


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


20040603000296190 Pg 1/2 14.00
Shelby Cnty Judge of Probate, AL
06/03/2004 12:12:00 FILED/CERTIFIED

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 Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **STERLING COMPANIES, LLC**, an Alabama Limited Liability Company (hereinafter referred to as Grantor), does grant, bargain, sell and convey unto **JOSEPH BOWMAN and CATHY BOWMAN**, as joint tenants with rights of survivorship, their successors and assigns, (herein referred to as Grantees) an exclusive easement in, to, upon and over the property located on the property described as follows:

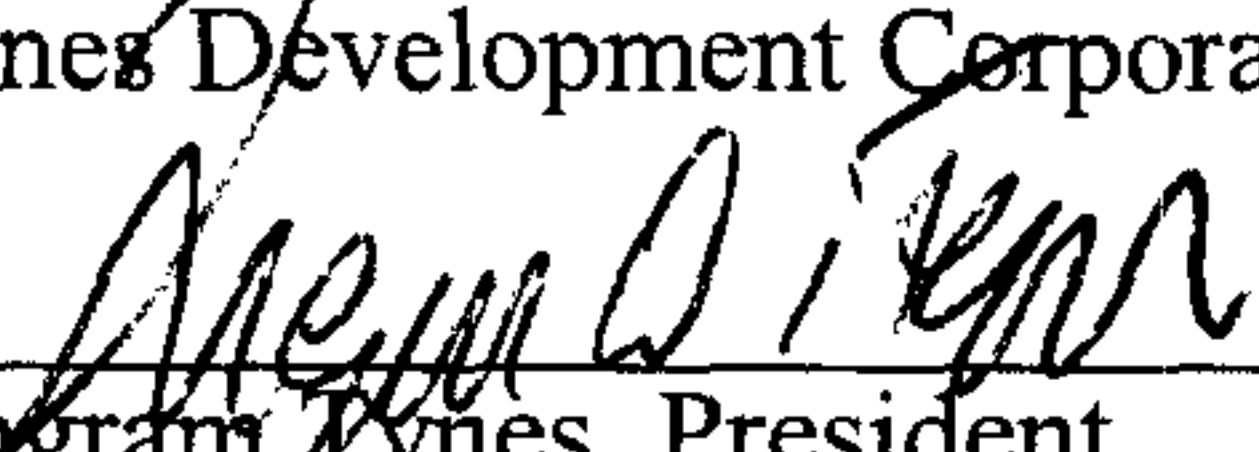
A parcel of land situated in Lot 2118, Highland Lakes 21st Sector, Phase I & II an Eddleman Community, as recorded in Map Book 30, on Pages 6 A & B, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 2118, in said Highland Lakes 21st Sector; thence run in a Northwesterly direction along the South line of said Lot 2118 and along the North line of Lot 2119 in said Highland Lakes 21st Sector for a distance of 88.00 feet to the point of beginning; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 2.00 feet to a point; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Northwesterly direction for a distance of 19.00 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction for a distance of 2.00 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 19.00 feet to the point of beginning; said parcel containing 38 square feet, more or less attached hereto and made a part hereof for ingress and egress and maintenance of private driveway and retaining wall, upon and over said easement to serve and benefit the property described as: Lot 2119, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, Page 6 A & B, in the Probate Office of Shelby County, Alabama.

The Grantee herein agrees to maintain the private driveway and retaining wall constructed and placed in said easement with Grantee being solely responsible for the costs and expenses of maintaining said private driveway and retaining wall.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18 day of May, 2004.

STERLING COMPANIES, LLC
An Alabama Limited Liability Company
B: Tynes Development Corporation, its Member

By: Ingram Tynes, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ingram D. Tynes, whose name as President of Tynes Development Corp, an Alabama Corporation, which is Member of Sterling Companies, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Member and with full authority, signed the same voluntarily for and as the act of said corporation acting in its capacity as Member of said limited liability company.

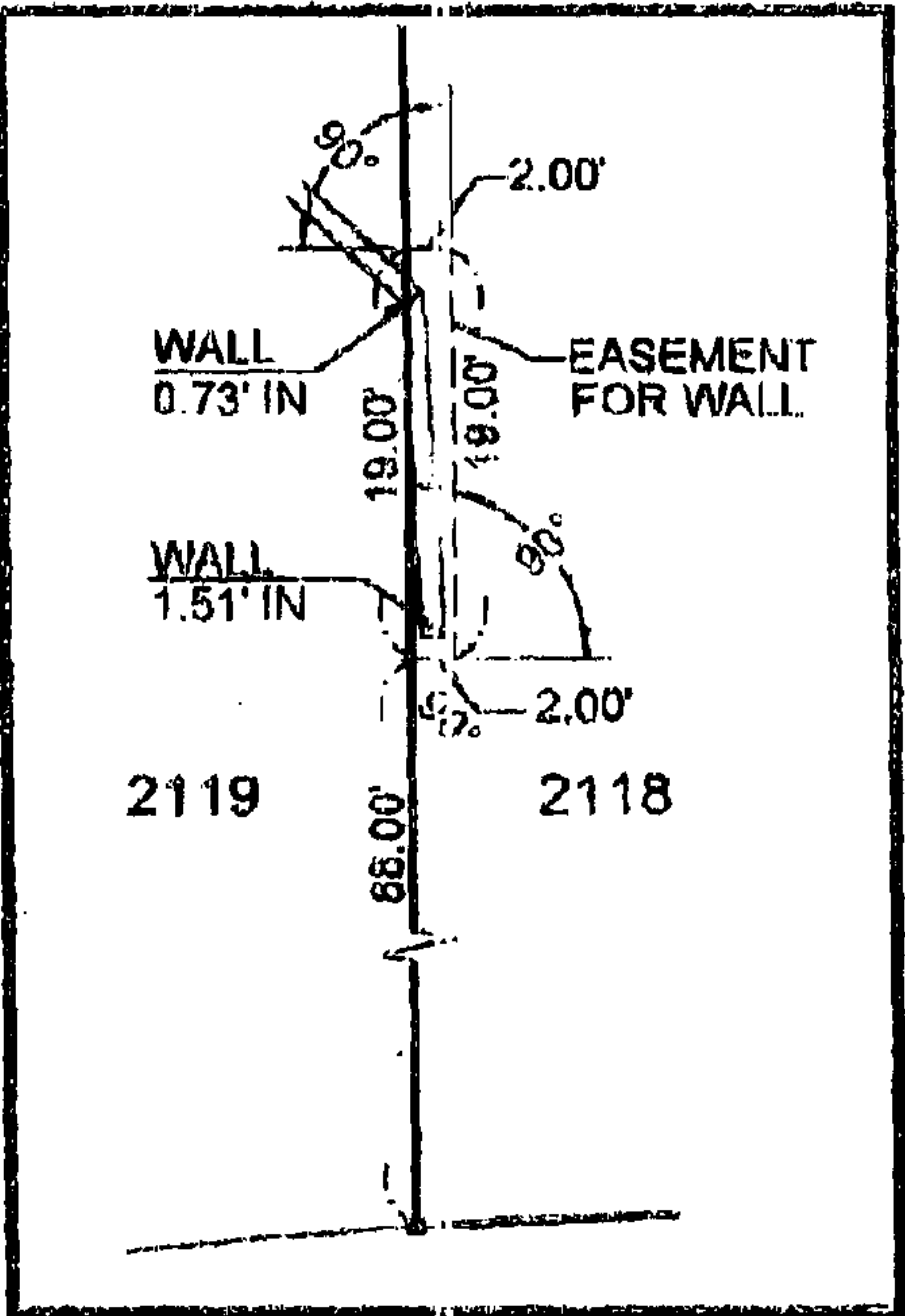
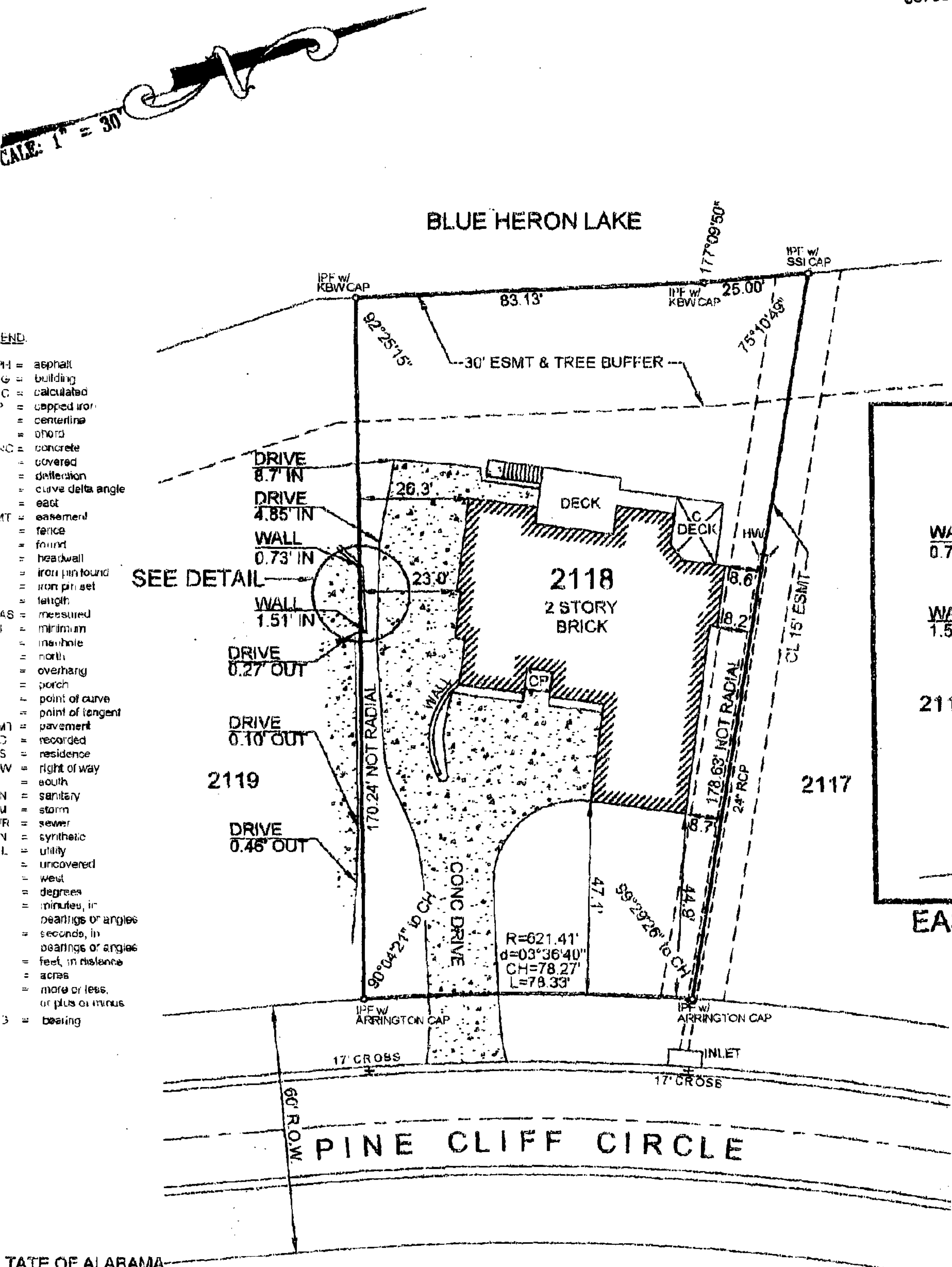
Given under my hand and official seal this 18th day of May, 2004.


Notary Public

My Commission Expires: 6-5-2007



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EASEMENT DETAIL
NOT TO SCALE

Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed Lot 2118, HIGHLAND LAKES 21ST SECTOR PHASE I & AN DDLEMAN COMMUNITY as recorded in Map Book 30, Page 6 A & B, in the Office of the Judge of Probate, Shelby County, Alabama; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is located in Zone "C", according FIRM Community Panel No: 010191 0050, Shelby County, Alabama, dated: September 16, 1982; that the correct address is as follows: 1016 Pine Cliff Circle, according to my survey of April 22, 2004. Survey is not valid unless it is sealed with embossed seal or stamped in red. Revised 5-26-04 to show easement for wall encroachment.



Surveying Solutions, Inc
2233 Cahaba Valley Drive
Birmingham, AL 35242
Tele: 991-8964 Fax: 991-6032
Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. No:12150
05-26-04
Date of Signature

Order No: 83554
Purchaser: Gelling
Type Survey: Mortgage Loan