

This Instrument Prepared By:  
Clayton T. Sweeney  
Attorney at Law  
2700 Highway 280 East  
Suite 160  
Birmingham, AL 35223

## EASEMENT

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Chelsea Ridge Estates, LLC**, (hereinafter referred to as Grantors), do grant, bargain, sell and convey unto **L. Douglas Joseph and Martha B. Ferguson**, their heirs, successors and assigns, (herein referred to as Grantees) a non-exclusive easement described on Exhibit "A" attached hereto and made a part hereof for ingress and egress with the right and obligation to install and maintain all available utilities to Grantees remaining property, upon and over said easement to serve and benefit the property described on Exhibit "B" attached hereto and made a part hereof. The Grantors reserve for themselves, their heirs, successors and assigns, the same rights herein conveyed to the Grantees.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.

IN WITNESS WHEREOF, w have hereunto set our hands and seals, this 19<sup>th</sup> day of March, 2004.

CHELSEA RIDGE ESTATES, LLC  
  
Donald M. Acton, Managing Member

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Donald M. Acton**, whose name as Managing Member of Chelsea Ridge Estates, LLC, an Alabama limited liability company, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, he, as such Member and with full authority, executed the same voluntarily as the act of said limited liability company.

Given under my hand and official seal this 19<sup>th</sup> day of March, 2004.

My Commission Expires: 6-5-2007

  
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

# EXHIBIT "A"

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of the Northwest quarter of said Section 19; thence run North 02 degrees, 31 minutes, 29 seconds East along the East line of said quarter-quarter for a distance of 76.63 feet to the point of beginning; thence run North 37 degrees, 28 minutes, 05 seconds West for a distance of 133.10 feet to a point on a curve to the left, having a central angle 44 degrees, 11 minutes, 04 seconds, a radius of 245.00 feet and a chord bearing of North 59 degrees, 33 minutes, 37 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 188.94 feet to a point; thence run North 81 degrees, 39 minutes, 10 seconds West for a distance of 15.00 feet to a point on a curve to the left, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 25.00 feet and a chord bearing of South 53 degrees, 20 minutes, 50 seconds West; thence run in a Southwesterly direction along the arc of said curve for a distance of 39.27 feet to a point on the East right of way line of Shelby County Highway No. 49; thence run North 08 degrees, 20 minutes, 50 seconds East along said right of way line for a distance of 110.00 feet to a point on a curve to the left, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 25.00 feet and a chord bearing of South 36 degrees, 39 minutes, 10 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 39.27 feet to a point; thence run South 81 degrees, 39 minutes, 10 seconds East for a distance of 15.00 feet to a point on a curve to the right, having a central angle of 44 degrees, 11 minutes, 04 seconds and a radius of 305.00 feet and a chord bearing of South 59 degrees, 33 minutes, 37 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 235.21 feet to a point; thence run South 37 degrees, 28 minutes, 05 seconds East for a distance of 61.58 feet to a point on the East line of said quarter-quarter; thence run South 02 degrees, 31 minutes, 29 seconds West along the East line of said quarter-quarter for a distance of 93.36.

Exhibit "B"

(WED) 12 3 2003 14:09/ST. 14:06/NO. 5500200768

p. 1

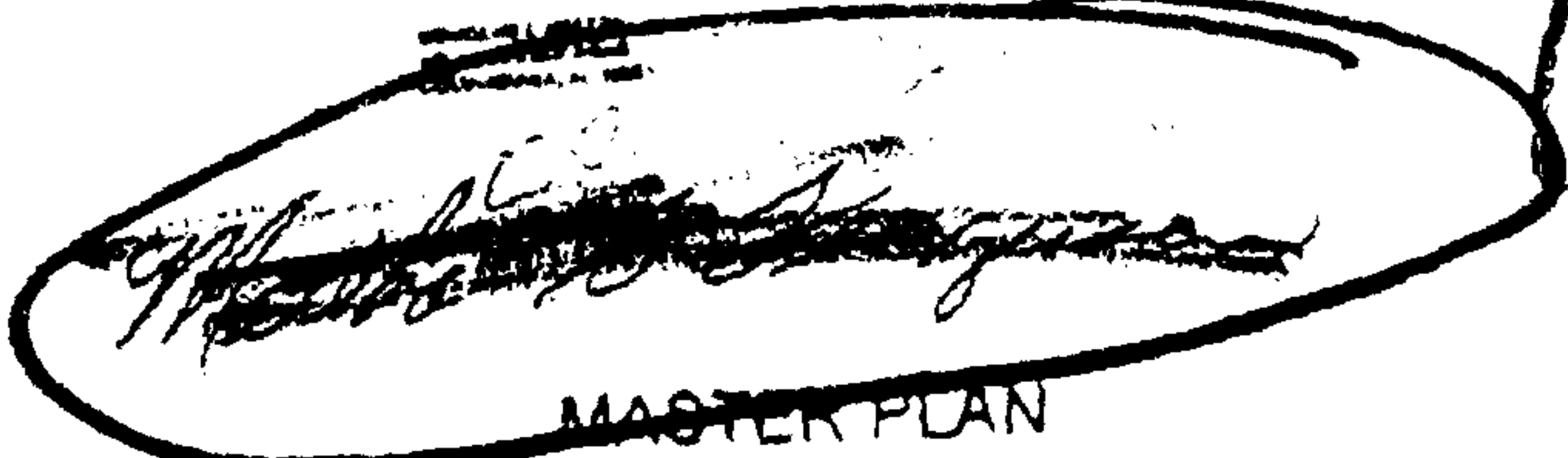
109

Co. 49



Doug's

Doug



MASTER PLAN  
CHELSEA RIDGE ESTATES

SITUATED IN SECTION 18 TOWNSHIP 30 SOUTH  
RANGE 1 EAST SHELBY COUNTY ALABAMA

SEE DATA FOR ROAD SYSTEM

PREPARED BY  
SURVEYING SOLUTIONS, INC.  
CARL DANIEL MOORE  
REG. NO. 171  
2232 CAMABA VALLEY DRIVE  
BIRMINGHAM, AL 35242  
(205) 991-9559

OWNER  
CHELSEA RIDGE ESTATES, LLC  
2232 CAMABA VALLEY DRIVE  
BIRMINGHAM, AL 35242  
(205) 991-9559

Chelsea Ridge Estates

CLAY SWANNY

COPY OF  
ROAD SYSTEM DESCRIPTION  
TO COME FROM J. DAVIS  
TO SURVEYING SOLUTIONS

GRAPHIC SCALE  
DATE OCTOBER 25, 2003  
SHELBY COUNTY JURISDICTION

20040409000185840 Pg 3/3 17.00  
Shelby Cnty Judge of Probate, AL  
04/09/2004 14:46:00 FILED/CERTIFIED

COPY J. DAVIS

3.18.04