

STATE OF ALABAMA)
)
 SHELBY COUNTY)

AGREEMENT FOR EASEMENTS

THIS AGREEMENT is made and entered into this 18th day of November, 1993 by and among James W. Key, Jr. and Kathy C. Key (hereinafter Key #1); Charles Anthony Key and Regina A. Key (hereinafter Key #2) and Stephen L. Harris and Rebekah B. Harris (hereinafter Harris).

WHEREAS, Key #1 is the owner of the real property described as follows:

PARCEL C:

Begin at the SW corner of Section 12, Township 20 South, Range 1 West; thence North for 20 feet; thence East 15 feet; thence Southeast 25 feet to South line of said Section; thence West 30 feet to point of beginning. Being situated in Shelby County, Alabama, and,

WHEREAS, Key #2 is the owner of the real property described as follows:

PARCEL A:

The West 1/2 of the NW 1/4 of the NW 1/4 of Section 13, Township 20, Range 1 West, Shelby County Alabama; being situated in Shelby County, Alabama.

PARCEL E:

The east 1/2 of the NW 1/4 of the NW 1/4 of Section 13, Township 20, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama, and,

WHEREAS, Key #2 is the owner of the non-exclusive easements for ingress and egress and utility services created for the benefit of Tracts A and E by that certain Easement from J. P. Jones and Mrs. J. P. Jones to Robert Gospodareck dated February 2, 1976 and recorded at Deed Book 296, page 768, records of the Judge of Probate, Shelby County, Alabama over and across the following described property:

PARCEL D:

A part of the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 1 West, situated in Shelby County, Alabama more particularly described as follows:

Begin at the Southeast corner of said 1/4-1/4 Section and run West along the South 1/4-1/4 line 214 feet more or less to the Eastern line of a roadway; thence North along roadway to a point 20 feet from the South 1/4-1/4 line; thence right and in an easterly direction along a line 20 feet North of and parallel to the South 1/4-1/4 line to the East line of said 1/4-1/4 section; thence South 20 feet to the point of beginning.

All being situated in Shelby County, Alabama

12/01/1993-38111
 08:15 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 006 MEL 21.00

Inst # 1993-38111

WHEREAS, Key #1 desires to convey to Key #2 and to Harris easement rights for ingress and egress and for utilities on and across the aforesaid Parcel C, and

WHEREAS, Key #2 desires to convey to Harris by warranty deed of even date the fee simple estate in and to Parcel E, together with an assignment of the easement rights across the aforesaid Parcel D and creation of easement for ingress and egress and for utilities of that portion of Parcel A described as follows:

PARCEL B:

The North 30 feet of the West 1/2 of the NW 1/4 of NW 1/4 of Section 13 Township 20, Range 1 West. Being situated in Shelby County, Alabama.

WHEREAS, the intent of the parties is to afford to Key #2 and Harris access for Parcels A and E respectively to that certain public way known as Ivy Way, Shelby County, Alabama, and

WHEREAS, a survey by Calvin W. Butler dated September 4, 1993 is attached hereto as Exhibit A. This survey depicts Parcels A, B, C and D and the scrivener has added the description and location of Parcel E.

NOW THEREFORE

1. Key #1 grants to Key #2 and to Harris for the benefit of Parcels A and E described hereinabove non-exclusive easements for ingress and egress and for utilities in common with Key #1 over and across the following described property:

PARCEL C:

Begin at the SW corner of Section 12, Township 20 South, Range 1 West; thence North for 20 feet; thence East 15 feet; thence Southeast 25 feet to South line of said Section; thence West 30 feet to point of beginning. Being situated in Shelby County Alabama.

2. Key #2 grants to Harris for the benefit of Parcel E non-exclusive easements for ingress and egress and for utilities in common with Key #2 created by that certain Easement from J. P. Jones and Mrs. J. P. Jones to Robert Gospodarek dated February 2, 1976 and recorded at Deed Book 296, page 768, records of the Judge of Probate, Shelby County, Alabama over and across the following described property:

PARCEL D:

A part of the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 1 West, situated in Shelby County, Alabama more particularly described as follows:

Begin at the Southeast corner of said 1/4-1/4 Section

and run West along the South 1/4-1/4 line 214 feet more or less to the Eastern line of a roadway; thence North along roadway to a point 20 feet from the South 1/4-1/4 line; thence right and in an easterly direction along a line 20 feet North of and parallel to the South 1/4-1/4 line to the East line of said 1/4-1/4 section; thence South 20 feet to the point of beginning.

All being situated in Shelby County, Alabama.

3. Key #2 grants to Harris for the benefit of Parcel E non-exclusive easements for ingress and egress and for utilities created in common with Key #2 over and across the following described property:

PARCEL B:

The North 30 feet of the West 1/2 of the NW 1/4 of NW 1/4 of Section 13 Township 20, Range 1 West. Being situated in Shelby County, Alabama.

The easements assigned and created hereunder shall be construed as rights, covenants, privileges and easements running with the land benefiting Tracts A and E.

This Agreement shall be binding upon and inured to the benefit of the respective legal representatives, heirs, successors and assigns of the parties hereto.

The undersigned Troy & Nichols, Inc. joins in this instrument for the sole purpose of subordinating to and does hereby subordinate the lien of its mortgage from James W. Key, Jr. and wife, Kathy C. Key recorded at Real Property Instrument No. 1992-26049, records of the Judge of Probate, Shelby County, Alabama, to that certain easement for ingress and egress and for utilities granted hereinabove across Parcel C described hereinabove and the lien of the aforesaid mortgage continues otherwise unaffected by this subordination. The lien of the mortgage as to the fee simple estate of the aforesaid Parcel is not released by this subordination.

TROY & NICHOLS, INC., as Attorney-in-Fact for
Federal Home Loan Mortgage Corporation

BY

ITS

Diane Bunnist
VICE PRESIDENT

JAMES W. KEY
JAMES W. KEY

KATHY C. KEY
KATHY C. KEY

CHARLES ANTHONY KEY
CHARLES ANTHONY KEY

REGINA A. KEY
REGINA A. KEY

STEPHEN L. HARRIS
STEPHEN L. HARRIS

REBEKAH B. HARRIS
REBEKAH B. HARRIS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Alaine G. Barnes, a Notary Public in and for said County, in said State, hereby certify that JAMES W. KEY, JR. and wife, KATHY C. KEY, whose names are signed to the foregoing instrument, and who are known

to me acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1993.

Alaine G. Barnes
NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Alaine G. Barnes, a Notary Public in and for said County, in said State, hereby certify that CHARLES ANTHONY KEY and wife, REGINA A. KEY, whose names are signed to the foregoing instrument, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1993.

Alaine G. Barnes
NOTARY PUBLIC

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Alaine G. Barnes, a Notary Public in and for said County, in said State, hereby certify that STEPHEN L. HARRIS and wife, REBEKAH B. HARRIS, whose names are signed to the foregoing instrument, and who are known to me acknowledged before me on this day, that being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1993.

Alaine G. Barnes
NOTARY PUBLIC

STATE OF LOUISIANA)
COUNTY OF OUACHITA)

I, Betty Thomisee, a Notary Public in and for said County in said State, hereby certify that as Vice President President of Troy & Nichols, Inc., *a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of November, 1993.

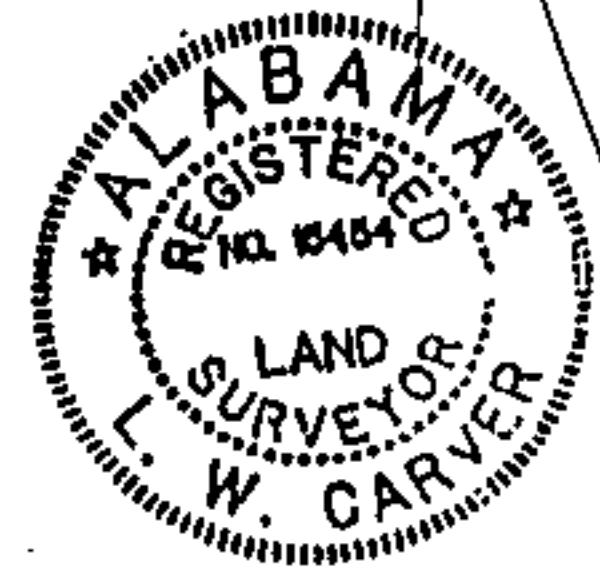
*Attorney-in-Fact for
Federal Home Loan Mortgage
Corporation

Betty Thomisee
NOTARY PUBLIC Betty Thomisee

BETTY THOMISEE
NOTARY PUBLIC, OUACHITA PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

PREPARED BY:
DAVID TANNER, ATTORNEY
7211 First Avenue North
Birmingham, Alabama 35206
(205) 836-0923

BOOK 305 PAGE 907



DAR COZ C
SCALE 1"=100'

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
90 AUG 17 PM 2:47

S.W. COR. JUDGE OF PROBATE
SW 1/4 - SW 1/4
SEC. 12 T-20-S R-1-W
IRON FOUND

State of Alabama
Shelby County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

Larry W. Carr

LRARA

Commence at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 12 Township 20 South Range 1 West, for the point of beginning, thence run East along the South line of said quarter-quarter section for 329.79 feet, thence turn 88°24' left and run 365.0 feet, thence turn 90°00' left and run 329.66 feet to the West boundary line of said quarter-quarter section, thence turn 90°00' left and run South along said quarter-quarter section for 374.21 feet to the point of beginning. Containing 2.80 acres.

Description of centerline of a 30 foot wide easement.

Commence at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 12 Township 20 South Range 1 West and thence run East along the South line of said quarter quarter section for 329.79 feet, thence turn 88°24' left and run 365.0 feet, thence turn 90°00' left and run 15.0 feet for the point of beginning, thence turn 90°00' right and run 380.9 feet, thence turn 59°25' left and run 129.1 feet, thence turn 52°41' left and run 117.90 feet to the East right of way line of a County Graded Road and the point of ending.

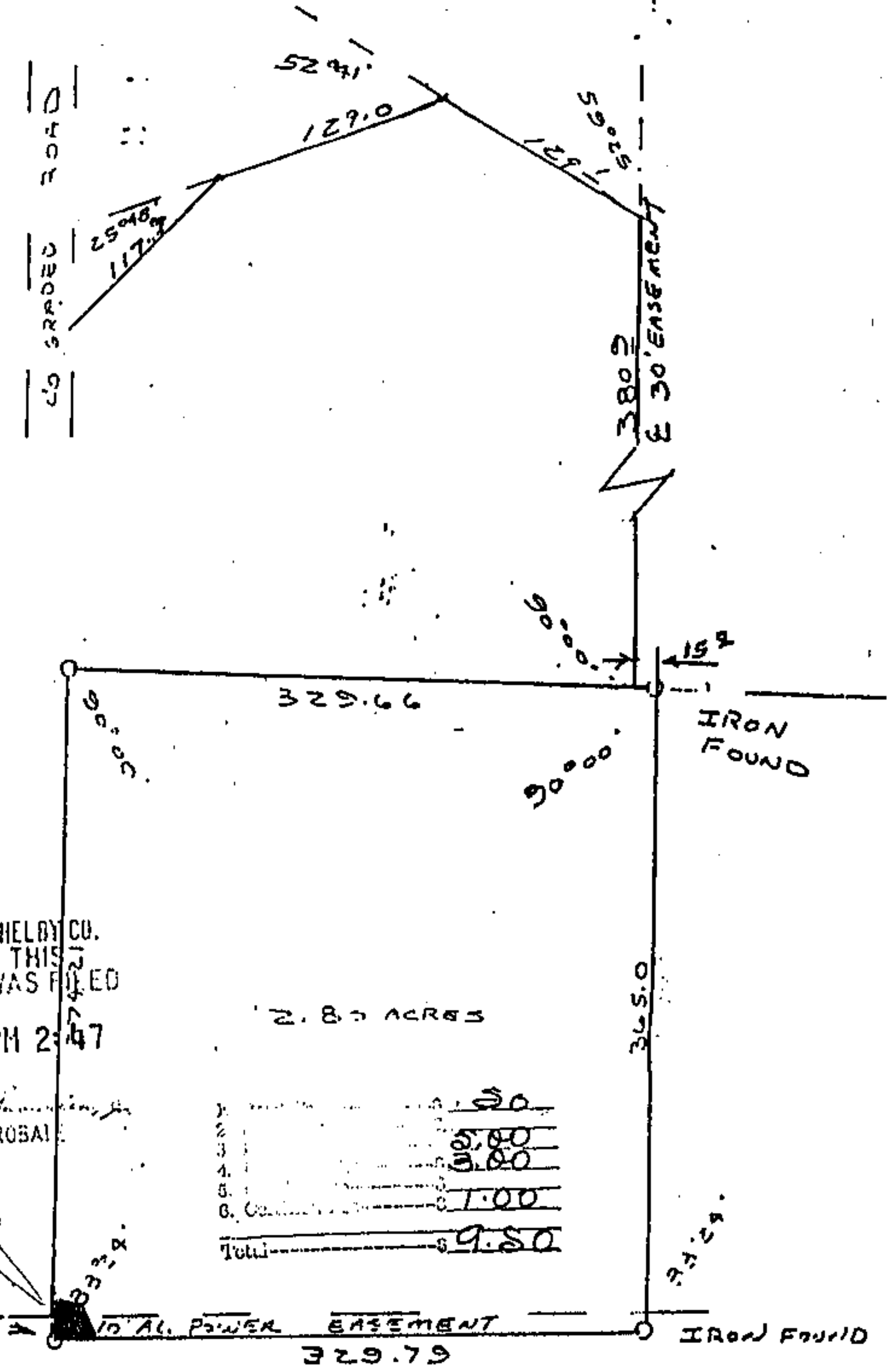
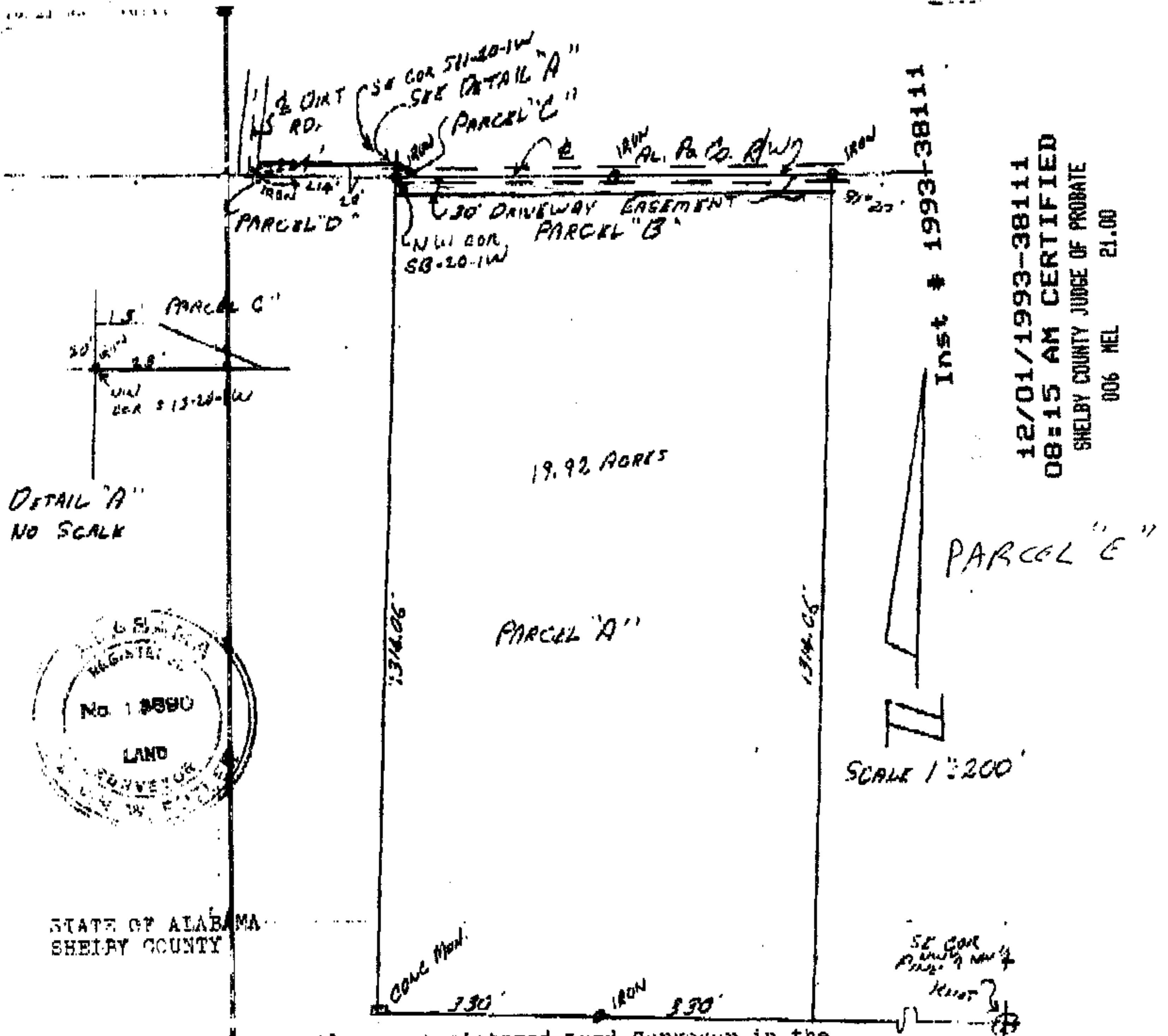


EXHIBIT I
0294 962 546



I, Calvin W. Butler, a registered Land Surveyor in the State of Alabama, do certify that the foregoing is a true and accurate map or plat of parcels of land situated in Section 11&13, Township 20 South, Range 1 West in Shelby county, and more particularly described as follows:

Parcel "A"

The $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of S13-20-1W.

Parcel "B" Driveway easement

The North 30 Feet of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of S13-20-1W.

Parcel "C" Driveway easement

Begin at the SW corner of Section 12 Township 20 South, Range 1 West; thence North for 20 feet; thence East 15 feet; thence Southeast 25 feet to South line of said section; thence West 30 feet to point of beginning.

→ Parcel "D" Ingress and Egress easement.

A part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11; Township 20 South Range 1 West, situated in Shelby county, Alabama more particularly described as follows;

Begin at the Southeast corner of said $\frac{1}{4}$ Section and run West along the South $\frac{1}{4}$ line 214 feet more or less to the Eastern line of a roadway; thence North along roadway to a point 20 feet from the South $\frac{1}{4}$ line; thence right and in an easterly direction along a line 20 feet North of and parallel to the South $\frac{1}{4}$ line to the East line of said $\frac{1}{4}$ section; thence South 20 feet to the point of beginning.

According to my survey this the 4th day of September, 1993.

PARCEL "E"
THE E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the
NW $\frac{1}{4}$ of S13-20-1W.

Calvin W. Butler
Calvin W. Butler P.L.S. #13890

EXHIBIT "A"