

BLANKET AGREEMENT AND EASEMENT FOR IMPROVEMENT OF SEASON ROAD

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, acknowledge that we will receive a greater benefit to our lands through the widening and paving of Season Road through our lands, in Shelby County;

FURTHERMORE, we understand that by widening and paving Season Road, the County will continue to provide public use of Season Road only in its present location;

THEREFORE, we, the undersigned property owners, for the above consideration, do hereby donate, grant, and convey to Shelby County a Sixty (60) foot Right-of-Way Easement for construction, improvement, and maintenance of a public road, approximately thirty (30) feet to each side of the existing centerline of Season Road, a public road, as required to properly grade and drain a public roadway described as follows:

A 60 foot right-of-way situated in the West 1\2 of the Northwest quarter of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 6; thence run West along the North line of said quarter-quarter section for a distance of 1,353.37 feet to a 1\2" rebar found locally accepted to be the Northwest corner of said Section 6; thence turn an angle to the left of 89 degrees, 46 minutes, 51 seconds and run in a Southerly direction along the West line of said quarter-quarter section for a distance of 1,320.85 feet to a 3" capped iron found with pk nail locally accepted to be the Southwest corner of said quarter-quarter section; thence turn an angle to the right of 180 degrees, 00 minutes, 00 seconds and run in a Northerly direction along said West line for a distance of 518.20 feet to the Southeast right-of-way line of Bear Creek Road, Shelby County Highway No. 43; thence turn an angle to the right of 42 degrees, 51 minutes, 57 seconds and run in a Northeasterly direction along said Southeast right-of-way line for a distance of 378.97 feet to the point of beginning; said point of beginning being on a curve to the right having a central angle of 10 degrees, 07 minutes, 24 seconds and a radius of 214.08 feet; thence turn an angle to the right to the chord of said curve of 105 degrees, 49 minutes, 49 seconds and run in a Southeasterly direction along the arc of said curve for a distance of 37.83 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 350.48 feet to a point on a curve to the right having a central angle of 33 degrees, 48 minutes, 20 seconds and a radius of 245.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 144.55 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 29.32 feet to a point on a curve to the left having a central angle of 24 degrees, 00 minutes, 12 seconds and a radius of 405.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 169.67 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 196.25 feet to a point on a curve to the left having a central angle of 09 degrees, 23 minutes, 17 seconds and a radius of 1,247.88 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 204.47 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 467.82 feet to a point; thence turn an angle to the right of 82 degrees, 12 minutes, 11 seconds and run in a Southwesterly direction for a distance of 50.00 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 60.00 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 64.24 feet to a point; thence turn an angle to the right of 43 degrees, 23 minutes, 31 seconds and run in a Southeasterly direction for a distance of 190.33 feet to a point on a curve to the right having a central angle of 67 degrees, 31 minutes, 59 seconds and a radius of 61.01 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 71.90 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 74.15 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 60.00 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 74.15 feet to a point on a curve to the left having a central angle of 67 degrees, 31 minutes, 59 seconds and a radius of 121.01 feet; thence run in a Northwesterly along the arc of said curve for a distance of 142.63 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 186.85 feet to a point; thence turn an angle to the right of 54 degrees, 24 minutes, 18 seconds and run in a Northwesterly direction for a distance of 478.57 feet to a point on a curve to the right having a central angle of 09 degrees, 23 minutes, 17 seconds and a radius of 1,187.88 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 194.64 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 196.25 feet to a point on a curve to the right of having a central angle of 24 degrees, 00 minutes, 12 seconds and a radius of 345.00 feet; thence run in a Northwesterly to Northeasterly direction along the arc of said curve for a distance of 144.53 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 29.32 feet to a point on a curve to the left having a central angle of 33 degrees, 48 minutes, 20 seconds and a radius of 305.00 feet; thence run in a Northeasterly to Northwesterly direction along the arc of said curve for a distance of 179.96 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 350.48 feet to a point on a curve to the left having a central angle of 12 degrees, 30 minutes, 01 second and a radius of 274.08 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 59.80 feet to a point on the Southeast right-of-way line of Bear Creek Road, Shelby County No. 43; thence turn an angle to the left from the chord of last stated curve of 104 degrees, 38 minutes, 31 seconds and run in a Southwesterly direction along said Southeast right-of-way line for a distance of 60.84 feet to the point of beginning. Said right-of-way containing 2.85 acres, more or less.

Inst # 2000-31048

09/08/2000-31048
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 .00

We do hereby, further give Shelby County permission to remove or otherwise rebcate trees, mailboxes, driveway pipes, and other public safety hazards within the Right-of-Way as necessary to complete the proposed improvements.

We agree to waive our rights to claims against Shelby County or any of its agents or assigns for property damage, timber damage, or any other damage within above described right-of-way which may occur in connection with the construction of this project.

We also grant permission to Shelby County to improve inlet and outlet ditches for the purpose of properly providing for drainage. Should Shelby County ever abandon this roadway, all rightof-way shall revert respective to the undersigned, their heirs, or assigns. Each of the undersigned conveys said easement only over and along the real property owned by him/her/it.

Not withstanding any other provisions to the contrary hereinabove, it is understood and agreed that Stamps Properties, Ltd. shall have the right to remove all merchantable timber from within the above rightof-way and the above said Stamps Properties, Ltd. Shall have forty-five (45) days from the date County marks its highway right-of-way to remove the timber from the property. Shelby County agrees that it will construct and install a public road or highway on and within the above right-of-way, which said public road or highway shall meet or exceed current Shelby County specifications for the present intended use thereof by the general public. It is understood and agreed that Grantor shall have the right to the use of said public road or highway in the development of Grantor's adjoining property. If the size, extent, or scale of Grantor's development of Grantor's adjoining property necessitates modifications, alterations, or improvements to the road, in order for the said road to handle the traffic and traffic conditions generated by Grantor's intended use of the property, Grantor, upon request of the County shall be responsible for making such modifications, alterations or improvement to County specifications at Grantor's expense.

Signed and witnessed on this the 7th day of SEPTEMBER, 2000.

Witness:

Owner:

Stamps Properties, Ltd.

Date:

[Signature]

By: [Signature]
MANAGING GENERAL PARTNER

9-7-00

(SEAL)

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA,
Shelby County

I, SCOTT HOLLADAY a NOTARY PUBLIC in and for said County,

in said State hereby certify that SHERWOOD J. STAMPS whose name as

MANAGING GENERAL PARTNER OF STAMPS PROPERTIES, LTD.

, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 7th day of SEPTEMBER, A.D. 2000

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10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 .00