

STATE OF ALABAMA)
COUNTY OF SHELBY)

EASEMENT

This easement made and entered into this the 20th day of June, 2000, by and between HIGHLAND LAKES DEVELOPMENT, LTD., an Alabama Limited Partnership (hereinafter referred to as Grantor) and the HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC., an Alabama Non-Profit Corporation (hereinafter referred to as Grantee):

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to the Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby acknowledge, the Grantor does hereby grant, bargain, sell, convey and warrant to the Grantee, its respective successors, agents, assigns, guests and invitees, a right of way and easement in perpetuity, with the right, privilege and authority to said Grantee, its respective successors, agents and assigns, to construct and maintain a pedestrian and bicycle path on the following described land, situated in Shelby County, Alabama:

An easement for ingress and egress situated over and upon Lots 1630 and 1631, according to the Survey of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama, said easement being more particularly described as follows:

Begin at the Southwest corner of Lot 1630 also being the Southeast corner of Lot 1631, said corner being on a curve to the left having a central angle of 01 degree, 17 minutes, 15 seconds and a radius of 445.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along the Southeast line of said Lot 1631 for a distance of 10.00 feet to a point; thence turn an angle to the right from the chord of last stated curve of 92 degrees, 55 minutes, 59 seconds and run in a Northwesterly direction for a distance of 250.31 to the Northwest corner of said Lot 1631 also being the Southwest corner of said Lot 1630; thence turn an angle to the right of 41 degrees, 50 minutes, 04 seconds and run in a Northwesterly direction along the Southwest line of said Lot 1630 for a distance of 40.00 feet to a point; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 20.00 feet to a point; thence turn an angle to the right of 72 degrees, 18 minutes, 25 seconds and run in a Southeasterly direction for a distance of 72.35 feet to a point; thence turn an angle to the left of 26 degrees, 25 minutes, 51 seconds and run in a Southeasterly direction 10 feet from and parallel to the Southwest line of said Lot 1630 for a distance of 200.11 feet to a point on a curve to the left having a central angle of 01 degree, 17 minutes, 16 seconds and a radius of 445.00 feet; thence turn an angle to the chord of said curve to the right of 90 degrees, 38 minutes 38 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 10.00 feet to the point of beginning.

Further, there shall be a right of way for ingress and egress to, over and under the premises at any and all times for the purpose of constructing, inspecting, maintaining, repairing, replacing, renewing or adding to the pedestrian walk path and bicycle path, and for doing anything, necessary, useful or convenient for the enjoyment and use of the easement herein granted; and said easement shall be used as a right of way for ingress and egress by pedestrians and cyclists going to and from the Lake Side Park adjacent to Highland Lake.

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SHELBY COUNTY JUDGE OF PROBATE
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CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 2000-24825

TO HAVE AND TO HOLD, Unto the said HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC., an Alabama Non-Profit Corporation, its successors, agents and assigns, forever, subject to the following terms and conditions:

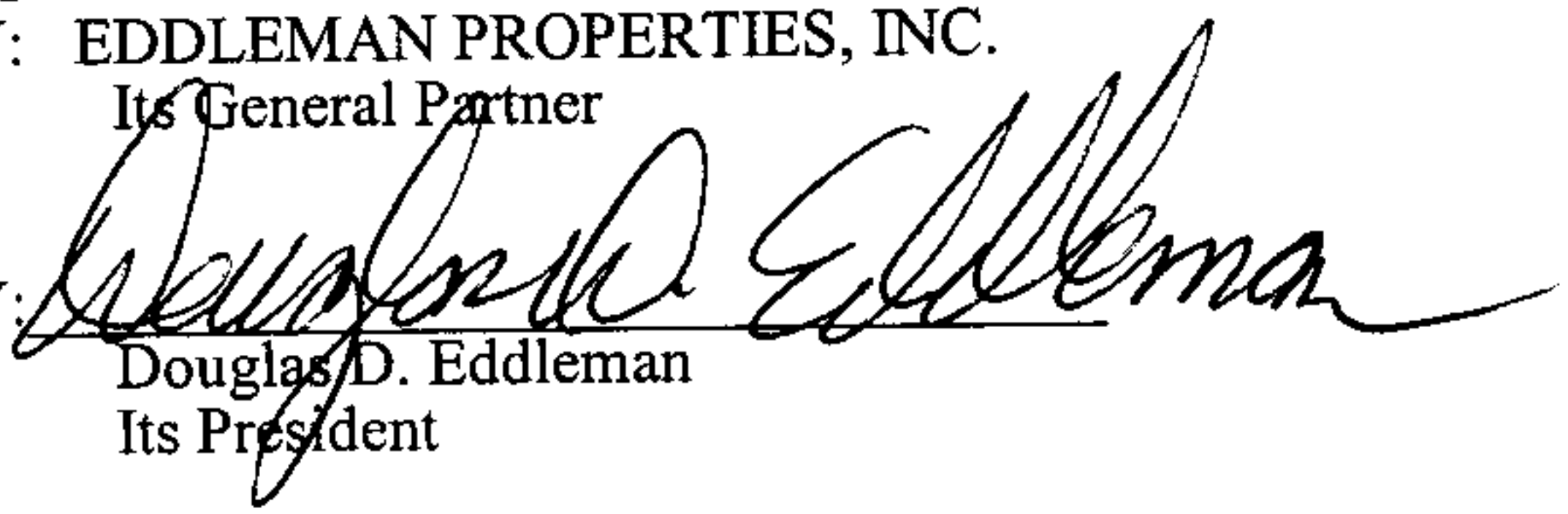
1. The grant of this easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, its successors, agents and assigns.

2. The grantee herein, HIGHLAND LAKES RESIDENTIAL ASSOCIATION, INC., its successors, agents and assigns shall have the responsibility for maintaining said easement.

Together with and subject to the rights, easements, privileges and appurtenances in and to said lands which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, Highland Lakes Development, Ltd., by its General Partner, Eddleman Properties, Inc., by its President, Douglas D. Eddleman, has caused this easement to be executed this the 20th day of June, 2000.

HIGHLAND LAKES DEVELOPMENT, LTD.
BY: EDDLEMAN PROPERTIES, INC.
Its General Partner

BY: 
Douglas D. Eddleman
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Properties, Inc., an Alabama Corporation, which is General Partner of Highland Lakes Development, Ltd., an Alabama Limited Partnership, 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 above and foregoing instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal of office this the 20th day of June, 2000.


Notary Public

My Commission Expires: 6-5-2003

This Instrument Prepared By:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

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