

THIS INSTRUMENT WAS PREPARED BY: COURTNEY H. MASON, JR.,
P.O. BOX 360187
BIRMINGHAM, ALABAMA 35236

STATE OF ALABAMA
COUNTY OF SHELBY

EASEMENT & MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENCE, That Whereas undersigned, James W. Dawson and wife, Margaret C. Dawson are served by an easement more particularly described as follows:

Also, a 20 foot easement for ingress and egress, 10 feet on each side of the following described centerline; Commence at the Northwest corner of the above described parcel of land; thence run Southerly along the West line of said parcel a distance of 12.20 feet to the point of beginning of said centerline; thence turn right 86 deg. 36 min. 09 sec. and run Westerly a distance of 287.75 feet to a point on the Easterly right of way of Alabama Highway #119 and the end of said centerline.

Whereas, the undersigned hereto agrees to maintain said road, which both serves and is contiguous to their respective properties;

NOW THEREFOR, the undersigned hereto agree as follows:

1. The easement described hereinabove shall be a perpetual non-exclusive easement for ingress, egress, and utilities, and shall enure to the benefit of the parties hereto, and to their heirs, assigns, transfers and grantee, forever.

2. Repairs shall be made to the road at such times as a majority of the parties whose property is served by the road deem repairs to be necessary.

3. Upon such determination that repairs are necessary, the costs of such repairs shall be paid by James W. Dawson and Margaret C. Dawson.

4. This agreement may not be modified except upon the unanimous vote of all property owners served by the subject road. Said agreement must be in writing and recorded in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of September, 1994.

James W. Dawson
James W. Dawson

Margaret C. Dawson
Margaret C. Dawson

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that James W. Dawson and wife, Margaret C. Dawson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 18th DAY OF November, 1994.

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-96

11/23/1994-34876
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1994-34876

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