

STATE OF ALABAMA)
SHELBY COUNTY)

This instrument prepared by:
Frank C. Galloway III
Galloway & Moss L.L.C.
11 Oak Street
Birmingham, AL 35213

EASEMENT

COMES NOW, FRANKLIN AUTOMOTIVE, INC., an Alabama corporation (collectively referred to hereinafter as the "Grantor"), and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Dow, Wideman, Lawaczeck and Childs, an Alabama General Partnership (referred to hereinafter as the "Grantee") the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantees the following permanent non-exclusive easement:

Grantor, owns the certain real property located in Shelby County, Alabama which is more particularly described in the attached Exhibit A ("Property #1"), and Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and assigns a permanent non-exclusive easement over, across and under the certain real property located in Shelby County, Alabama which is a part of Property #1 and which is more particularly described in the attached Exhibit B (the "Easement Area") for the purposes of ingress and egress (including, but not limited to vehicular access) and for public utilities. Such easement is a permanent one that runs with the land and shall be binding on Grantor's and Grantee's successors and assigns. Should either Grantee or Grantor, or their successors and assigns bring suit to enforce their respective rights to the easement, the prevailing party shall be entitled to their reasonable attorney fees and costs.

10/21/1997-34177
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 13.50

02/25/1998-06231
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.00

I certify this to be a true and correct copy

2/18/98
Shelby County
Probate Judge

Inst # 1997-34177
Inst # 1998-06231

Done this 8th day of July, 1997

Franklin Automotive, Inc.

By: Paul F. Polhill

Its: President

State of Alabama)

Jefferson County)

I, the Undersigned, a notary public in and for said county in said state, hereby certify that Paul F. Polhill whose name as President of Franklin Automotive, Inc. 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 and with full authority executed the same voluntarily for and the act of said corporation.

Given this the 8th day of July 1997.

Frank C. Galloway III

Frank C. Galloway III

My Commission expires: 11-15-97

EXHIBIT "B"

A 60 foot wide Easement described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 deg. 21 min. 13 sec. East and run along the South line of said Section 409.65 feet to an iron pin found; thence North 02 deg. 27 min. 35 sec. East and run 195.96 feet to an iron pin found; thence South 87 deg. 23 min. 25 sec. East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 deg. 20 min. 17 sec. and a radius of 252.83 feet; thence along the arc of said curve South 02 deg. 36 min. 01 sec. East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 deg. 15 min. 10 sec. East and run 112.01 feet to

the Northwesternly right of way line of Shelby County Road No. 26, said point being in a curve to the left having a central angle of 00 deg. 23 min. 31 sec. and a radius of 1369.99 feet; thence along the chord of said curve South 45 deg. 59 min. 02 sec. West and run 9.37 feet to the end of said curve; thence South 45 deg. 47 min. 17 sec. West and run 55.31 feet to an iron pin set; thence North 22 deg. 15 min. 10 sec. West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 deg. 31 min. 16 sec. and a radius of 312.83 feet; thence along the chord of said curve North 04 deg. 00 min. 32 sec. West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst # 1998-06231

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