance of 136.63 feet to the beginning of a curve to the right, said curve to the right having a radius of 1682.21 feet and a central angle of $17^{\circ} - 35' - 45''$ and being concave to the northeast; thence run in a northwesterly direction along the arc of said curve for a distance of 516.62 feet to the end of said curve and the beginning of a second curve to the right, said second curve to the right having a radius of 537.13 feet and a central angle of 20° and being concave to the east; thence run in a northwesterly to northerly direction along the arc of said curve for a distance of 187.49 feet to the end of said curve; thence run in a northerly direction tangent to said curve for a distance of 80.52 feet to the point of beginning. Said parcel contains 17.4515 acres, more or less.

BOOK 194 PAGE 11

BOOK 107 PAGE 996

ALSO, LESS AND EXCEPT the property sold to Eagle Ridge, Ltd. by deed recorded in Book 067, Page 965 in said Probate Office described as follows:

A parcel of land situated in the East 1/2 of the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section, and run thence in a Northerly direction along the West line of said quarter-quarter section for a distance of 194.27 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, run thence in a northerly direction along the same course as before for a distance of 1809.15 feet to the Northwest corner of the NE 1/4 of the NW 1/4 of said Section; thence turn an angle to the right of 90 deg. 51 min. 41 sec. and run in an easterly direction along the north line of said section for a distance of 750.0 feet; thence turn an angle to the right of 105 deg. 57 min. 12 sec. and run in a southerly direction for a distance of 1629.62 feet to a point on the Northwest right of way line of a proposed public dedicated road known as Meadow Ridge Road; said point being in a curve to the left having a radius of 326.23 feet and a central angle of 44 deg. 43 min. 59 sec. and said curve being concave to the southeast; thence from the last call turn an interior counter-clockwise angle of 162 deg. 55 min. 13 sec. to the chord of said curve and run in a southwesterly direction along the arc of said curve for a distance of 254.76 feet to the end of said curve; thence run in a southwesterly direction tangent to last said curve for a distance of 35.64 feet along Northwest right of way of said Meadow Ridge Road; thence turn an angle to the right of 79 deg. 45 min. 26 sec. and run in a westerly direction for a distance of 132.99 feet to the point of beginning of the parcel herein described; being situated in Shelby County, Alabama.

A portion of Meadow Ridge Road referred to above in the legal description was dedicated to the public on February 26, 1986, by recording of a map in Map Book 9, Page 142 in the Probate Office of Shelby County, Alabama.

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

1986 DEC 31 PM 3 26

John C. Anderson
JUDGE OF PROBATE

1. Deed Tax	\$ <i>10.00</i>
2. Mfg. Tax	
3. Recording Fee	<i>10.00</i>
4. Indexing Fee	<i>1.00</i>
TOTAL	<i>21.00</i>

SHELBYCO, LTD.
EXHIBIT "A"

	Section	Township	Range
	19	18-S	1-W

SE 1/4 of SE 1/4

A parcel of land situated in the NW 1/4 of SE 1/4 of Section 29, Township 18 South, Range 1 West, more particularly described as follows:

29	18-S	1-W
----	------	-----

Begin at a point 130 feet North of the NW corner of SW 1/4 of SE 1/4 of Section 29, Township 18, Range 1 West, and run due North 312 feet; thence South 59 deg. 45 min. East along dividing line of land belonging to Hugh P. Ribler and lands herein described, a distance of 657 feet to the right of way of Cahaba Valley Road (Montevallo and Ashville road); thence South 24 deg. 15 min. West along said right of way 264 feet; thence North 59 deg. 30 min. West along dividing line of land belonging to Missus Alta and Della Lee and the lands herein described a distance of 515 feet to point of beginning; being in the Northwest corner of SW 1/4 of SE 1/4 and the Southwest corner of NW 1/4 of SE 1/4 of said Section 29.

East 1/2 of NW 1/4

29	18-S	1-W
----	------	-----

West 1/2 of SW 1/4; NE 1/4 of SW 1/4 and West 1/2 of NW 1/4

29	18-S	1-W
----	------	-----

That portion of the NW 1/4 of SE 1/4 lying North and West of Cahaba Valley Road, known as the "Old Ingall's Farm" and being more particularly described as follows:

29	18-S	1-W
----	------	-----

Begin at the Northwest corner of NW 1/4 of SE 1/4 of said Section 29, and run thence South along the West line of said 1/4 1/4 Section a distance of 894.72 feet to an iron pipe situated on a fence and hedge row; thence run South 59 deg. 30 min. East along said fence and hedge row 625.17 feet to the West line of the Leeds-Pelham Road (also known as the Cahaba Valley Road); thence run in a Northeasterly direction along the West right of way line of said Cahaba Valley Road to its intersection with the North line of said 1/4 1/4 Section; thence run West along the North line of said 1/4 1/4 Section a distance of 1153.93 feet to the point of beginning.

BOOK 194 PAGE 12

BOOK 108 PAGE 02

A part of the South 1/2 of NE 1/4 of Section 29, Township 18 South, Range 1 West, being described as follows:

29 18-S 1-W

Begin at the Southwest corner of the SW 1/4 of NE 1/4 of said Section 29 and run North along the West line of said SW 1/4 of NE 1/4 a distance of 350.26 feet; thence East, parallel with the South line of said forty 1331.12 feet to the West right of way line of Montevallo or Cahaba Valley Road; thence Southwesterly along said road right of way to the South line of said SW 1/4 of NE 1/4 of said Section 29; thence West along said South line 1152.26 feet to the point of beginning.

NE 1/4 of NE 1/4; and SE 1/4 of the Section; and SE 1/4 of NE 1/4; and NW 1/4 of the Section; and W 1/2 of NE 1/4; and NW 1/4 of SW 1/4; and All that part of NE 1/4 of NW 1/4 of Section 30 Township 18 South, Range 1 West, lying North and West of Columbiana Road; Less and except the following described parcel:
LESS AND EXCEPT, the following parcel:

30 18-S 1-W

Commence for the point of beginning at the Northwest corner of Section 30, Township 18 South, Range 1 West; run thence South along the West line of said Section for 3960.0 feet, more or less, to the Southwest corner of the NW 1/4 of the SW 1/4 of said Section; run thence East along the South line of the North 1/2 of the SW 1/4 of said Section for 1750.0 feet, more or less, to the West right of way of a dirt road; run thence Northeasterly along said West right of way for 1260.0 feet; run thence North 32 deg. 30 min. West for 650.0 feet; run thence North 21 deg. 00 min. East for 2600.0 feet, more or less, to the North line of said Section; run thence West along the North line of said Section for 3030.0 feet, more or less, to the point of beginning of said exception. Said Exception being in Section 30, Township 18 South, Range 1 West, of the Huntville Principle Meridian, Shelby County, Alabama.

SE 1/4 of SW 1/4 of Section 30, Township 18 South, Range 1 West, except 2 acres lying North and West of Columbiana Road.

30 18-S 1-W

Part of the N 1/2 of Section 30, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of NW 1/4 of NE 1/4 of said Section 30, run in a Westerly direction along the north line of said 1/4-1/4 section for a distance of 886.33 feet to the point of beginning; thence continue along last mentioned course for a distance of 543.60 feet; thence turn an angle to the left of 69°23'25" and run in a Southwesterly direction for a distance of 2027.66 feet; thence turn an angle to the left of 53°30' and run in a Southeasterly direction for a distance of 632.96 feet; thence turn an angle to the left of 126°30' and run in a Northeasterly direction for a distance of 2,595.50 feet, more or less, to the point of beginning.

BOOK 194 PAGE 14

All that portion of the NW 1/4 of Section 32, Township 18 South, Range 1 West, lying West of the Cahaba Valley Road. Less and except tract sold to W. N. Hulsey, as described in Deed Book 81 page 271, and particularly described as follows:

32

18-S

1-W

Beginning at the NW 1/4 of said Section 32, and go North 86 deg. 30 min East 2210.5 feet to point of beginning of said exception; thence at an angle of 118 deg. 30 min. right bearing South 25 deg. 0 min. West 315 feet; thence at an angle of 118 deg. 30 min. left bearing North 86 deg. 30 min. East 315 feet to the NW side of public road; thence at an angle of 61 deg. 30 min. left bearing North 25 deg. East along public road 315 feet; thence at an angle of 118 deg. 30 min. left bearing South 86 deg. 30 min. West 315 feet to point of beginning. Also, Less and Except tract sold to Birmingham University School, described as follows: Beginning at the Northwest corner of Section 32, Township 18 South, Range 1 West of the Huntsville Principle Meridian, run North 86 deg. 30 min. East 2203.2 feet along the North line of said Section; thence South 24 deg. 30 min. West 315.0 feet; thence North 86 deg. 30 min. East 286.4 feet to the Westerly line of State Highway 119; thence South 26 deg. 03 min. West along said Westerly line 1096.3 feet; thence North 53 deg. 56 min. West 650.1 feet; thence North 78 deg. 33 min. West 1352.7 feet to the West line of said Section 32; thence North 2 deg. 58 min. West 470.0 feet along said West line to the point of beginning. Also, Less and Except the following:

Commence for the point of beginning where the South line of the NW 1/4 of Section 32, Township 18 South, Range 1 West, intersects the West right of way of State Highway No. 119; thence Northeasterly along said State right of way for 250.0 feet; thence an interior angle of 86 deg. 30 min. and run Northwesterly for 765.0 feet; thence an interior angle right of 99 deg. 20 min. 18 sec. and run Southwesterly for 563.0 feet, more or less, to the South line of said NW 1/4; run thence East along the South line of said NW 1/4 for 895.0 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

STATE OF ALABAMA, SHELBY CO.
J. C. H. F. T. M. S.
INSTRUMENT NO. 1100

1955 DEC 31 PM 3:30

JUDGE OF PROBATE

-3-

1. Deed tax \$ 2,200.00
2. Mtg. tax _____
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL \$ 2,211.00

Exhibit A

BOOK 133 PAGE 116

BOOK 194 PAGE 15

Shelby County, Alabama, to-wit:

A parcel of land in the northwest quarter of Section 32, Township 18 South, Range 1 West, more particularly described as follows:

Begin at the northwest corner of said quarter section and run east along the north boundary thereof for a distance of 1,329.76 feet; thence turn an angle to the left of $0^{\circ} 02' 46''$ and continue east for a distance of 873.81 feet; thence turn an angle to the right of $117^{\circ} 36' 34''$ and run in a southwesterly direction for a distance of 314.92 feet; thence turn an angle to the left of $117^{\circ} 36' 34''$ and run east for a distance of 286.40 feet to the northwest right-of-way line of Alabama Highway No. 119; thence turn an angle to the right of $119^{\circ} 28' 45''$ and run in a southwesterly direction along said right-of-way line for a distance of 1,097.54 feet; thence turn an angle to the right of $100^{\circ} 08' 21''$ and run in a northwesterly direction for a distance of 651.26 feet; thence turn an angle to the left of $24^{\circ} 37' 10''$ and continue in a northwesterly direction for a distance of 1,353.59 feet to the west boundary of said quarter section; thence turn an angle to the right of $75^{\circ} 39' 46''$ and run north along said west boundary for a distance of 470.01 feet to the point of beginning of the property herein described.

Less and except:

A parcel of land in Sections 29, 30 and 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the NE corner of said Section 31 run North 45° 09' 34" West for a distance of 28.13 feet to the point of beginning; thence turn an angle to the left of 134° 41' 36" and run South 20.00 feet from and parallel to the East Boundary of said Section 31 for a distance of 483.74 feet to the Northeast right of way line of Brook Highland Drive; thence turn an angle to the right of 120° 40' 14" and run in a Northwesterly direction along said right of way line for a distance of 883.36 feet to the beginning of a curve to the left, said curve having a central angle of 8° 16' 54" and a radius of 622.96 feet; thence continue along said right of way line along said curve for a distance of 90.04 feet to the beginning of a curve to the right, said curve having a central angle of 85° 07' 51" and a radius of 25.00 feet; thence continue along said right of way line and said curve for a distance of 37.15 feet to the end of said curve and the Southeastern right of way line of Nottingham Drive; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 363.94 feet to the beginning of a curve to the left, said curve having a central angle of 61° 14' 45" and a radius of 425.14 feet; thence continue along said right of way line along said curve for a distance of 454.45 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line for a distance of 445.22 feet to the beginning of a curve to the right, said curve having a central angle of 33° 34' 40" and a radius of 447.47 feet; thence continue along said right of way line along said curve for a distance of 262.23 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line for a distance of 286.46 feet to the beginning of a curve to the left, said curve having a central angle of 23° 16' 56" and a radius of 507.47 feet; thence continue along said right of way line along said curve for a distance of 206.21 feet to the end of said curve; thence run in a Northwesterly direction along said right of way line tangent to last curve for a distance of 237.07 feet to the beginning of a curve to the right, said curve having a central angle of 82° 36' and a radius of 351.97 feet; thence continue along said right of way line along said curve for a distance of 507.42 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 607.14 feet to the beginning of a curve to the left, said curve having a central angle of 23° 05' 48" and a radius of 1462.40 feet; thence continue along said right of way line along said curve for a distance of 589.51 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 281.47 feet to the beginning of a curve to the right, said curve having a central angle of 22° 47' 40" and a radius of 788.51 feet; thence continue along said right of way line along said curve for a distance of 313.70 feet to the end of said curve; thence run in a Northeasterly direction along said right of way line tangent to last curve for a distance of 333.22 feet to the beginning of a curve to the right, said curve having a central angle of 86° 04' 44" and a radius of 709.30 feet; thence continue along said right of way line along said curve for a distance of 1065.63 feet to the end of said curve; thence run in a Southeasterly direction along said right of way line tangent to last curve for a distance of 522.78 feet to the beginning of a curve to the right, said

BOOK 194 PAGE 16

BOOK 194 PAGE 17

BOOK 10 / PG 990

EXHIBIT "A"

DANTRACT, INC.

That part of the South 1/2 of Section 31, Township 18 South, Range 1 West lying North of U. S. Highway 280 and West of Shelby County Highway No. 495, EXCEPT THE FOLLOWING PARCELS:

The North 165 feet of the NW 1/4 of NW 1/4 of SW 1/4, Section 31, Township 18 South, Range 1 West; also except

Lots 1 and 2 according to the Survey of The Meadows-Business Center, First Sector, as recorded in Map Book 8 Pages 115 A & B in the Probate Office of Shelby County, Alabama; also except

From the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 31, Township 18 South, Range 1 West, run thence in an easterly direction along the North line of said quarter-quarter section for a distance of 389.72 feet to the point of beginning of the parcel herein excepted; thence continue in an easterly direction along the North line of said quarter-quarter section for a distance of 347.77 feet; thence turn an angle to the right of 153 deg. 41 min. 26 sec. and run in a southwesterly direction for a distance of 286.73 feet to the beginning of a curve to the right, said curve to the right having a radius of 25 feet, a central angle of 90 deg. and being concave northward; thence run in a westerly to northwesterly direction along the arc of said curve for a distance of 39.27 feet to the end of said curve; thence run in a northwesterly direction tangent to said curve for a distance of 129.14 feet to the point of beginning; also except

Commence at a concrete monument found at the center of Section 31, Township 18 South, Range 1 West, as per plat of survey of E. B. Weygand Alabama Registration Number 11768, dated 25 February 1962; run thence South 89 deg. 12 min. 24 sec. East for 848.96 feet to the point of beginning; continue South 89 deg. 12 min. 24 sec. East for 436.00 feet to the West right of way of Shelby County Highway Number 495; run thence South 0 deg. 22 min. 05 sec. East along said west right of way for 200.0 feet; run thence North 89 deg. 12 min. 24 sec. West for 436.0 feet; run thence North 0 deg. 22 min. 05 sec. West for 200 feet to the point of beginning. Said land being in Section 31, Township 18 South, Range 1 West; also except

That part of the North 165 feet of the NE 1/4 of NW 1/4 of SW 1/4 of Section 31, Township 18 South, Range 1 West not included in Lot 2 according to a survey of The Meadows-Business Center, First Sector recorded in Map Book 8 Pages 115 A & B in the Probate Office of Shelby County, Alabama.

All being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
DEC 31 PM 3:18
JUDGE OF PROBATE

Paid TAX 7,186.00
Rec 3.00
1.00
7,186.00



EXHIBIT "B"

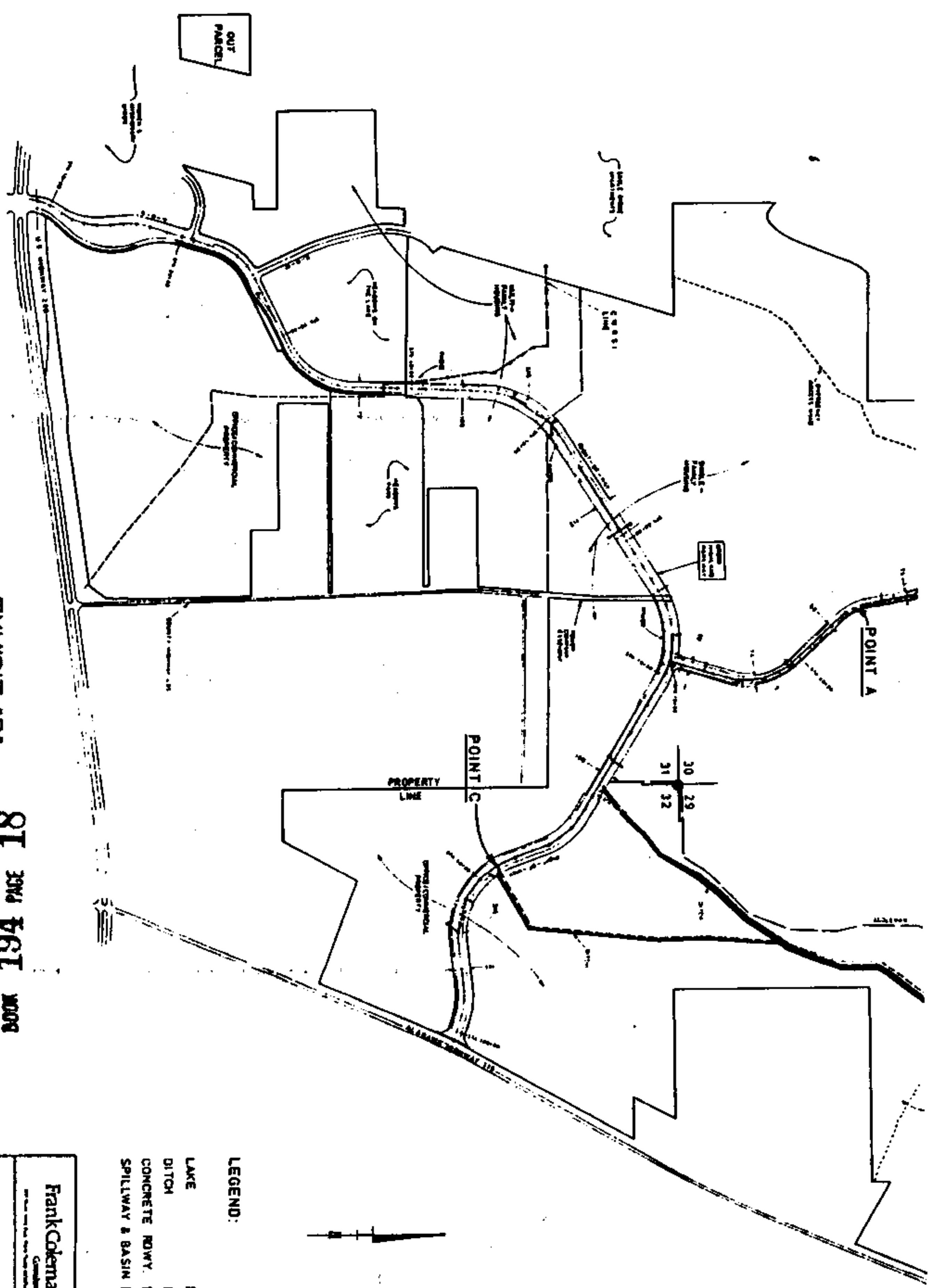
81 304 461 0008

BROOK HIGHLAND

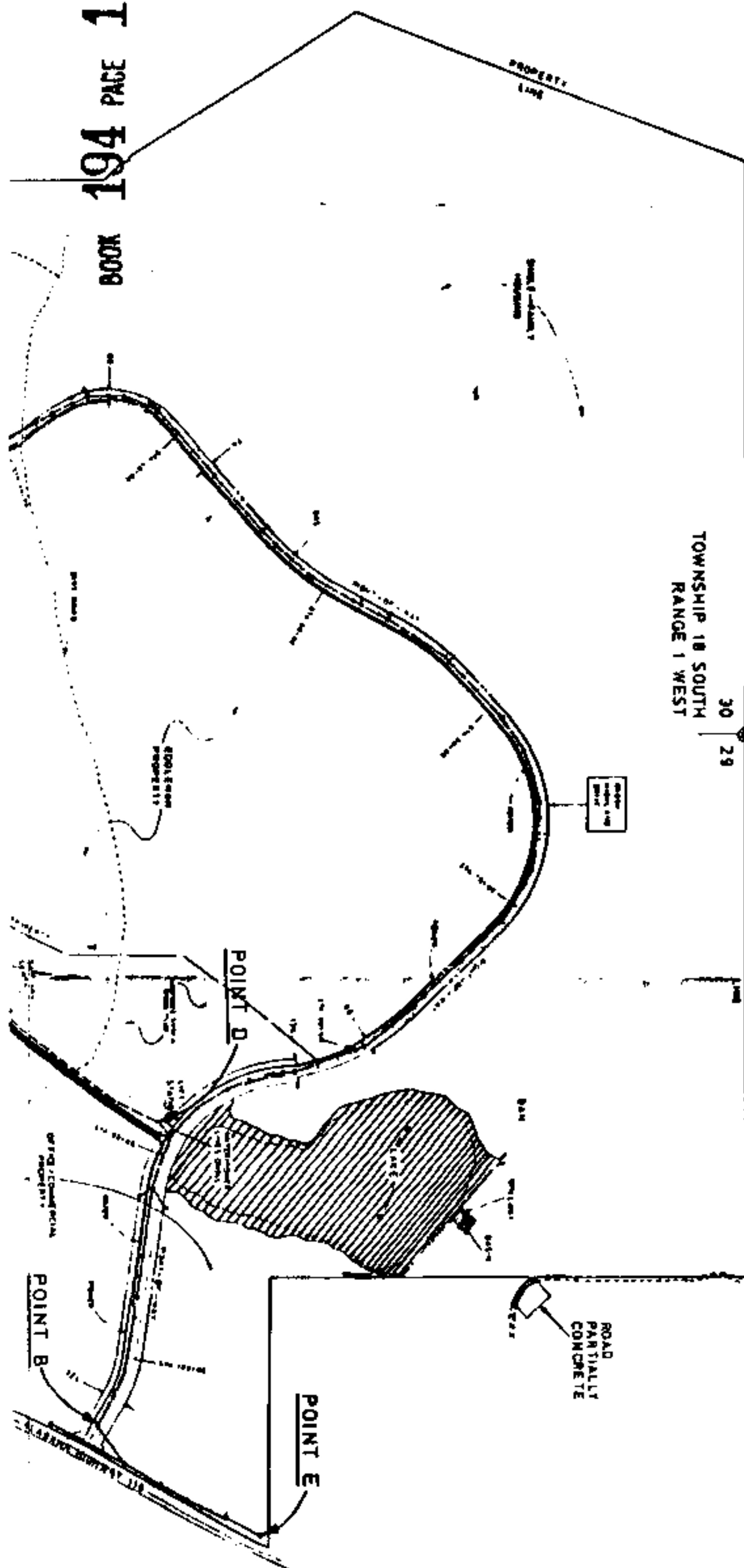
Frank Coleman & Associa
Civil Engineers

SCALE: 1" = 600'

- LEGEND:
- LAKE
 - DITCH
 - CONCRETE RDWY.
 - SPILLWAY & BASIN



This map is for illustration only
and land use designations shown thereon
do not in any way limit the use of the property
to such designated land uses.



TOWNSHIP 18 SOUTH
RANGE 1 WEST

30 29 19 20

1. Deed Tax	\$.50
2. Mtg. Tax	
3. Recording Fee	47.50
4. Indexing Fee	1.00
TOTAL	49.00

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 13 AM 2:28

Thomas H. Shanderson Jr.
JUDGE OF PROBATE

