

STATE OF ALABAMA)

EASEMENT

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that **PORTRAIT PROPERTES, INC.** and **MULTI-VEST, INC.** (Herein known as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by **COMMUNITY ENVIRONMENTAL SYSTEMS, INC.**, (herein known as "Grantee") the receipt whereof is hereby acknowledged, do hereby bargain, grant, sell and convey unto said Grantee, its successors or assigns, an easement for sewer, together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right to install, maintain, operate, remove, replace and utilize sewer lids, sewer tanks, power boxes, sewer lines, and all things necessary to utilize said sewer system, over and across the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, AND MADE A PART HEREOF.

This conveyance is subject to all present mortgages, easements, covenants, restrictions and reservations of record.

And, as shall be reasonable and necessary, to maintain said sewer system, Grantor further grants, bargains and sells Grantee rights of ingress and egress over, along and across the above described easement.

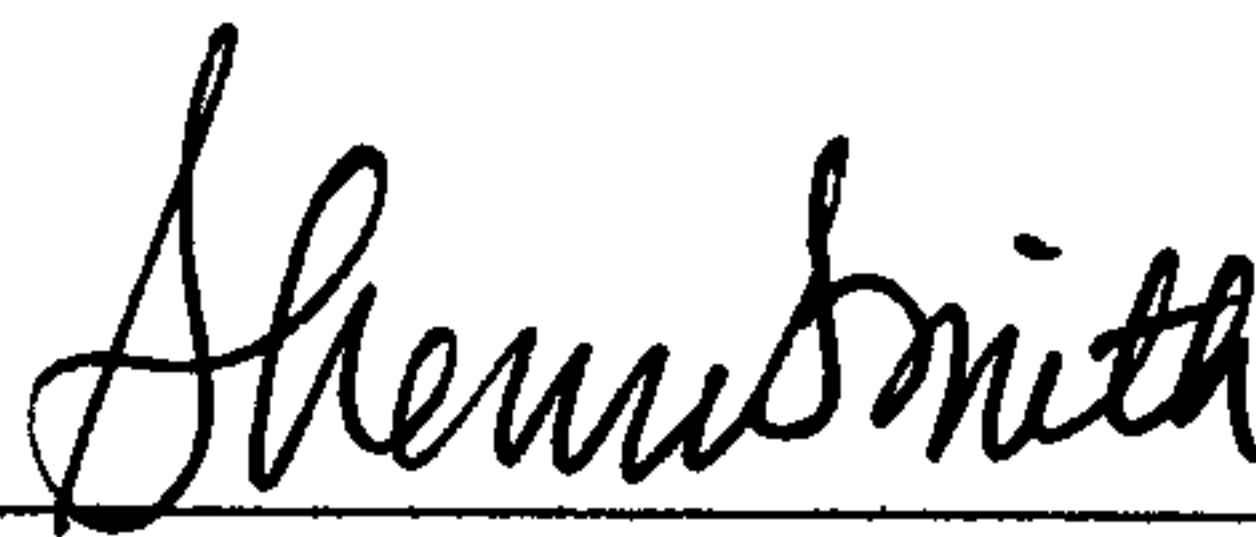
And, together with all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right to maintain, to cut and keep clear all vegetation growing on or above said easement and to keep clean other obstructions that may restrict the quiet enjoyment of said easement.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

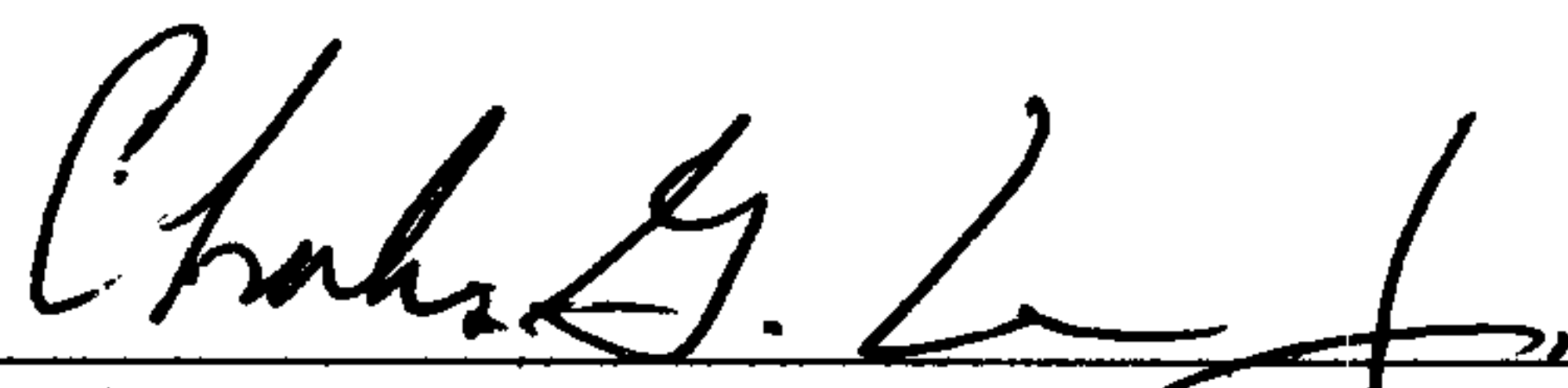
And we do for ourselves and for our heirs, executors, successors and assigns covenant with the said Grantee, its successors and assigns that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that we have good right to sell and convey the said as aforesaid, that we will and our heirs, executors, and administrators shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this the 6th day of May, 2004.

PORTRAIT PROPERTIES, INC.

By 
Sheri M. Smith, Its President

MULTI-VEST, INC.

By 
Charles G. Kessler, Jr., Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sheri M. Smith, whose name is signed to the foregoing conveyance in her capacity as President of Portrait Properties, Inc., and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she voluntarily executed the same on this the day the same bears date.

Given under my hand and official seal this 6th day of May, 2004.

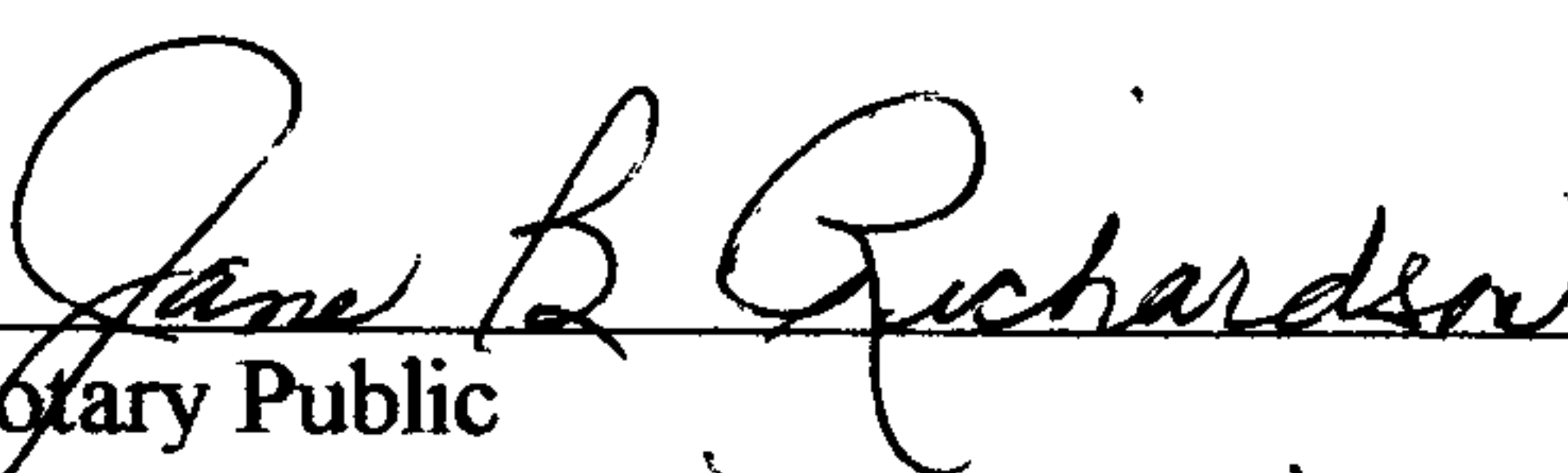

Notary Public

My Commission Expires: 3/13/08

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles G. Kessler, Jr., whose name is signed to the foregoing conveyance in his capacity as President of Multi-Vest, Inc., and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he voluntarily executed the same on this the day the same bears date.

Given under my hand and official seal this 6th day of May, 2004.

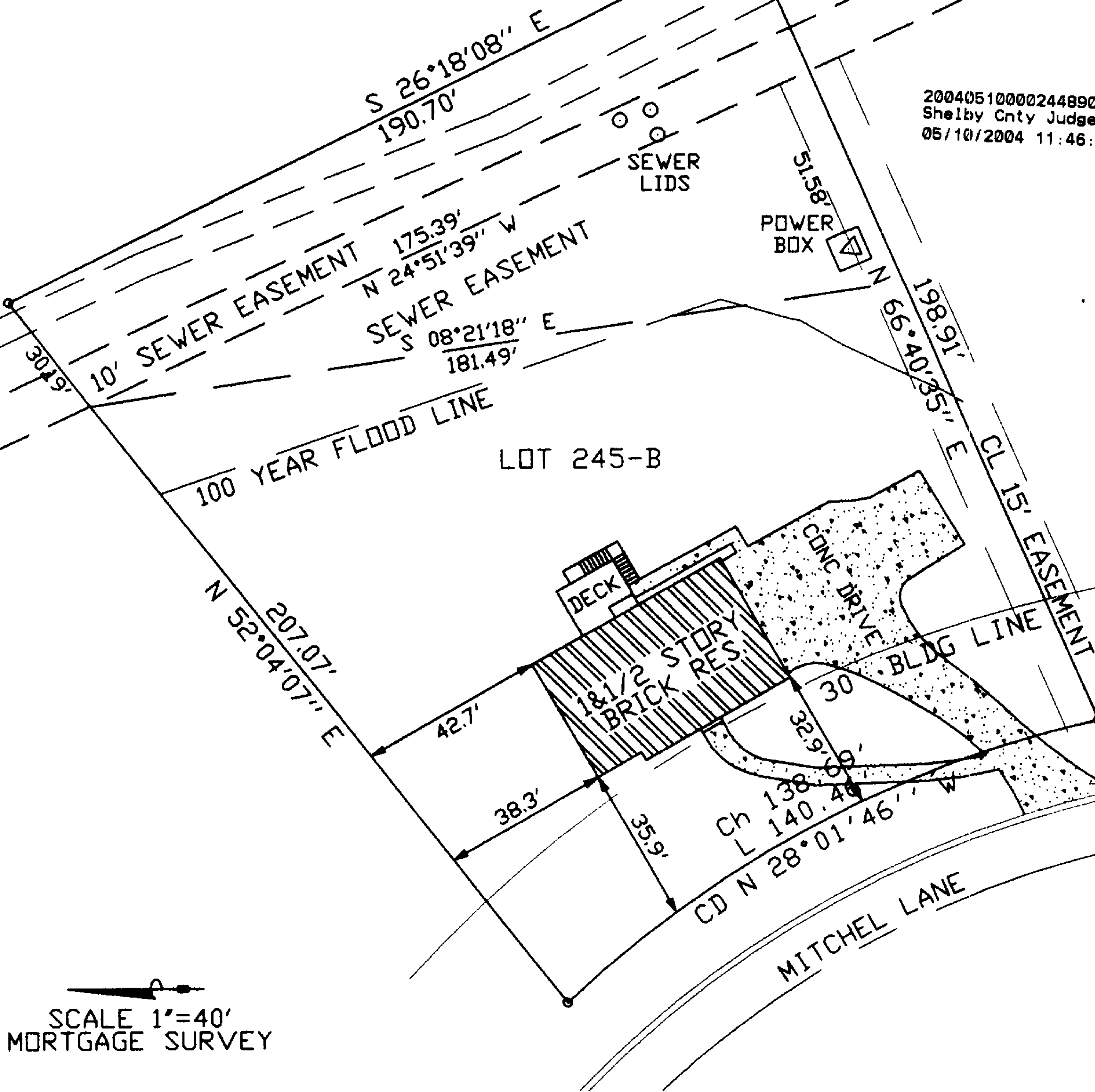

Notary Public
My commission expires: 3/13/08

STATE OF ALABAMA
SHELBY COUNTY

EXHIBIT "A"

SEWER EASEMENT FOR LOT 245-B OF A RESURVEY OF LOTS 245 THRU 249 BENT RIVER COMMONS 3RD SECTOR, AS RECORDED IN MAP BOOK 28, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 245-B; THENCE RUN SOUTH 52 DEGREES 4 MINUTES 7 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 245-B A DISTANCE OF 30.19 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 8 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 181.49 FEET; THENCE RUN NORTH 66 DEGREES 40 MINUTES 35 SECONDS EAST A DISTANCE OF 51.58 FEET; THENCE RUN NORTH 24 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 175.39 FEET TO THE POINT OF BEGINNING.



SCALE 1"=40'
MORTGAGE SURVEY

STATE OF ALABAMA
SHELBY COUNTY

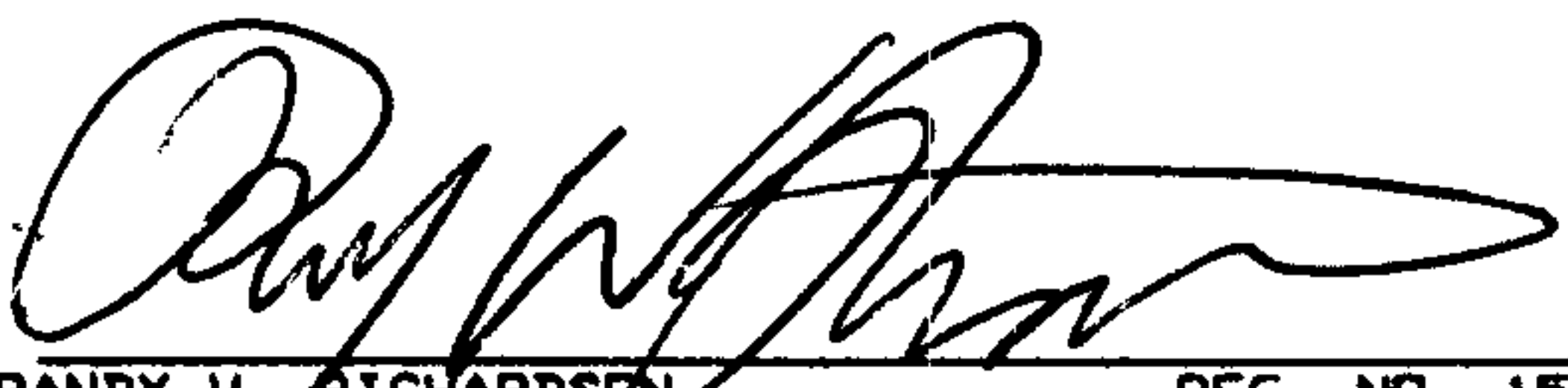
I, RANDY W. RICHARDSON, A REGISTERED LAND SURVEYOR, DO HEREBY STATE THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAT OF MY SURVEY OF LOT 245-B OF A RESURVEY OF LOTS 245 THRU 249 BENT RIVER COMMONS 3RD SECTOR AS RECORDED IN MAPBOOK 28, PAGE 119, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. I FURTHER STATE THAT THE RESIDENCE NOW ERECTED ON SAID LOT IS WITHIN THE LINES OF SAME AND THAT THERE ARE NO RIGHT OF WAYS, EASEMENTS OR ENCROACHMENTS OVER OR ACROSS SAID LOT VISIBLE TO ME OR KNOWN TO EXIST, EXCEPT AS SHOWN ON MY SURVEY.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS IS TO STATE THAT I HAVE CONSULTED THE FEDERAL INSURANCE FLOOD HAZARD MAPS AND FOUND THAT THE ABOVE DESCRIBED LOT IS LOCATED IN FLOOD ZONE A, B & C ACCORDING TO COMMUNITY PANEL 010191 0040 B, SHELBY COUNTY. EFFECTIVE DATE 9-16-82.

THIS THE 21ST DAY OF APRIL 2004.
STREET ADDRESS: 8026 MITCHELL LANE.
PURCHASER: SAMPSON
ATTORNEY:

SURVEYED BY: S. F.
DRAWN BY: M. G. R.




RANDY W. RICHARDSON REG. NO. 15153
RICHARDSON SURVEYING AND ENGINEERING CO., INC.
3503 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216
PHONE (205) 402-2488
FAX (205) 402-2487

