

STATE OF ALABAMA)
SHELBY COUNTY)

EASEMENT

INVESTMENT

This Easement is given by the undersigned, **I-65 PROPERTIES, INC.**, an Alabama ~~Partnership~~ ^{Corporation} (herein referred to as the "Grantor") in favor of **PETER SHUNNARAH** and **PETE'S PROPERTIES, L.L.C.**, an Alabama limited liability company (herein referred to as the "Grantees").

R E C I T A L S:

A. The Grantor owns certain property situated in Shelby County, Alabama, as more particularly described in Exhibit "A" attached hereto (the "Subject Property"). Grantees have agreed to purchase the Subject Property, subject to obtaining this Easement.

B. Grantor owns additional property that abuts the western property line of the Subject Property and also abuts the eastern right-of-way of existing Shelby County Highway 87 ("Right-of-Way"), such additional property being more particularly described in Exhibit "B" attached hereto (the "Easement Parcel"). Grantees desire for their own use and benefit a blanket easement over the Easement Parcel which will provide access between the Subject Property and the Right-of-Way.

C. Grantor has agreed to grant to Grantees a nonexclusive easement for vehicular and pedestrian ingress and egress, and for utilities, to and from the Right-of-Way across the Easement Parcel to the Subject Property being purchased by Grantees.

NOW, THEREFORE, in consideration of the premises and the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantees to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey unto Grantees a perpetual, non-exclusive easement (the "Easement") for purposes of vehicular and pedestrian ingress and egress and for installation of utilities over the Easement Parcel.

The Easement shall run with the Subject Property being purchased by Grantees and shall be for the benefit and use of Grantees, their heirs, successors and assigns, and their tenants and invitees, and for the public generally. Grantees acknowledge that the Easement Parcel may be dedicated to Shelby County for public use and maintenance. Accordingly, Grantees hereby agree to join with Grantor in any conveyance to Shelby County of the land burdened by the Easement for the purpose of widening the Right-of-Way; provided that such widening of the Right-of-Way shall result in the Right-of-Way being contiguous to the Subject Property so as to provide access, acceptable to Grantees, from the Subject Property to a public right-of-way.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his signature and seal
as of this 3 day of Sept, 1998.

~~INVESTMENT~~
I-65 PROPERTIES, ~~INC.~~

By: [Signature]
Its: General Partner

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that James E. Roberts, whose name as General Partner of ~~I-65 Properties, Inc.~~, an
Alabama corporation, is signed to the foregoing Easement Agreement, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the Easement
Agreement, he in his capacity as such officer and with full authority, executed the same
voluntarily as the act of the corporation on the day the same bears date.

Given under my hand this 3 day of Sept, 1998.

[Signature]
Notary Public

My Commission Expires: 6/17/99

[NOTARIAL SEAL]

EXHIBIT "A"

Commence at the Southeast Corner of Lot 2 of AIRPARK PLAZA as recorded in Map Book 19, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Westerly right of way of Interstate No. 65 a distance of 354.32 feet to the Southeast corner of a mobile home sales lot; thence right 104 degrees, 25 minutes, 43 seconds Southwesterly along the South line of said mobile home sales lot a distance of 58.82 feet to the Point of Beginning; thence left 46 degrees, 05 minutes, 32 seconds radial Southwesterly a distance of 416.41 feet to a point on a curve to the left concave Southwesterly with a radius of 412.39 feet, a central angle of 27 degrees, 20 minutes, 00 seconds and a chord distance of 194.87 feet; thence turn right 76 degrees, 20 minutes, 00 seconds to the chord of said curve and run Northerly, then Westerly along the arc of said curve 196.73 feet; thence turn right 74 degrees, 14 minutes, 54 seconds from the prolongation of said curve chord Northerly a distance of 10.27 feet along the proposed East Right of Way of Shelby County Highway No. 87; thence turn left 45 degrees, 00 minutes, 00 seconds, Northwesterly a distance of 70.71 feet along the proposed East Right of Way of Shelby County Highway No. 87; thence turn right 45 degrees 00 minutes 00 seconds Northerly a distance of 135.30 feet along the proposed East Right of Way of Shelby County Highway No. 87; thence turn right 75 degrees, 30 minutes, 37 seconds, Northeasterly a distance of 456.61 feet along the South line of the aforesaid mobile home sales lot.

EXHIBIT "B"

Access Easement Description

A blanket easement over and across the entire property described as follows:

Commence at the Southeast Corner of Lot 2 of AIRPARK PLAZA as recorded in Map Book 19, Page 36 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Westerly Right-of-Way of Interstate No. 65 a distance of 354.32 feet to the Southeast corner of a mobile home sales lot; thence right 104° 25' 43" Southwesterly along the South line of said mobile home sales lot a distance of 58.82 feet to a Point "A"; thence left 46° 05' 32" radial Southwesterly a distance of 416.41 feet to a point on a curve to the left concave Southwesterly with a radius of 412.39 feet, a central angle of 27° 20' 00" and a chord distance of 194.87 feet; thence turn right 76° 20' 00" to the chord of said curve and run Northerly, then Westerly along the arc of said curve 196.73 feet; to the Point of Beginning of the herein described easement; thence continue Westerly along the projection of said described curve 140 feet, more or less, to the Easterly Right-of-Way of Shelby County Highway No. 87; thence turn 105° 00' right, more or less, Northeasterly 190 feet more or less, along the Easterly Right-of-Way of Shelby County Highway No. 87; thence right 62° 00' more or less, Easterly 45 feet more or less to a point being 456.61 feet Westerly of the aforesaid Point "A", thence right 104° 29' 23" Southerly along the proposed new Shelby County Highway 87 Right-of-Way a distance of 135.30 feet; thence left 45° 00' 00" Southeasterly along the proposed new Shelby County Highway 87 Right-of-Way a distance of 70.71 feet; thence right 45° 00' 00" Southerly 10.27 feet along the proposed new Shelby County Highway 87 Right-of-Way to the Point of Beginning.

Inst # 1998-35055

**09/08/1998-35055
12:02 PM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE

004 CRH 16.00