1989061300014290 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/31/1989 12:00:00AM FILED/CERT

MAP BOOK 13 PAGE 76

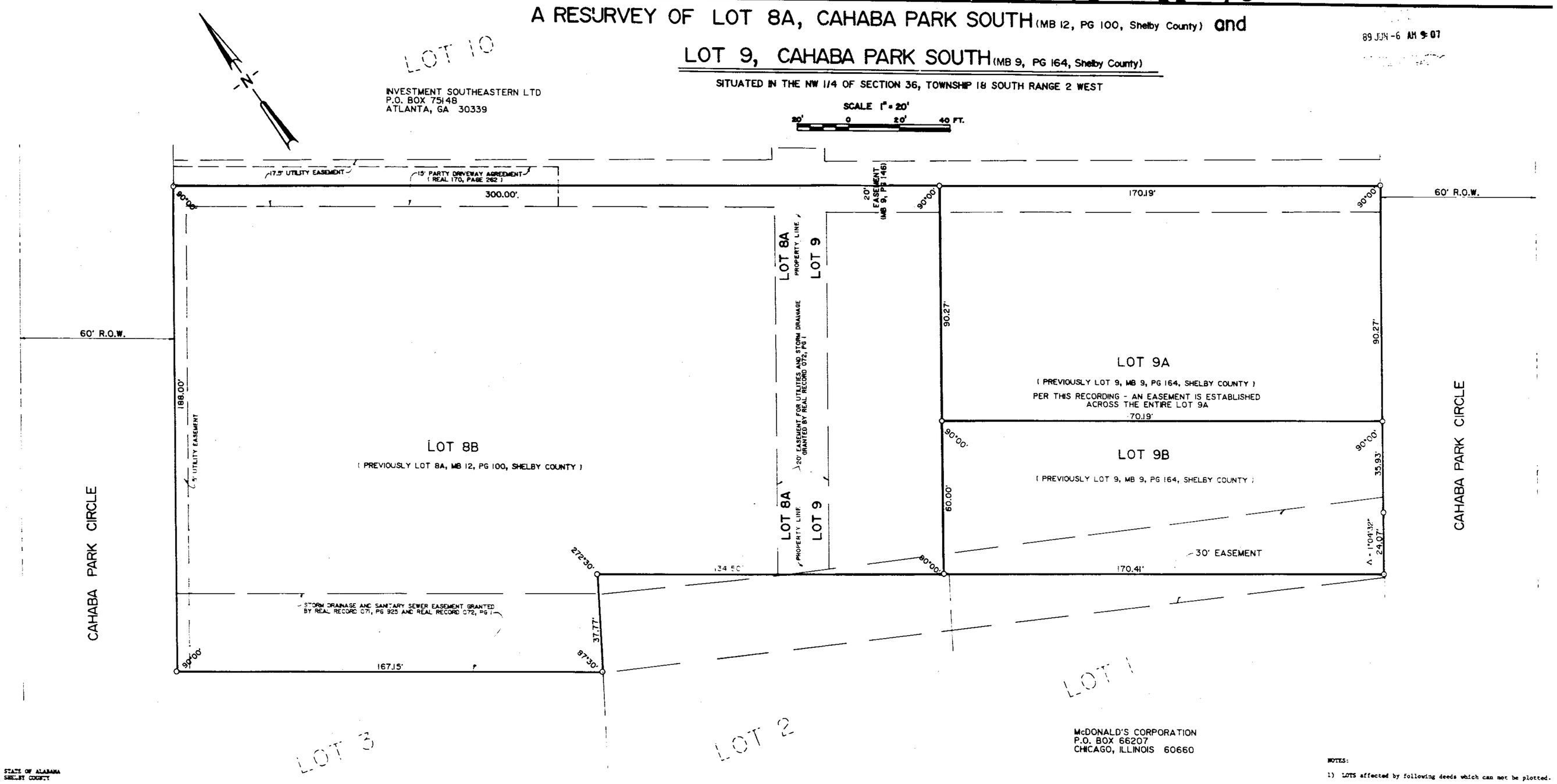
A RESURVEY OF LOT 8A, CAHABA PARK SOUTH (MB 12, PG 100, Shelby County) and LOT 9, CAHABA PARK SOUTH (MB 9, PG 164, Shelby County)

SITUATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH RANGE 2 WEST

89 JUN -6 AM 9:07

SCALE 1" = 20'

20' 0 20' 40 FT.



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, Barton Franklin Carr, Land Surveyor, Big Ben Inc., Owner, Lot 8B, and Investment Southeastern, Inc., Owner, Lots 9A and 9B, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that this plat or map were made at the instance of said Owner. That this plat or map is a true and correct plat or map of Lots 8B, 9A, and 9B and known or to be known as a RESURVEY of LOTS 8A and 9, CAHABA PARK SOUTH, showing the subdivision into which it is proposed to divide said lands, giving the length and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the angles, length, width and name of each street, as well as the number of each lot and block, and showing the relation of the lands to the Governments survey of Section 36, Township 18 South, Range 2, West, Shelby County, Alabama, and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said Owner also certifies that it is the Owner of said lands and that same are not subject to any mortgage, except a mortgage held by National Bank of Commerce. Said Owner dedicates streets, alleys and public grounds as shown on said plat or map. Said owner agrees that the City of Birmingham may at any time change the nature of any street, alley or public grounds, or any part thereof from the natural grade to the permanent grade without the payment of compensation of damages to the abutting Owners; and this agreement shall be a covenant running with the lands. The undersigned appoints the City of Birmingham as agent for the purpose of filing said plat or map, together with the instrument, for record, and certify that we have full authority to execute same.

CARR & ASSOCIATES ENGINEERS, INC.

Barton Franklin Carr, Reg. No. 16685

BIG BEN, INC., OWNER, LOT 8B

Irby Cohen, Vice President

NATIONAL BANK OF COMMERCE, MORTGAGEE

INVESTMENT SOUTHEASTERN, INC., OWNER, LOTS 9A and 9B

Irby Cohen, Agent

ALABAMA REGISTERED PROFESSIONAL NO. 16685 BARTON FRANKLIN CARR

STATE OF ALABAMA
JEFFERSON COUNTY

I, Nancy B. Carr, Notary Public in and for said County in said State, hereby certify that Barton Franklin Carr, Land Surveyor, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this day, that being informed of the contents of the certificate, he executed the same voluntarily as such individual with full authority therefor.

Given under my hand and seal this 9th day of May, 1989.

Nancy B. Carr
Notary Public
My commission expires:
3-6-90

STATE OF ALABAMA
COUNTY

I, [illegible], Notary Public in and for said County in said State, hereby certify that Irby Cohen, whose name is signed to the foregoing certificate as Vice President of Big Ben, Inc., and Agent of Investment Southeastern, Inc. and who is known to me acknowledged before me on this day, that being informed of the contents of the certificate, he executed the same voluntarily as such officer in his representative capacity, and with full authority therefor.

Given under my hand and seal this the ____ day of [illegible], 1989.

Notary Public
My commission expires:

STATE OF ALABAMA
COUNTY

I, [illegible], Notary Public in and for said County in said State, hereby certify that [illegible] as [illegible] of National Bank of Commerce, Mortgagee, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this day, that being informed of the contents of the certificate, he executed the same voluntarily as such officer in his representative capacity, with full authority therefor.

Given under my hand and seal this the ____ day of [illegible], 19__.

Notary Public
My commission expires:

APPROVED:
BIRMINGHAM PLANNING COMMISSION
BY: [illegible]
5-22-89

APPROVED:
BIRMINGHAM ENGINEERING DEPT.
BY: [illegible]
City Engr.

NOTES:

1) LOTS affected by following deeds which can not be plotted.

A. Restrictive convenants and conditions, as recorded in Real Record 037, Page 96 and amended by instrument recorded in Real Record 051, Page 996, in the Probate Office of Shelby County, Alabama.

B. Agreement between Investment Southeastern, Ltd., Kovach-Eddleman Properties, and 280 Associates, Ltd., dated August 7, 1985 and recorded in Real Record 038, Page 71 in said Probate Office.

C. Covenant and agreement between Kovach-Eddleman Properties, 280 Associates, Ltd., Investment Southeastern, Ltd., and the Water Works Board of the City of Birmingham, dated July 31, 1985 and recorded in the Real Record 069, Page 393, in said Probate Office.

D. Declaration of Protective Covenants and Agreements for Cahaba Park South, as recorded in Real Record 071, Page 931, and Real Record 087, Page 644, in said Probate Office.

2) Zoning of this lot requires no setback lines under current usage of surrounding lots.

IRBY COHEN

RESURVEY OF LOTS 8A & 9
CAHABA PARK SOUTH

CARR & ASSOCIATES ENGINEERS, INC.
COMPLETE ENGINEERING SERVICES
BIRMINGHAM, AL

DRAWN BFC	DATE MAY, 1989	SHEET 1 OF 1
CHECKED BFC		DWG NO
APPROVED BFC	SCALE 1"=20'	99