20051102000568840 1/2 $14.00
Shelby Cnty Judge of Probate,AL
11/02/2005 08:11:36AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

EASEMENT TERMINATION AND AFFIDAVIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM L. THORNTON, III, who being sworn by me deposes and states on oath as follows:

My name is WILLIAM L. THORNTON, III. On May 25, 2001, I was President of The Crest at Greystone, Inc., Manager of Chesser Plantation, LLC, an Alabama limited liability company. As such President, I executed a Declaration of Easement from Chesser Plantation, LLC reserving a permanent and perpetual 60 foot wide easement through the Commercial Property of Chesser Plantation for purposes of providing "access, travel, and traffic to and from the Residential Property, and for construction and maintenance of sewer lines or other utility lines, if any, under such easement," said easement being recorded in Instrument 2001-21357 in the Probate Office of Shelby County, Alabama.

At the time of the execution of the Easement, Chesser Plantation Lane, as shown on Survey of Robert Reynolds, PLS Reg. No. 25657, dated October 31, 2005 did not exist as an access to and from the Residential and Commercial property. Since that time, Chesser Plantation Lane has been constructed and dedicated. Parcel I as shown on said survey, is part of a 4.08 acre tract of land which is not part of the Residential Property of Chesser Plantation, and Chesser Plantation Lane was established from the same 4.08 acre tract.

The easement described herein was intended to serve both Residential and Commercial Properties, but was not intended to encumber Parcel I, which is not part of the residential property. The establishment of Chesser Plantation Lane provided the benefits intended by the Easement recorded in Instrument 2001-21357 and serves no further purpose. Accordingly, pursuant to the Power of Attorney granted to Chesser Plantation, LLC in Item 6 of said Declaration of Easement, the easement referred to above is hereby terminated.

IN WITNESS WHEREOF, the undersigned, as Managing Member of Chesser Plantation, LLC, has hereunto set his hand and seal this 1st day of November, 2005.

WILLIAM L. THORNTON, III

Sworn to and subscribed before me this the 1ST day of November, 2005.

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

20051102000568840 2/2 $14.00
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PARCEL 1:

A parcel of land situated in the East one-half of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence run in a Westerly direction along the North line for a distance of 1438.65 feet; thence turn a deflection angle of 88° 10' 58" to the left and run in a Southerly direction for a distance of 1400.74 feet; thence turn a deflection angle of 47° 38' 25" to the right and run in a Southwesterly direction for a distance of 1180.00 feet; thence turn a deflection angle of 50° 26' 45" to the left and run in a Southerly direction for a distance of 477.97 feet; thence turn a deflection angle of 08° 14' 56" to the right and run in a Southwesterly direction for a distance of 210.49 feet to a point on the Northernmost right of way of Old U.S. Highway 280 and a point on a curve to the right, said curve having a radius of 2023.88 feet, a central angle of 04° 03' 21", a deflection angle of 85° 26' 32" to the left to chord for a chord distance of 143.23 feet; thence run along arc of said curve and along said right of way for a distance of 143.26 feet; thence turn a deflection angle of 02° 16' 34" to the right from chord and run in a Southeasterly direction along said right of way for a distance of 224.58 feet to the POINT OF BEGINNING and the POINT OF COMMENCEMENT of a non-tangent curve to the right, said curve also being on the Southeasterly right of way of Chesser Plantation Lane, said curve having a radius of 370.00 feet, a central angle of 54° 12' 34", a deflection angle of 52° 21' 39" to the left to chord for a distance of 337.16 feet; thence run along arc of said curve and along said right of way for a distance of 350.07 feet; thence turn a deflection angle of 27° 06' 17" to the right from chord and run in a Northeasterly direction along said right of way for a distance of 86.41 feet to the point of commencement of a curve to the left, said curve having a radius of 280.00 feet, a central angle of 09° 11' 49", a chord distance of 44.90 feet; thence run along arc of said curve for a distance of 44.95 feet; thence turn a deflection angle of 109° 25' 16" to the right from chord and run in a Southerly direction for a distance of 34.89 feet; thence 78° 37' 46" left in a Southeasterly direction a distance of 50.00 feet to the P.C. of a curve to the left concave Northwesterly with a radius of 87.96 feet and a central angle of 64° 49' 09" measured (65° 11' 17" Description); thence run Easterly and Northeasterly along the arc of said curve a distance of 99.51 feet; thence continue Northeasterly tangent to said curve a distance of 89.15 feet (Measured) (89.12 Description) to the North line of the Northwest quarter of the Southeast quarter of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence right 51° 04' 37" Measured (50° 56' 37" Description) Easterly along said North line 49.94 feet measured (49.88 feet Description) to the Northeast corner of the Northwest quarter of the Southeast quarter of Section 27, Township 19 South, Range 1 West Description); thence right 91° 46' 41" (Measured) Southerly along the quarter line (Description) 258.33 feet (Measured) (259.13 feet Description) to the Northwesterly right of way of U.S. Highway No. 280; thence right 66° 16' 40" (Measured) (66° 22' 18" Description) Southwesterly along said right of way 311.81 feet; thence right 34° 43' 40" Northwesterly along said right of way 195.02 feet; thence right 0° 01' 46" Northwesterly along the Northwesterly right of way line of Old U.S. Highway 280 as shown on Map Book 31 page 21-A in the Office of the Judge of Probate in Shelby County, Alabama 145.91 feet to the point of beginning.