

STATE OF ALABAMA )  
SHELBY COUNTY )

20050728000378520 1/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
07/28/2005 08:53:19AM FILED/CERT

GRANT OF EASEMENT

5000.00

KNOW ALL MEN BY THESE PRESENTS; that in consideration of \$10.00 and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Deer Ridge Development, LLC and Regions Bank (to the extent of its interest) do hereby grant, bargain, sell and convey unto Union State Bank (Grantee) for so long as Grantee holds a mortgage on the Dominant Estate (as herein defined), whether or not such mortgage is in existence on the date of this instrument or is subsequently given, a perpetual (to terminate as provided herein), non-exclusive easement, running with the land to benefit the Dominant Estate as described on Exhibit A attached hereto and incorporated by reference herein, over and across the Defined Portion (as herein defined) of the Servient Estate (as described on Exhibit B attached hereto and incorporated by reference herein). The Defined Portion of said easement is to be a 60 foot right of way named Deer Ridgeway and Whitetail Run as depicted on preliminary plat of Deer Ridge Lakes 6<sup>th</sup> Sector Phase 1 (the Subdivision) as approved by the City of Pelham, Alabama and as referred to on Sheet 6 of 25 preliminary plan Deer Ridge Lakes Sector 6, Phase 1, dated December 16, 2004 and performed by M.D. Arrington, Land Surveyor.

**TO HAVE AND TO HOLD** unto Grantee forever, however, this easement shall terminate at the time the roadways within the Subdivision have been dedicated and accepted as public roadways in a manner which provides access for ingress, egress and utilities to the Dominant Estate.

Done this 28<sup>th</sup> day of June, 2005.

Deer Ridge Development, LLC

By: [Signature]

Its: MANAGER

Regions Bank

By: Ronald B Roberts

Its: Sr. Vice President

Acknowledgments on the following page.

Cahaba Title, Inc.





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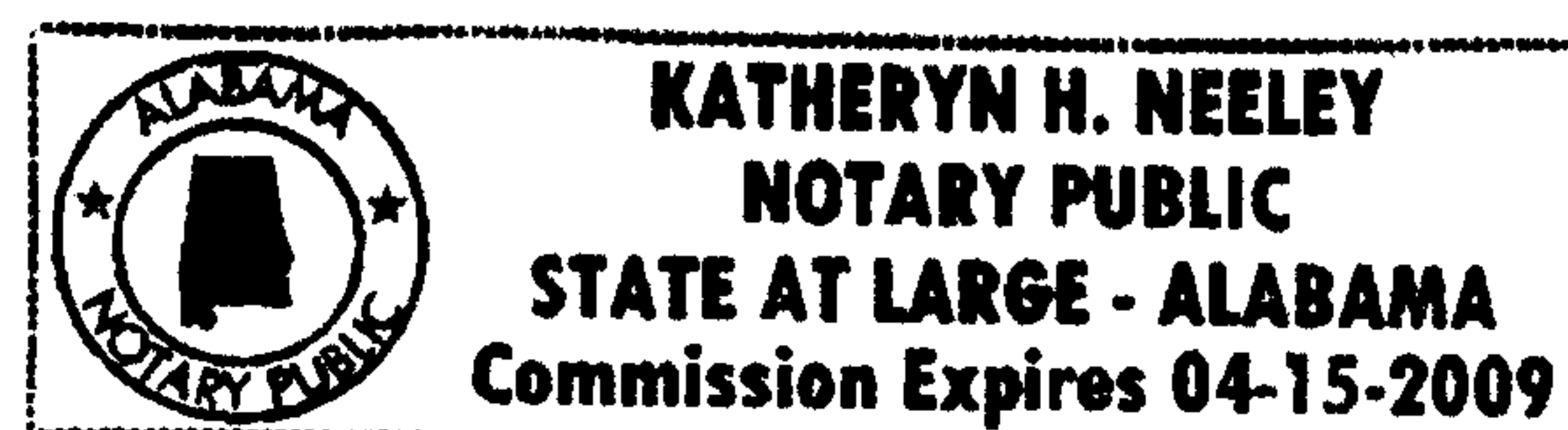
STATE OF ALABAMA     )  
COUNTY                )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James Alan Burns as Manager of Deer Ridge Development, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2005.

Kathryn H. Neeley  
Notary Public  
My Commission Expires: 04-15-2009



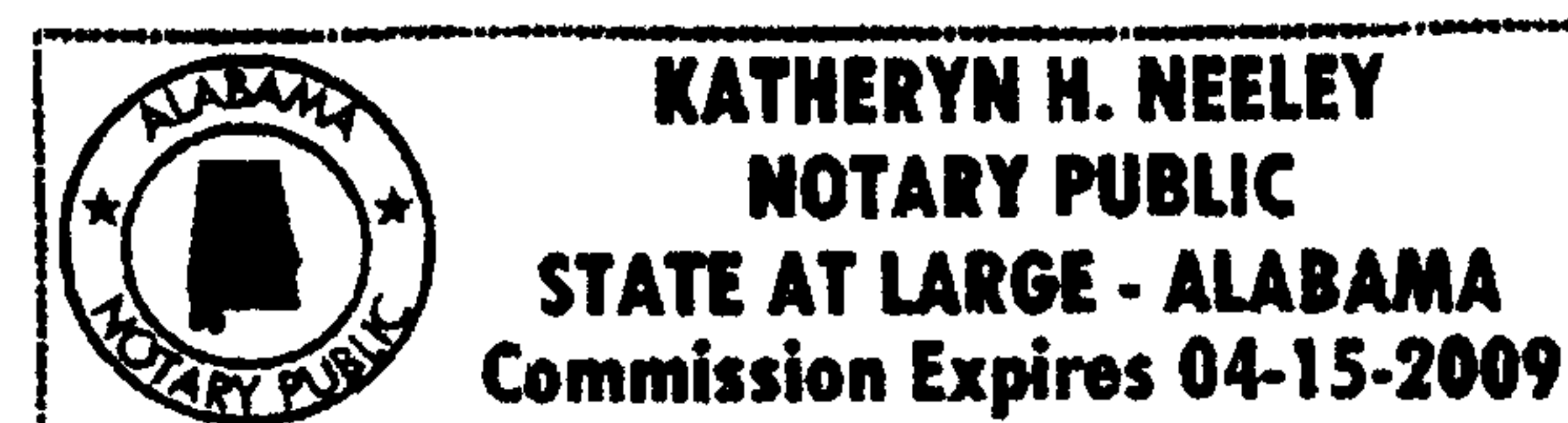
STATE OF ALABAMA     )  
COUNTY                )

**CORPORATION ACKNOWLEDGMENT**

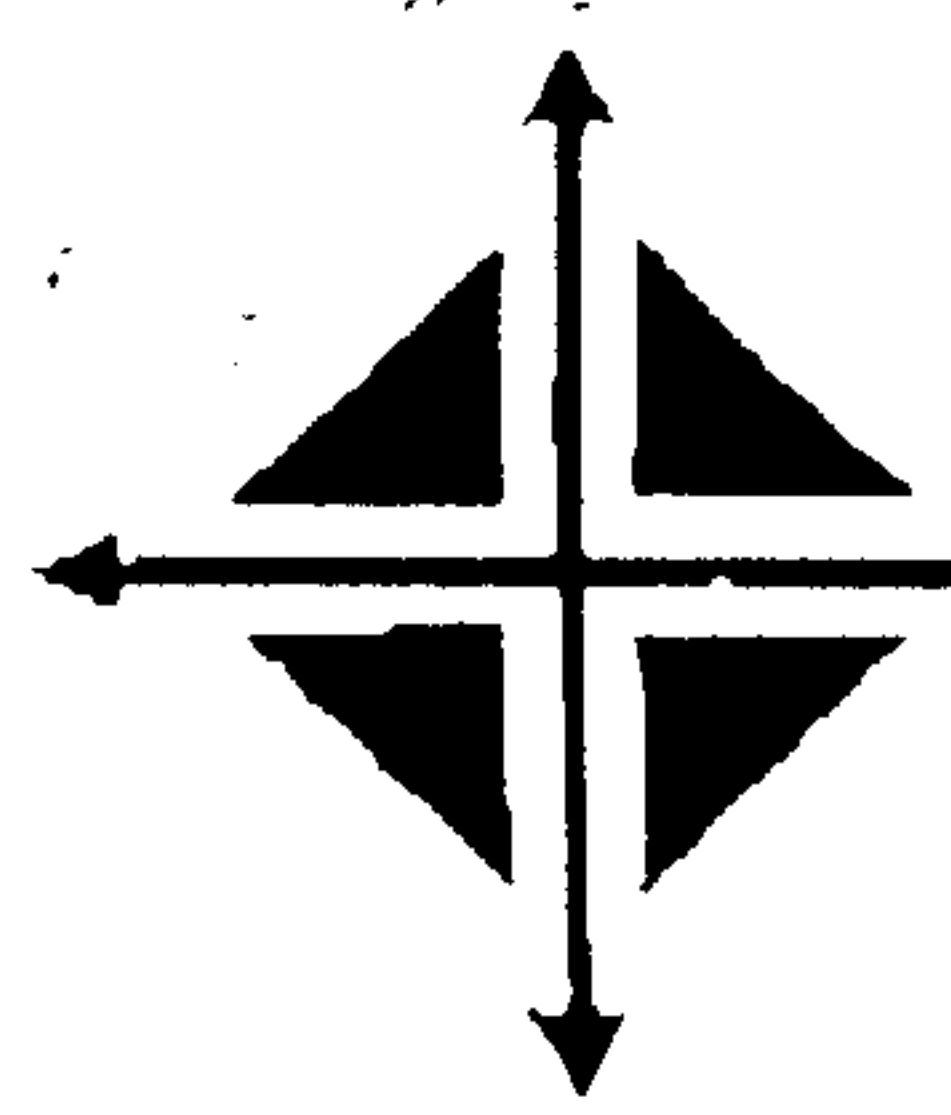
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald B. Roberts, whose name as Sr. Vice President of Regions Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 28<sup>th</sup> day of June, 2005.

Kathryn H. Neeley  
Notary Public  
My Commission Exp. 04-15-2009







# EXHIBIT A DOMINANT ESMAN

## ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

PAGE 1 of 2

Office: (205) 985-9315  
Fax: (205) 985-9385  
137 Business Center Drive  
Birmingham, AL 35244

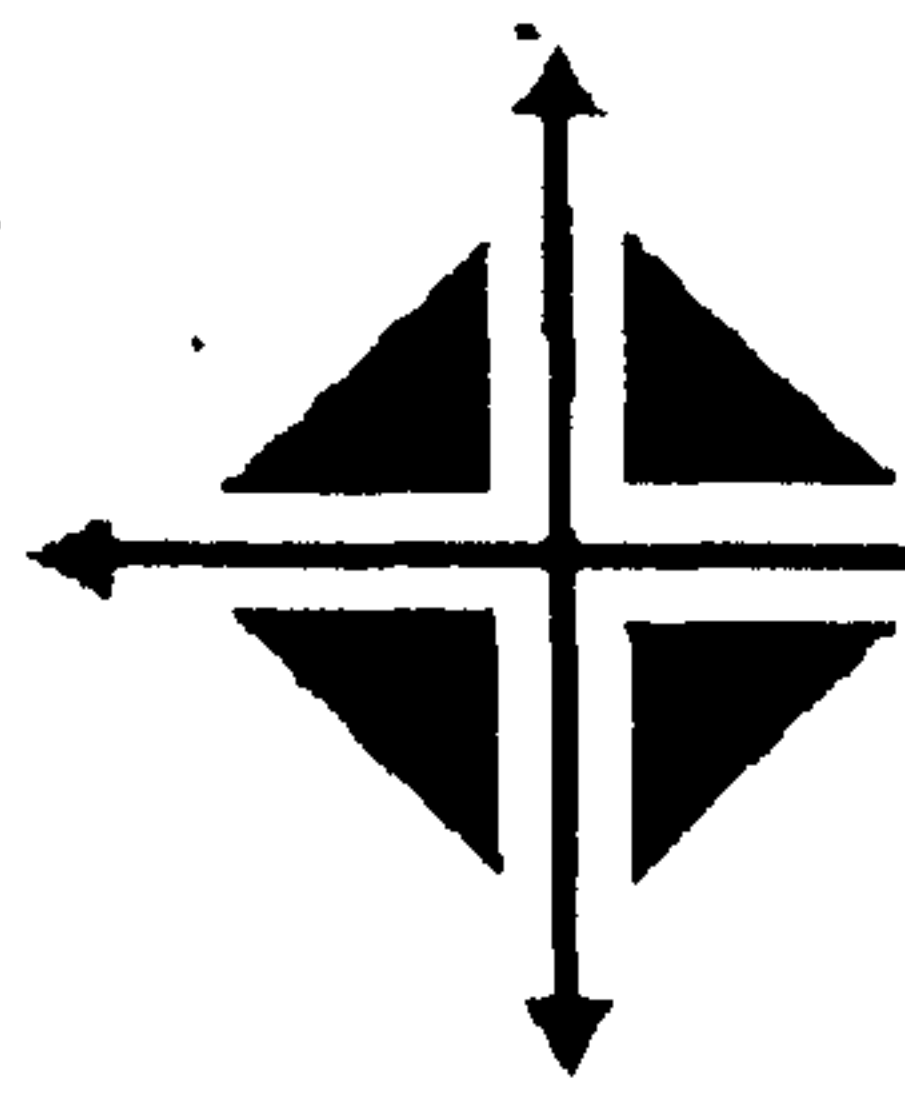
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### DESCRIPTION: DEER RIDGE LAKES 6TH SECTOR PHASE 2

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 AND RUN NORTH 00°44'44" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR 963.94 FEET; THENCE RUN NORTH 82°35'57" WEST FOR 179.21 FEET; THENCE RUN NORTH 59°06'31" WEST FOR 120.24 FEET; THENCE RUN NORTH 61°38'24" WEST FOR 60.07 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF SOUTH 40°52'09" WEST FOR 88.83 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN SOUTH 50°17'03" WEST ALONG SAID TANGENT FOR 60.29 FEET; THENCE RUN NORTH 39°42'57" WEST FOR 230.59 FEET; THENCE RUN SOUTH 46°06'24" WEST FOR 219.37 FEET; THENCE RUN SOUTH 45°57'59" WEST FOR 130.79 FEET; THENCE RUN SOUTH 44°51'22" WEST FOR 147.24 FEET; THENCE RUN SOUTH 17°19'44" WEST FOR 155.63 FEET; THENCE RUN SOUTH 32°34'56" EAST FOR 238.58 FEET; THENCE RUN SOUTH 57°25'03" WEST FOR 300.21 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF SOUTH 64°39'42" WEST FOR 83.44 FEET; THENCE RUN SOUTH 37°20'15" EAST FOR 217.66 FEET; THENCE RUN SOUTH 27°00'05" WEST FOR 64.12 FEET TO A POINT ON THE NORTHERN LINE OF DEER RIDGE LAKES SECTOR 2 AS RECORDED IN MAP BOOK 33, PAGE 116 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN SOUTH 21°09'58" EAST ALONG SAID SUBDIVISION LINE FOR 12.31 FEET; THENCE RUN SOUTH 88°40'45" EAST ALONG SAID SUBDIVISION LINE FOR 10.49 FEET; THENCE RUN SOUTH 44°56'43" EAST ALONG SAID SUBDIVISION LINE FOR 28.81 FEET; THENCE RUN SOUTH 89°44'42" EAST ALONG SAID SUBDIVISION LINE FOR 87.52 FEET; THENCE RUN SOUTH 68°18'20" EAST ALONG SAID SUBDIVISION LINE FOR 66.63 FEET; THENCE RUN SOUTH 12°28'09" EAST ALONG SAID SUBDIVISION LINE FOR 70.68 FEET TO A POINT ON THE NORTHEASTERN LINE OF DEER RIDGE LAKES SECTOR 2 PHASE 1 AS RECORDED IN MAP BOOK 32, PAGE 24 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN SOUTH 58°28'19" EAST ALONG SAID SUBDIVISION LINE FOR 51.48 FEET; THENCE RUN SOUTH 22°22'42" EAST ALONG SAID SUBDIVISION LINE FOR 120.24 FEET; THENCE RUN SOUTH 34°37'31" EAST ALONG SAID SUBDIVISION LINE FOR 80.79 FEET; THENCE RUN SOUTH 17°33'53" EAST ALONG SAID SUBDIVISION LINE FOR 62.34 FEET; THENCE RUN SOUTH 01°18'49" EAST ALONG SAID SUBDIVISION LINE FOR 51.85 FEET; THENCE RUN SOUTH 00°54'12"





# EXHIBIT A DOMINANT ESTATE

## ARRINGTON ENGINEERING

Civil Engineers - Surveyors - Land Planners

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Office: (205) 985-9315

Fax: (205) 985-9385

137 Business Center Drive

Birmingham, AL 35244

WEST ALONG SAID SUBDIVISION LINE FOR 74.68 FEET; THENCE RUN SOUTH 12°16'45" EAST ALONG SAID SUBDIVISION LINE FOR 59.90 FEET; THENCE RUN SOUTH 01°37'19" WEST ALONG SAID SUBDIVISION LINE FOR 47.09 FEET; THENCE RUN SOUTH 60°35'12" WEST ALONG SAID SUBDIVISION LINE FOR 97.90 FEET; THENCE RUN SOUTH 04°17'06" WEST ALONG SAID SUBDIVISION LINE FOR 27.82 FEET; THENCE RUN SOUTH 35°38'13" WEST ALONG SAID SUBDIVISION LINE FOR 52.73 FEET; THENCE RUN SOUTH 55°03'05" WEST ALONG SAID SUBDIVISION LINE FOR 57.23 FEET; THENCE RUN SOUTH 00°55'45" WEST ALONG SAID SUBDIVISION LINE FOR 60.78 FEET; THENCE RUN SOUTH 33°37'02" EAST ALONG SAID SUBDIVISION LINE FOR 50.05 FEET; THENCE RUN NORTH 75°42'29" EAST ALONG SAID SUBDIVISION LINE FOR 96.05 FEET TO A POINT ON THE NORTHERN LINE OF DEER RIDGE LAKES SECTOR 5 AS RECORDED IN MAP BOOK 32, PAGE 23 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 69°59'21" EAST ALONG SAID SUBDIVISION LINE FOR 104.84 FEET TO A POINT ON THE NORTHERLY LINE OF DEER RIDGE LAKES SECTOR 1 AS RECORDED IN MAP BOOK 33, PAGE 115 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 64°35'16" EAST ALONG SAID SUBDIVISION LINE FOR 95.44 FEET; THENCE RUN NORTH 55°25'24" EAST ALONG SAID SUBDIVISION LINE FOR 130.24 FEET; THENCE RUN NORTH 73°43'16" EAST ALONG SAID SUBDIVISION LINE FOR 68.52 FEET; THENCE RUN NORTH 87°01'38" EAST ALONG SAID SUBDIVISION LINE FOR 37.68 FEET; THENCE RUN NORTH 89°23'25" EAST ALONG SAID SUBDIVISION LINE FOR 198.39 FEET; THENCE RUN NORTH 77°59'29" EAST ALONG SAID SUBDIVISION LINE FOR 47.90 FEET; THENCE RUN SOUTH 89°56'40" EAST ALONG SAID SUBDIVISION LINE FOR 149.34 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 00°25'00" WEST FOR 643.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING AN AREA OF 1,584,553 SQUARE FEET OR 36.38 ACRES.



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## EXHIBIT 'B' SERVIENT ESTATE

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**DESCRIPTION: DEER RIDGE LAKES 6TH SECTOR PHASE 1**

A TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN NORTH 89°06'59" WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 667.98 FEET; THENCE RUN NORTH 14°53'26" EAST FOR 156.89 FEET; THENCE RUN NORTH 27°21'35" EAST FOR 70.53 FEET; THENCE RUN NORTH 33°12'13" EAST FOR 241.47 FEET; THENCE RUN NORTH 34°12'41" EAST FOR 175.92 FEET; THENCE RUN NORTH 31°41'00" EAST FOR 123.82 FEET; THENCE RUN NORTH 32°36'03" EAST FOR 112.36 FEET; THENCE RUN NORTH 33°23'21" EAST FOR 122.42 FEET; THENCE RUN NORTH 26°41'37" EAST FOR 55.71 FEET; THENCE RUN NORTH 51°35'40" EAST FOR 68.69 FEET; THENCE RUN NORTH 51°50'20" EAST FOR 105.58 FEET; THENCE RUN NORTH 48°22'08" EAST FOR 201.76 FEET; THENCE RUN NORTH 66°21'28" EAST FOR 123.11 FEET; THENCE RUN NORTH 70°10'18" EAST FOR 314.57 FEET; THENCE RUN NORTH 54°13'17" EAST FOR 191.53 FEET; THENCE RUN SOUTH 35°46'43" EAST FOR 48.38 FEET; THENCE RUN NORTH 54°13'17" EAST FOR 86.57 FEET; THENCE RUN NORTH 44°19'49" EAST FOR 440.16 FEET; THENCE RUN NORTH 18°26'46" WEST FOR 87.57 FEET; THENCE RUN NORTH 48°44'02" EAST FOR 51.84 FEET; THENCE RUN NORTH 51°21'36" EAST FOR 77.48 FEET; THENCE RUN NORTH 61°50'07" EAST FOR 42.63 FEET; THENCE RUN NORTH 88°28'37" EAST FOR 126.21 FEET; THENCE RUN SOUTH 44°13'51" EAST FOR 34.63 FEET; THENCE RUN SOUTH 13°51'10" EAST FOR 47.66 FEET; THENCE RUN SOUTH 09°13'09" WEST FOR 50.28 FEET; THENCE RUN SOUTH 57°36'26" WEST FOR 110.53 FEET; THENCE RUN SOUTH 46°26'06" WEST FOR 134.29 FEET; THENCE RUN SOUTH 45°55'30" WEST FOR 86.02 FEET; THENCE RUN NORTH 79°50'20" EAST FOR 98.85 FEET; THENCE RUN NORTH 67°25'01" EAST FOR 125.74 FEET; THENCE RUN SOUTH 55°53'29" EAST FOR 147.57 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF NORTH 62°17'53" EAST FOR 46.00 FEET TO THE POINT OF A TANGENT TO SAID CURVE; THENCE RUN NORTH 57°25'03" EAST ALONG SAID TANGENT FOR 300.21 FEET; THENCE RUN SOUTH 32°34'56" EAST FOR 60.00 FEET; THENCE RUN SOUTH 57°25'03" WEST FOR 300.21 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET; THENCE RUN ALONG SAID CURVE A CHORD BEARING OF SOUTH 64°39'42" WEST FOR 83.44 FEET; THENCE RUN SOUTH 37°20'15" EAST FOR 217.66 FEET; THENCE RUN SOUTH 27°00'05" WEST FOR 64.12 FEET TO A POINT ON THE NORTHWESTERN LINE OF DEER RIDGE LAKES SECTOR 2 PHASE 2 AS RECORDED IN MAP BOOK 33, PAGE 116



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IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY; THENCE RUN NORTH 88°40'47" WEST ALONG SAID SUBDIVISION LINE FOR 64.30 FEET; THENCE RUN SOUTH 65°15'29" WEST ALONG SAID SUBDIVISION LINE FOR 220.16 FEET; THENCE RUN SOUTH 50°48'34" WEST ALONG SAID SUBDIVISION LINE FOR 206.07 FEET; THENCE RUN SOUTH 42°18'16" WEST ALONG SAID SUBDIVISION LINE FOR 199.32 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET; THENCE RUN ALONG SAID CURVE AND SAID SUBDIVISION LINE A CHORD BEARING OF NORTH 74°05'00" WEST FOR 32.72 FEET; THENCE RUN SOUTH 13°04'35" WEST ALONG SAID SUBDIVISION LINE FOR 60.00 FEET; THENCE RUN SOUTH 49°13'15" WEST ALONG SAID SUBDIVISION LINE FOR 105.95 FEET; THENCE RUN SOUTH 49°06'35" WEST ALONG SAID SUBDIVISION LINE FOR 185.15 FEET; THENCE RUN SOUTH 42°27'48" WEST ALONG SAID SUBDIVISION LINE FOR 84.61 FEET; THENCE RUN SOUTH 58°01'15" WEST ALONG SAID SUBDIVISION LINE FOR 82.34 FEET; THENCE RUN SOUTH 34°27'49" WEST ALONG SAID SUBDIVISION LINE FOR 201.38 FEET; THENCE RUN SOUTH 13°17'18" WEST ALONG SAID SUBDIVISION LINE FOR 166.27 FEET; THENCE RUN SOUTH 02°54'29" EAST ALONG SAID SUBDIVISION LINE FOR 82.89 FEET; THENCE RUN SOUTH 22°43'14" EAST ALONG SAID SUBDIVISION LINE FOR 257.12 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION NORTH 84°11'35" WEST FOR 562.57 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING AN AREA OF 1,711,488 SQUARE FEET OR 39.29 ACRES.

LESS AND EXCEPT THAT PORTION LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 2 WEST.

