

EXHIBIT "A"

A parcel of land located in the SE ¼ of the SE ¼ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence South 22°27'42" West along the West line of said Lot 76, a distance of 223.25 feet to a point on the Northerly ROW line of Ashley Brook Lane (50' ROW); said point lying on a curve to the left having a radius of 175.00 feet, a central angle of 21°39'26" and subtended by a chord which bears South 77°13'49" West a distance of 65.76 feet; thence along the arc of said curve and said ROW line a distance of 66.15 feet to end of said curve; thence South 66°24'06" West along said ROW line a distance of 32.84 feet to the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 87°45'21" and subtended by a chord which bears North 69°43'14" West a distance of 55.45 feet; thence along the arc of said curve and said ROW line a distance of 61.27 feet to a point, said point lying on the Northeasterly ROW line of Shelby County Highway #17 (80' ROW); thence North 25°50'33" West along said ROW line a distance of 193.67 feet; thence leaving said ROW North 64°09'27" West, a distance of 300.10 feet to a point lying on the West line of Lot 63, of said Ashley Brook Subdivision; thence South 28°28'41" East along said lot line a distance of 41.34 feet to the point of beginning.

20 FOOT "COMMON" EASEMENT-

A 20 foot wide "Common" Easement located in the SE ¼ of the SE ¼ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, lying 10 feet on each side of and parallel to the following described centerline:

Commence at the NW corner of Lot 76, Ashley Brook, as recorded in Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; thence North 28°28'41" West along the West line of Lot 63 of said Ashley Brook, a distance of 41.34 feet; thence South 64°09'27" West a distance of 269.10 feet to the point of beginning; said point being the centerline of said 20 foot wide "Common" Easement; thence South 25°50'33" East along said centerline a distance of 116.88 feet to the beginning of a curve to the left, having a radius of 38.0 feet, a central angle of 67°20'31" and subtended by a chord which bears South 59°30'49" East a distance of 42.14 feet; thence along the arc of said curve and said centerline a distance of 44.66 feet to the end of said curve and the beginning of a curve to the right having a radius of 32.0 feet, a central angle of 55°41'38" and subtended by a chord which bears South 65°20'15" East a distance of 29.90 feet; thence along the arc of said curve and said centerline a distance of 31.11 feet to a point on the Northerly ROW line of Ashley Brook Lane, (50' ROW), and the end of herein described easement.

Inst # 2001-26379

06/27/2001-26379
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HB 15.00