20050425000197760 1/2 $14.50
Shelby Cnty Judge of Probate,AL
04/25/2005 04:17:40PM FILED/CERT

SIGN/MONUMENT EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

Five #500 CB

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE & 00/100 Dollar ($ 1.00) cash in hand paid by the Inverness Highlands Residential Association, Inc., the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said Inverness Highlands Residential Association, Inc, its successors and assigns, an easement for a two entrance monuments/signs and walls and fences, including the installation and maintenance of said entrance monuments/signs and walls and fences, along with underground footings, landscaping, electrical wiring and lighting, and landscape irrigation. Said easement being located on a portion of lots 6 and 7 according to the survey of Inverness Highlands as recorded in map book 34, pages 45 A&B in the probate office of Shelby County, Alabama and located approximately as shown in the attached exhibit labeled Inverness Highlands Entrance Monuments dated April 8, 2005 in the Northwest ¼ of the Northeast ¼ of Section 1, Township 19 South, Range 2 West and described as follows:

Easement Parcel 1

A part lot 6 according to the survey of Inverness Highlands as recorded in map book 34, pages 45 A&B in the probate office of Shelby County, Alabama being more particularly described as follows: BEGIN at the Westernmost corner of said lot 6 and run in a Northeasterly direction along the Northwestern boundary of said lot 6 for a distance of 13.00 feet; thence turn 90°00′ to the right and leaving said lot line run in a Southeasterly direction for a distance of 6.00 feet; thence turn 90°00′ to the right and run in a Southwesterly direction for a distance of 13.00 feet to a point on the Southwestern boundary of said lot 6, said line also being the Northeastern Right-of-way of Inverness Highlands Drive; thence turn 90°00′ to the right and run in a Northwesterly direction along the Southwestern boundary of said lot 6 for a distance of 6.00 feet to the POINT OF BEGINNING.

Said easement parcel 1 containing 78 square feet, more or less.

Easement Parcel 2

A part lot 7 according to the survey of Inverness Highlands as recorded in map book 34, pages 45 A&B in the probate office of Shelby County, Alabama being more particularly described as follows: BEGIN at the Northernmost corner of said lot 7 and run in a Southwesterly direction along the Northwestern boundary of said lot 7 for a distance of 13.00 feet; thence turn 90°00′ to the left and leaving said lot line run in a Southeasterly direction for a distance of 6.00 feet; thence turn 90°00′ to the left and run in a Northeasterly direction for a distance of 13.00 feet to a point on the Northeastern boundary of said lot 7, said line also being the Southwestern Right-of-way of Inverness Highlands Drive; thence turn 90°00′ to the left and run in a Northwesterly direction along the Northeastern boundary of said lot 7 for a distance of 6.00 feet to the POINT OF BEGINNING.

Said easement parcel 2 containing 78 square feet, more or less.

For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said Inverness Highlands Residential Association, Inc. the right and privilege of a perpetual use of said lands for such purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said parcels and the right to prohibit the construction or maintenance of any improvement or obstruction upon said area herein conveyed without the written permission from the Inverness Highlands Residential Association, Inc.

The undersigned covenant with said Inverness Highlands Residential Association, Inc that the undersigned are seized in fee-simple of said premises and have a good right to sell and convey the same.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 25th day of April, 20 05.

The State of Alabama
Shelby County

I, the undersigned authority, in and for said County, in said State, hereby certify that James H. Belcher Whose name as Corporate Representative of Investment Associates, LLC an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this 25th day of April, 20 05.

Ashley Simon Sellers
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20050425000197760 2/2 $14.50
Shelby Cnty Judge of Probate,AL
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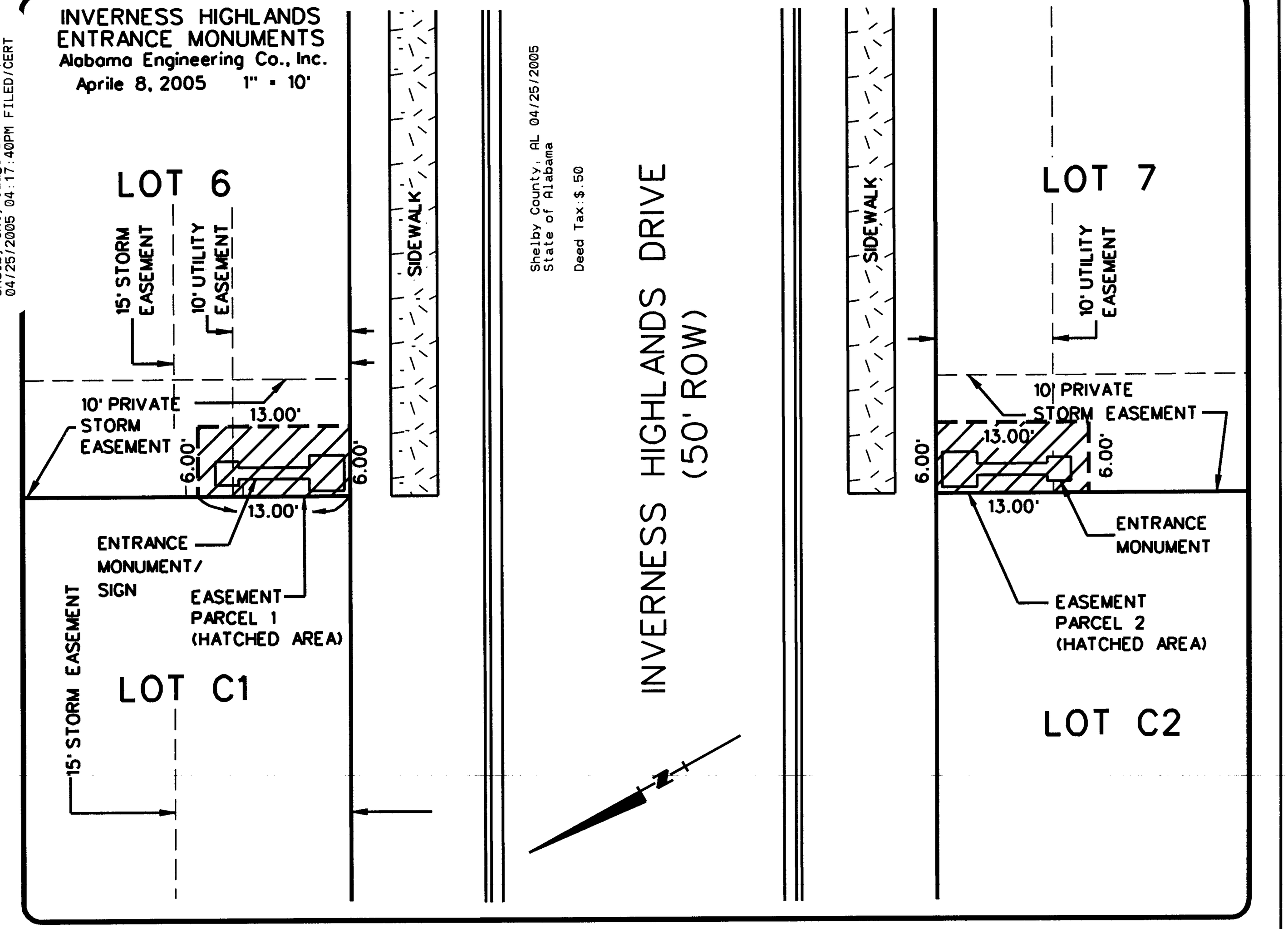
Shelby County, AL 04/25/2005
State of Alabama

Deed Tax:$.50

INVERNESS HIGHLANDS ENTRANCE MONUMENTS

Alabama Engineering Co., Inc.

Aprile 8, 2005 1" = 10'



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