

STATE OF ALABAMA

COUNTY OF JEFFERSON

EASEMENT FOR INGRESS AND EGRESS
AND PUBLIC UTILITIES

Whereas A. Frazier Christy and Lowell K. Christy are the owners of the real property as described in Exhibit "A", hereto attached;

Whereas E. O'Neal Browder and Vicki W. Browder are the owners of the real property as described in Exhibit "B", hereto attached;

Whereas all of the owners stated above are desirous of establishing an easement for ingress and egress and public utilities to serve ~~there~~ *their* respective property;

[Handwritten signature]
[Handwritten initials]

Now therefore in consideration of the premises and the mutual benefits to the undersigned, we hereby establish and create an easement for the sole purpose of ingress and egress and public utilities to serve the properties shown on Exhibits "A" and "B". Said easement to be over, across and under the property described in Exhibit "C" hereto attached, with the intent to be a continuous right of way for ingress and egress and public utilities.

The undersigned agree that the easements created herein are covenants running with the land of the respective parties hereto, and that said easements are to be held by the parties hereto, their heirs, successors or assigns forever.

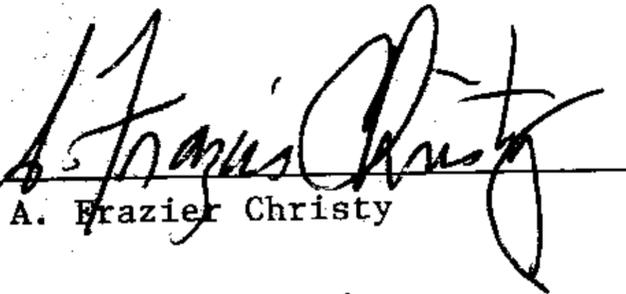
It is further understood and agreed that the roadway over said easement as it presently exists will be jointly maintained by the parties to this agreement, their heirs or assigns. All necessary repairs, upkeep and

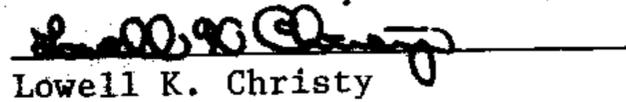
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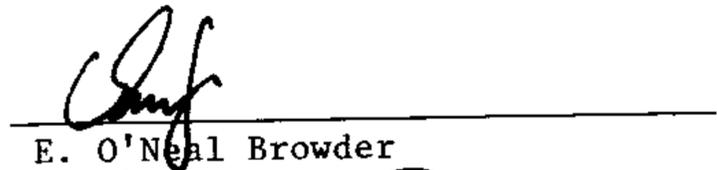
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maintenance of said roadway shall be at the joint expense of the owners of the property shown in Exhibit "A" and "B", and any alteration or change in said roadway will be by mutual agreement and joint expense.

In witness whereof, the parties hereto have set our hands and seals this 17th day of January, 2000.


A. Frazier Christy


Lowell K. Christy


E. O'Neal Browder

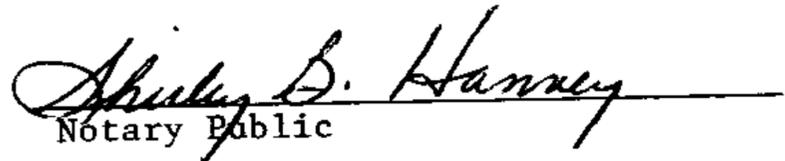

Vicki W. Browder

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Frazier Christy and Lowell K. Christy 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 and official seal this 17th day of January, 2000.


Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. O'Neal Browder and Vicki W. Browder 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 and official seal this 17 day of January, 2000.

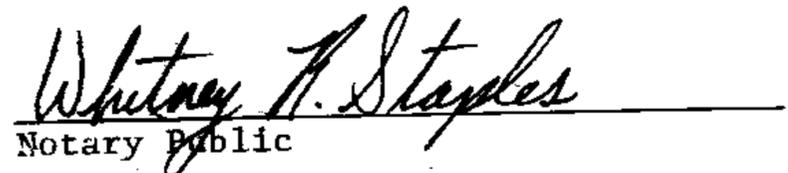

Notary Public

EXHIBIT "A"

A parcel of land in the North 1/2 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West; thence run South along the West line of said 1/4-1/4 Section a distance of 127.59 feet; thence turn 122 degrees 30 minutes left and run Northeasterly a distance of 255.00 feet to the point of beginning, said point also being the Northwest corner of Lot 60 of Sandpiper Trail Subdivision, Sector II, as being recorded in Map Book 12 pages 44, 45, 46 and 47, in the Probate Office of Shelby County; thence turn 18 degrees 04 minutes 04 seconds right and run Northeasterly a distance of 224.04 feet to the Northeast corner of Lot 59 of said Sandpiper Trail Subdivision, Sector II; thence turn 75 degrees 14 minutes 32 seconds left and run Northwesterly a distance of 140.00 feet; thence 08 degrees 42 minutes 52 seconds right and run Northeast a distance of 95.19 feet; thence turn 80 degrees 54 minutes 35 seconds right and run Easterly a distance of 111.64 feet to a point, said point being on the Easterly right of way line of Cayce Lane, said point also being on the curve to the right having a radius of 50.00 feet and a central angle of 94 degrees 41 minutes 13 seconds; thence run Northeasterly along said arc a distance of 82.63 feet; thence turn left from tangent of said curve an angle of 167 degrees 54 minutes 05 seconds and run Westerly a distance of 130.30 feet; thence turn 53 degrees 56 minutes 50 seconds right and run Northwesterly a distance of 58.50 feet; thence turn 09 degrees 57 minutes 26 seconds right and run Northwesterly a distance of 506.57 feet to the centerline of the Cahaba River; thence turn 105 degrees 07 minutes 01 seconds left and run Southwesterly along said centerline a distance of 15.54 feet; thence turn 74 degrees 52 minutes 59 seconds left and run Southeasterly and leaving said centerline a distance of 39.36 feet; thence turn 74 degrees 52 minutes 59 seconds right and run Southwesterly a distance of 122.68 feet; thence turn 39 degrees 04 minutes 20 seconds right and run Westerly a distance of 187.02 feet; thence turn 1 degree 57 minutes 13 seconds right and run Westerly a distance of 192.52 feet; thence turn 28 degrees 18 minutes 28 seconds right and run Northwesterly a distance of 90.45 feet; thence turn 04 degrees 15 minutes 08 seconds right and run Northwesterly a distance of 398.30 feet; thence turn 15 degrees 48 minutes 10 seconds left and run Westerly a distance of 64.38 feet; thence 15 degrees 08 minutes 06 seconds left and run Southwesterly a distance of 380.45 feet; thence turn 108 degrees 07 minutes 53 seconds left and run Southeasterly a distance of 842.66 feet; thence turn 47 degrees 28 minutes 31 seconds left and run Northeasterly a distance of 164.42 feet; thence turn 66 degrees 32 minutes 28 seconds right and run Southeasterly a distance of 64.02 feet; thence turn 15 degrees 43 minutes 40 seconds left and run Southeasterly a distance of 418.79 feet to the point of beginning; being situated in Shelby County, Alabama.

Together with a 20 foot easement for ingress and egress across Acton Ford to Old Rocky Ridge Road as set out in Real 286 page 5, in the Office of the Judge of Probate, Shelby County, Alabama.

EXHIBIT "B"**LEGAL DESCRIPTION**

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said section 912.03 feet to the POINT OF BEGINNING, said point being a 1" crimped iron found and the Southeast corner of Lot 10, Cahaba Pointe as recorded in Map Book 12, Page 97, in the Shelby County Office of Probate; thence deflect left from said section line 41 degrees 04 minutes 07 seconds and run in a Southwesterly direction along said subdivision boundary 312.15 feet to a 1/2" crimped iron found; thence turn an interior angle of 246 degrees 28 minutes 15 seconds and run to the right in a Northwesterly direction along said subdivision boundary 174.84 feet to a 1" crimped iron found; thence turn an interior of 128 degrees 07 minutes 30 seconds and run to the left in a Southwesterly direction along said subdivision boundary 189.00 feet to a point; thence turn an interior angle of 193 degrees 37 minutes 36 seconds and run to the right in a Southwesterly direction along said subdivision boundary 88.39 feet to a point; thence turn an interior angle of 241 degrees 16 minutes 22 seconds and run to the right in a Northwesterly direction along said subdivision boundary 111.68 feet to a point; thence turn an interior angle of 232 degrees 05 minutes 13 seconds and run to the right in a Northeasterly direction along said subdivision boundary 154.15 feet to a point on the North line of said section, said point being a rebar with surveyor's cap found, said cap bearing the surveyors registration number 15153; thence turn an interior angle of 79 degrees 35 minutes 16 seconds and run to the left along North line of said section 396.24 feet to a point in the center of the Cahaba River; thence turn an interior angle of 102 degrees 23 minutes 22 seconds and run to the left in a Southwesterly direction along the center of the Cahaba River 62.49 feet to a point; thence turn an interior angle of 213 degrees 30 minutes 30 seconds and run to the right in a Southwesterly direction along the center of the Cahaba River 421.67 feet to a point; thence turn an interior angle of 178 degrees 16 minutes 52 seconds and run to the left in a Southwesterly direction along the center of the Cahaba River 155.15 feet to a point; thence turn an interior angle of 181 degrees 14 minutes 10 seconds and run to the right in a Southwesterly direction along the center of the Cahaba River 30.32 feet to a point; thence turn an interior angle of 105 degrees 09 minutes 51 seconds and run to the left in a Southeasterly direction and leaving said Cahaba River 509.42 feet to a 3/8" rebar found; thence turn an interior angle of 170 degrees 03 minutes 12 seconds and run to the left in a

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EXHIBIT "B"

LEGAL DESCRIPTION - CONTINUED

Southeasterly direction 58.50 feet to a 3/8" rebar found; thence turn an interior angle of 126 degrees 05 minutes 07 seconds and run to the left in a Northeasterly direction 130.30 feet to a point on point on the North right-of-way of Cayce Lane; said point being on the arc of a curve having a radius of 50.00 feet, a central angle of 34 degrees 48 minutes 24 seconds and forming an interior angle to tangent from last described course of 167 degrees 45 minutes 19 seconds; thence run along said arc and along said right-of-way in a Easterly direction 30.37 feet to a point of reverse curvature; having a radius of 25.00 feet and a central angle of 42 degrees 50 minutes 00 seconds; thence run along said arc and along said right-of-way in a Easterly direction 18.69 feet to a 3/8" rebar found; thence run tangent to last described curve in a Northeasterly direction along said right-of-way 73.53 feet to a point on the West line of Lot 45 of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 46, in the Probate Office of Shelby County; thence turn an interior angle of 98 degrees 46 minutes 25 seconds and run to the left in a Northwesterly direction along said West lot line 207.02 feet to the Northwest corner of said Lot 45; said point being a 1/2" rebar found; thence turn an interior angle of 266 degrees 17 minutes 54 seconds and run to the right in a Northeasterly direction along said subdivision boundary 239.85 feet to a point; thence turn an interior angle of 201 degrees 30 minutes 24 seconds and run to the right in a Easterly direction along said subdivision boundary 239.88 feet to a 3/8" rebar found; thence turn an interior angle of 123 degrees 01 minutes 27 seconds and run to the left in a Northeasterly direction along said subdivision boundary 309.89 feet to a 3/8" rebar found; thence turn an interior angle of 197 degrees 17 minutes 16 seconds and run to the right in a Northeasterly direction along said subdivision boundary 596.83 feet to a 1" crimped iron found; thence turn an interior angle of 80 degrees 40 minutes 00 seconds and run to the left in a Northwesterly direction 98.82 feet to the POINT OF BEGINNING.

EXHIBIT "C"

A easement for ingress and egress across a parcel of land in the North 1/2 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West: thence run South along the West line of said 1/4-1/4 Section a distance of 127.59 feet; thence turn 122 deg. 30 min. left and run Northeasterly a distance of 255.00 feet to the point of beginning, said point also being the Northwest corner of Lot 60 of Sandpiper Trail Subdivision, Sector II, as being recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County; thence turn 18 deg. 04 min. 04 sec. right and run Northeasterly a distance of 224.04 feet to the Northeast corner of Lot 59 of said Sandpiper Trail Subdivision, Sector II; thence turn 75 deg. 14 min. 32 sec. left and run Northwesterly a distance of 140.00 feet; thence 08 deg. 42 min. 52 sec. right and run Northeast a distance of 95.19 feet; thence turn 80 deg. 54 min. 35 sec. right and run Easterly a distance of 111.64 feet to a point, said point being on the Easterly right of way line of Cayce Lane, said point also being on the curve to the right having a radius of 50.00 feet and a central angle of 94 deg. 41 min. 13 sec; thence run Northeasterly along said arc a distance of 82.63 feet; thence turn left from tangent of said curve an angle of 167 deg. 54 min. 05 sec. and run Westerly a distance of 130.30 feet; thence turn 53 deg. 56 min. 50 sec. right and run Northwesterly a distance of 58.50 feet; thence turn 152 deg. 15 min. 45 sec. left and run Southeasterly a distance of 107.65 feet to the point of beginning of the herein described easement.

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