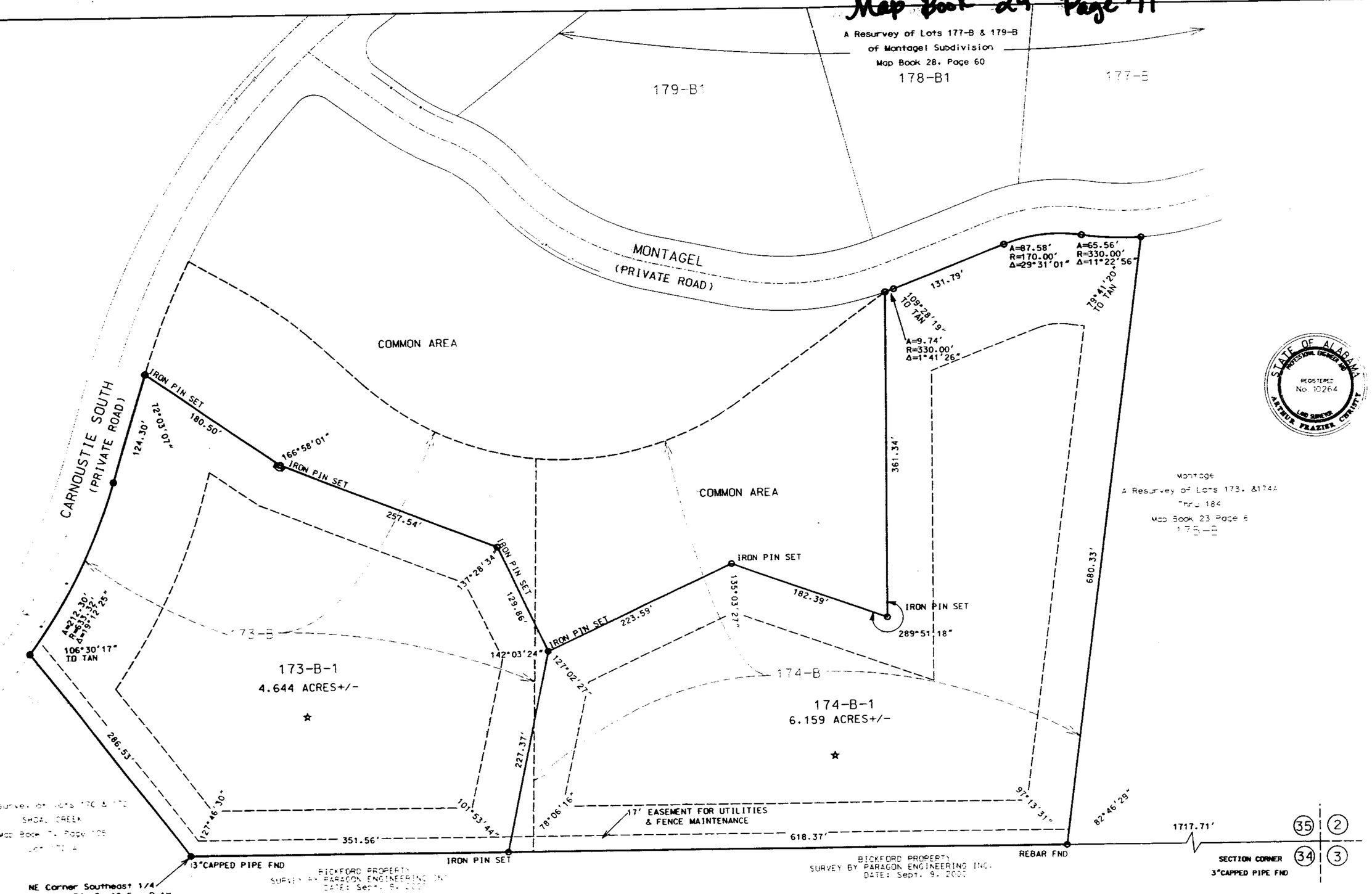
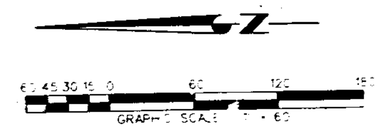
Map Book 29 Page 71

A Resurvey of Lots 177-B & 179-B
of Montagel Subdivision
Map Book 28, Page 60



NE Corner Southeast 1/4
Section 34, T. 18 S., R.1W.
Shelby County, Alabama



STATE OF ALABAMA
SHELBY COUNTY

The undersigned, A. Frazier Christy, a registered Professional Land Surveyor in the State of Alabama, and Thompson Realty Company, Inc., as Owner of Lots 173-B and 174-B of The Montagel Subdivision at Shoal Creek, as recorded in Map Book 23, Page 6, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner, showing the subdivision into which it is proposed to divide said lands, giving the length and bearing of the boundaries of each lot and its number, showing the common area (including streets), giving the bearings, length, width, and name of each street as well as the number of each lot and block and showing the relation of the lots to the plat of Shoal Creek as recorded in Map Book 6, Page 150 and the plat of Montagel Subdivision Map Book 23, Page 6; and that iron pins bearing a yellow cap with the certificate of authorization of Paragon Engineering, Inc., have been installed at all lot corners and curve points as shown and designated by small circles on said plat or map.

Said survey has been completed in accordance with the Minimum Technical Standards as adopted by the AlabamaSociety of Professional Land Surveyors.

Said owners also certifies that they are the Owners of said lands and that the same are not subject to any mortgage.

STATE OF ALABAMA
PROFESSIONAL ENGINEER
REGISTERED
No. 10264
LAND SURVEYOR
ARTHUR FRAZIER CHRISTY

Thompson Realty Company, Inc.

A. Frazier Christy, AL. L.S. #10264

By
Hall W. Thompson,
Its President

STATE OF ALABAMA
SHELBY COUNTY

I, Shirley B. Harvey, the undersigned Notary Public in and for said County and State, do hereby certify that A. Frazier Christy, as a registered Professional Land Surveyor whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, executed the same voluntarily with full authority as an act thereof.

Shirley B. Harvey, Notary Public
Commission Expires Oct. 22, 2005

STATE OF ALABAMA
SHELBY COUNTY

I, Roanna Powell Brown, the undersigned Notary Public in and for said County and State, do hereby certify that Hall W. Thompson as President of Thompson Realty Company, Inc., as Owner of Lots 164D, 164E, 164F & 165A, whose name is signed to the foregoing certificate, and who is known to me, acknowledged before me on this date, that after being duly informed of the contents of said certificate, executed the same voluntarily with full authority as an act of said Owner.

Given under my hand and seal this 8th day of January, 2002.

Roanna Powell Brown, Notary Public
Commission Expires July, 9, 2004

APPROVED BY THE FOLLOWING:

Ann Tharpe, Chairperson
Shoal Creek Architectural Committee

David Rozendale, President
Shoal Creek Association

William B. Reed, President
Shoal Creek Club

HEALTH DEPARTMENT NOTES:

1. No further subdivision of these Lots may occur until such time as a public sewer is available or until such subdivision has been approved by the Shelby County Health Department.
2. Health Department must approve each lot. Adequate information must be submitted for each individual lot before a sewer disposal permit will be issued.

SUBDIVISION NOTES:

1. The purpose of this plat is to resurvey Lots shown and add two lots to the survey plat of The Cottages at Shoal Creek.
2. This is a private subdivision for residential, Country Club, and related purposes only. Shelby County will not be involved in the construction or maintenance of roads, sewer, drainage, or other facilities in this subdivision.
3. Shoal Creek Association, Inc., an Alabama Nonprofit Corporation, will maintain all common area including roads, dams, easements, drainage, etc... within the subdivision limits.
4. The common area referred to in Section 7 of Article 1 of the Declaration of Covenants and Restrictions of this subdivision is comprised of all road rights-of-way and all property located within either the marking or road right-of-way.
5. The declaration of Covenants and Restriction of Shoal Creek Subdivision are recorded in Real Volume 19, Page 861, in the Office of the Probate Court of Shelby County, Alabama. Recorded October 31, 1991, Book 370, Page 938-965.
6. Contractor and or Developer are responsible for providing building site free of drainage problems.
7. No further subdivision of any parcel shown hereon shall be allowed without the prior approval of the Shelby County Planning Department.
8. Resurvey takes into consideration actual topographical conditions and allows for a more natural building site.
9. The entire property is located in Flood Zone "C" as shown on the Flood Insurance Rate Map (Panel Number 010191 0025 B), dated September 16, 1982.
10. The area noted as "Easement for common filter field area expansion" is for the expansion of any failing filter field of lots 164A through 164G. The secondary filter field may be located in any Health Department approved area of any lot.
11. The driveway and improvements within the "Easement for Joint Ingress & Egress" shall be maintained by the owners of lots 164A through 165F.
12. "*" d lots require individual approval of the on-site disposal system for disposal of domestic waste water from septic tanks. This approval must be obtained from the Shelby County Health Department.
13. No structures will be placed in the area designated as EASEMENT FOR COMMON FILTER FIELD AREA EXPANSION".
14. Prior to field lines being expanded into the area designated as "EASEMENT FOR COMMON FILTER FIELD AREA EXPANSION" a plot plan must be submitted to and approved bt the Shelby County Department of Public Health.
15. The lots on this plat are subject to approval or deletion by the Shelby County Health Department. The approvals may contain conditions pertaining to the onsite sewage treatment that restrict the use of the lots obligate to Owners to special maintenance procedures or requirements. These conditions are on file with said Health Department, and are made part of this plat as if set out hereon.
16. No lot shall have direct access to County Highway 41.
17. Contractor and/or Developer shall be responsible for the installation and maintenance of erosion and sedimentation controls during construction for the protection of adjacent properties, roadways and waterways.

APPROVED:

Shelby County Planning and Zoning — 2/3/02

Shelby County Engineer

Shelby County Health Officer
(FOR RECORDING PURPOSES ONLY)

District Fire Chief

PARAGON ENGINEERING, INC.

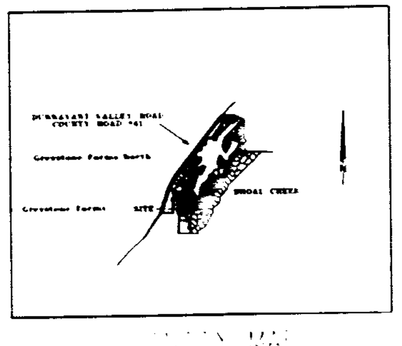
Prepared By:
PARAGON ENGINEERING, INC.
2320 Highland Avenue, Suite 230
Birmingham, AL 35205
Ph. 205.939.1119
Fax: 205.939.1382
www.paragon-eng.net

A RESURVEY OF LOTS 173-B & 174-B OF MONTAGEL SUBDIVISION

As Recorded in Map Book 23 on Page 6
in the Office of the Judge of Probate
Shelby County, Alabama

Situated In
Section 35, Twp. 18 South, R.1W.
Shelby County, ALABAMA

Owner:
Thompson Realty Co., Inc.
103 Carnoustie
Shoal Creek, Al. 35242
Ph.: 205.991.4631
Fax: 205.991.9012



20020208000065761 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/08/2002 08:30:12AM FILED/CERT

Inst # 2002-06676
02/08/2002-00000 Number 79401
08:30 AM CERTIFIED montagel_bk.dgn
SHELBY CNTY JUDGE OF PROBATE
001 MS 23.00

BUSINESS RECORDS CORPORATION