

STATE OF ALABAMA)

SHELBY COUNTY)

ESTABLISHMENT OF EASEMENT

This Establishment of Easement made this 17 day of MARCH, 1998 by Caroline M. Raughley, A.K.A. Caroline Morton Raughley, a widow.

WHEREAS, Caroline M. Raughley is the owner of that certain real property located in Shelby County, Alabama as more particularly on Exhibit "A" attached hereto and incorporated by reference herein (the Property); and

WHEREAS, Caroline M. Raughley desires to subject the Property to an easement for utilities said easement being shown on the Map and Survey of Bent Tree Acres as recorded in Map Book 23, Page 28 A+B Office of the Judge of Probate, Shelby County, Alabama.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the undersigned, Caroline M. Raughley (A.K.A. Caroline Morton Raughley), a widow does hereby grant, bargain, sell and convey unto Bent Tree Acres, L.L.C., and its successors and assigns, a 30 foot non-exclusive easement, running with the land for utilities, over, across and under that portion of the Property as is more particularly described on Exhibit "B" attached hereto and incorporated by reference herein and as is visually depicted on the Map and Survey of Bent Tree Acres as recorded in Map Book 23, Page 28 A+B, Office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD unto Bent Tree Acres, L.L.C., its successors and assigns forever.

Region's Bank has executed this easement document in order to indicate that any Mortgage that it holds on the Property is hereby expressly subordinate to the easement granted herein.

IN WITNESS WHEREOF, the undersigned, Caroline M. Raughley, A.K.A. Caroline Morton Raughley, and Region's Bank have hereunto set their hands and seals this 17 day of March, 1998.

Caroline M. Raughley
Caroline M. Raughley
Inst # 1998-09740

Region's Bank

By: [Signature]
Its: VP

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE M. RAUGHLEY, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of March, 1998.

[Signature]
Notary Public
My Commission Expires: 3.1.02

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles G. Allen, whose name as ^{is} PRESIDENT of REGION'S BANK, a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 17th day of March, 1998.

Audrey K. Season
Notary Public
My Commission Expires NOVEMBER 28, 2000

EXHIBIT 'A' (PAGE 1 of 2)
RAUGHLEY TO BENT TOWNS ACRES LLC

A parcel of land situated in the South $\frac{1}{2}$ of Section 14, Township 19 South, Range 2 West and the North $\frac{1}{2}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23, thence run in a southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 409.04 feet to an iron pin found; thence turn an angle to the left of $86^{\circ} 43' 28''$ and run in a southeasterly direction for a distance of 411.26 feet to an iron pin found; thence turn an angle to the right of $7^{\circ} 39' 07''$ and run in a southeasterly direction for a distance of 352.58 feet to an iron pin found at the point of beginning; thence turn an angle to the right of $180^{\circ} 00' 00''$ and run in a northwesterly direction for a distance of 352.58 feet to an iron pin found; thence turn an angle to the left of $7^{\circ} 39' 07''$ and run in a northwesterly direction for a distance of 411.26 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of $86^{\circ} 43' 28''$ and run in a northerly direction along said West line for a distance of 409.04 feet to an iron pin found locally accepted to be the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23; thence turn an angle to the right of $0^{\circ} 02' 28''$ and run in a northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 703.69 feet to a point; thence turn an angle to the right of $40^{\circ} 52' 15''$ and run in a northeasterly direction for a distance of 595.71 feet to an iron pin found; thence turn an angle to the right of $0^{\circ} 44' 42''$ and run in a northeasterly direction for a distance of 203.68 feet to an iron pin found; thence turn an angle to the left of $128^{\circ} 52' 21''$ and run in a northwesterly direction for a distance of 457.47 feet to an iron pin found; thence turn an angle to the right of $88^{\circ} 18' 15''$ and run in a northeasterly direction for a distance of 159.06 feet to an iron pin found that was bend and disturbed, said iron pin found being on the Southeast right-of-way line of Shelby County Highway No. 14; thence turn an angle to the right of $60^{\circ} 35' 35''$ and run in a northeasterly direction along said Southeast right-of-way line for a distance of 317.39 feet to an iron pin found; thence turn an angle to the left of $0^{\circ} 18' 39''$ and run in a northeasterly direction along said Southeast right-of-way line for a distance of 1,104.40 feet to an iron pin found; thence turn an angle to the right of $72^{\circ} 30' 13''$ and run in a southeasterly direction for a distance of 536.06 feet to an iron pin found, said iron pin found being the most northwesterly corner of Lot 47 Heritage Oaks as recorded in Map Book 11, on Page 23, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of $0^{\circ} 06' 28''$ and run in a southeasterly direction along the Southwest line of Lots 47, 46, 45 and 44 in said Heritage Oaks for a distance of 741.79 feet to an iron pin found on the bank of Bishop Creek; thence continue along last stated course to the centerline of said Bishop Creek; thence run in a southwesterly direction along the centerline of said Bishop Creek for a distance of 2,775 feet more or less to the intersection of the southeasterly projection from the point of beginning; thence right in a northwesterly direction along said southeasterly projection to the point of beginning. [REDACTED]

EXHIBIT 'A' (PAGE 2 of 2)
RAUGHTON TO BENT TREE ACRES LLC

LESS AND EXCEPT THE FOLLOWING:

A parcel of land to be known as Bent Tree Acres situated in the South $\frac{1}{2}$ of Section 14 and the North $\frac{1}{2}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 23, thence run on an assumed bearing of South $00^{\circ}02'28''$ East for a distance of 409.04 feet to an iron pin found; thence run South $86^{\circ}45'57''$ East for a distance of 411.26 feet to an iron pin found; thence run South $79^{\circ}06'49''$ East for a distance of 372.58 feet to the point of beginning, said point of beginning being on the centerline of Bishop Creek also known as Valley Creek; thence turn an angle to the right of $180^{\circ}00'00''$ and run North $79^{\circ}06'49''$ West for a distance of 372.58 feet to an iron pin found; thence run North $86^{\circ}45'57''$ West for a distance of 411.26 feet to an iron pin found; thence run North $00^{\circ}02'28''$ West for a distance of 409.04 feet to an iron pin found; thence run North $00^{\circ}14'16''$ East along the West line of the NE $\frac{1}{4}$ or the NW $\frac{1}{4}$ of said Section 23 for a distance of 703.26 feet to an iron pin found; thence run North $33^{\circ}54'51''$ East for a distance of 20.02 feet to an iron pin found; thence run North $40^{\circ}51'49''$ East for a distance of 574.26 feet to an iron pin found; thence run North $41^{\circ}36'57''$ East for a distance of 203.68 feet to an iron pin found; thence run North $87^{\circ}15'24''$ West for a distance of 457.47 feet to an iron pin found; thence run North $01^{\circ}02'51''$ East for a distance of 159.06 feet to an iron pin found on the Southeast right of way line of Shelby County No. 14; thence run North $61^{\circ}38'26''$ East along said Southeast right of way line for a distance of 317.39 feet to an iron pin found; thence run North $61^{\circ}19'47''$ East along said Southeast right of way line for a distance of 784.40 feet to an iron pin set; thence run South $43^{\circ}30'57''$ East for a distance of 440.00 feet to an iron pin set; thence run South $22^{\circ}49'06''$ West for a distance of 107.27 feet to an iron pin set; thence run South $39^{\circ}07'01''$ West for a distance of 102.21 feet to an iron pin set; thence run South $55^{\circ}53'31''$ West for a distance of 109.41 feet to an iron pin set; thence run South $50^{\circ}29'58''$ East for a distance of 967.04 feet to the centerline of Bishop Creek also known as Valley Creek; thence run in a southwesterly direction along the meandering of the centerline of said Bishop Creek for a distance of 1800.00 feet more or less to the point of beginning. Said parcel containing 65 acres more or less.

EXHIBIT B
RAUBILEY TO BWT MUE ACRES LLC

A 30 foot utility easement lying 15 feet either side of a line being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 23, thence run on an assumed bearing of South 00°02'28" East for a distance of 409.04 feet to an iron pin found; thence run South 86°45'57" East for a distance of 411.26 feet to an iron pin found; thence run South 79°06'49" East for a distance of 372.58 feet to the point of beginning, said point of beginning being on the centerline of Bishop Creek also known as Valley Creek; thence turn an angle to the right of 180°00'00" and run North 79°06'49" West for a distance of 372.58 feet to an iron pin found; thence run North 86°45'57" West for a distance of 411.26 feet to an iron pin found; thence run North 00°02'28" West for a distance of 409.04 feet to an iron pin found; thence run North 00°14'16" East along the West line of the NE ¼ or the NW ¼ of said Section 23 for a distance of 703.26 feet to an iron pin found; thence run North 33°54'51" East for a distance of 20.02 feet to an iron pin found; thence run North 40°51'49" East for a distance of 574.26 feet to an iron pin found; thence run North 41°36'57" East for a distance of 203.68 feet to an iron pin found; thence run North 87°15'24" West for a distance of 457.47 feet to an iron pin found; thence run North 01°02'51" East for a distance of 159.06 feet to an iron pin found on the Southeast right of way line of Shelby County No. 14; thence run North 61°38'26" East along said Southeast right of way line for a distance of 317.39 feet to an iron pin found; thence run North 61°19'47" East along said Southeast right of way line for a distance of 784.40 feet to an iron pin set; thence run South 43°30'57" East for a distance of 440.00 feet to an iron pin set; thence run South 22°19'06" West for a distance of 107.27 feet to an iron pin set; thence run South 39°07'01" West for a distance of 102.21 feet to an iron pin set; thence run South 55°53'31" West for a distance of 109.41 feet to an iron pin set; thence run South 50°29'58" East for a distance of 676.95 feet to the point of beginning of said easement herein described, thence run North 44°18'32" East for a distance of 567.11 feet to a point that is 15.00 feet West of Lot 45 Heritage Oaks as recorded in Map Book 11, on Page 23, in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 46°03'32" West 15.00 feet from and parallel to said Heritage Oaks for a distance of 307.35 feet to a point 15.00 feet West of the Southwest corner of Lot 47 in said Heritage Oaks and the end of said easement.

Inst # 1998-09740

03/19/1998-09740
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 18.50