

is instrument was prepared by  
Murtney Mason & Associates, P.C.  
100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

09/06/1994-27376  
11:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 9.50

### Declaration of Landscape Easements

Comes now Calvin Reid Construction Co., Inc which is the owner of lots 3513 and 3514, Riverchase Country Club, 35th Addition, as recorded in Map Volume 16 page 113 in the office of the Judge of Probate, Shelby County, Alabama.

As owner in fee simple of said above-described real property, it is declared that two easements, as described hereinafter, shall be created and shall run with the land for the purpose of allowing placement of signage and landscaping by Calvin Reid Construction Company, Inc. as approved by the Riverchase Architectural Committee. The initial cost of approved signs and landscaping shall be paid for by Calvin Reid Construction Company, Inc. The maintenance of the sign, lights, irrigation system and landscaping shall be the responsibility of Calvin Reid Construction Company until all lots in the Riverchase Country Club 35th Addition have been developed and the houses on such lots have been sold. At such time as the subdivision has been completed (i.e. the last house sold), the Riverchase Residential Association, Inc. (RRA) will assume the maintenance of the sign, irrigation, lights, landscaping and expense associated hereto, for as long as the RRA performs such similar maintenance at other entrances within the Riverchase development.

Said easements shall be as follows:

Part of Lot 3513, Riverchase Country Club, 35th Addition, as recorded in Map Volume 16, Page 113, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3513, run in an easterly direction along the North line of said lot for a distance of 40.0 feet; thence turn an angle to the right of 87 degrees 24 minutes 50 seconds and run in a southerly direction for a distance of 75.0 feet; thence turn an angle to the right of 92 degrees 35 minutes 10 seconds and run in a westerly direction for a distance of 40.0 feet to a point on the East right-of-way line of Chase Drive; thence turn an angle to the right of 87 degrees 24 minutes 50 seconds and run in a northerly direction along the West line of said Lot 3513 and the East right-of-way line of Chase Drive for a distance of 75.0 feet, more or less to the point of beginning.

Part of Lot 3514, Riverchase Country Club, 35th Addition, as recorded in Map Volume 16, Page 113, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3514, run in a southerly direction along the East line of said Lot 3514, for a distance of 40.0 feet; thence turn an angle to the right of 92 degrees 35 minutes 10 seconds and run in a westerly direction for a distance of 10.0 feet; thence turn an angle to the right of 87 degrees 24 minutes 50 seconds and run in a northerly direction for a distance of 40.0 feet to a point on the Northerly line of said Lot 3514; thence turn an angle to the right and run in an easterly direction along the North line of said Lot 3514 for a distance of 10.0 feet, more or less, to the point of beginning.

IN WITNESS WHEREOF, the said Dennis C. Reid by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 6<sup>th</sup> day of September, 1994.

ATTEST:

Delores Nesmith  
Secretary

Calvin Reid Construction Co., Inc.  
By Dennis C. Reid President

(STATE OF SHELBY)  
(COUNTY OF ALABAMA)

I, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that Dennis C. Reid whose name as president of Calvin Reid Construction Co., 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 the 6<sup>th</sup> day of September, 1994.

Notary Public

CALVIN REID CONST. CO. Inc.  
3228 LORNA ROAD  
B'ham AL 35216

Inst # 1994-27376