

STATE OF ALABAMA) COUNTY OF SHELBY)

EASEMENT AGREEMENT

This agreement made effective the 28th day of December, 2006, by <u>Keystone Building Company, Inc.</u> whose address is <u>P.O. Box 381327</u>, <u>Birmingham, Alabama 35238</u>.

RECITALS:

The above referenced party recites and declares:

- A. Keystone Building Company, Inc. is the sole owner of the following lot described as follows:
 - (i) Lot 8-A, according to the Resurvey of Lots 1-9 Meadow Brook Townhomes, Phase III, as recorded in Map Book 34, Page 102 in the Probate Office of Shelby County, Alabama.
- B. The easement hereby created on Lot 8-A is to the extent of the encroachment of the deck from Lot 7-A onto Lot 8-A and is being reserved and created for the benefit of the owner of lot 7-A to the extent said deck from lot 7-A encroaches onto Lot 8-A as more accurately shown in the survey prepared by Joseph D. Hennessy, dated December 20, 2006 and which is attached hereto as Exhibit "A" and which is incorporated herein by reference.
- C. The description of lot 7-A is as follows:

Lot 7-A, according to the Resurvey of Meadow Brook Townhomes, Phase III as recorded in Map Book 34, Page 102, in the Probate Office of Shelby County, Alabama.

- D. The easement created herein is for the benefit of lot 7-A to allow the deck constructed on Lot 7-A but which encroaches by 0.7' onto Lot 8-A and to allow the owner of Lot 7-A to sufficient access to maintain the deck, if necessary, in the future.
- E. This agreement may be modified in writing by the owner of lot 7-A and 8-A or by Keystone Building Company, Inc.
- F. This easement shall run with the land.

In witness whereof, Keystone Building Company, Inc, the owner of lot 8-A described in this agreement has caused it to be executed on the 28th day of December, 2006.

Keystone Building Company, Inc.

Cory Mason, President

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Cory Mason, whose name as President of Keystone Building Company, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged 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 corporation.

By:

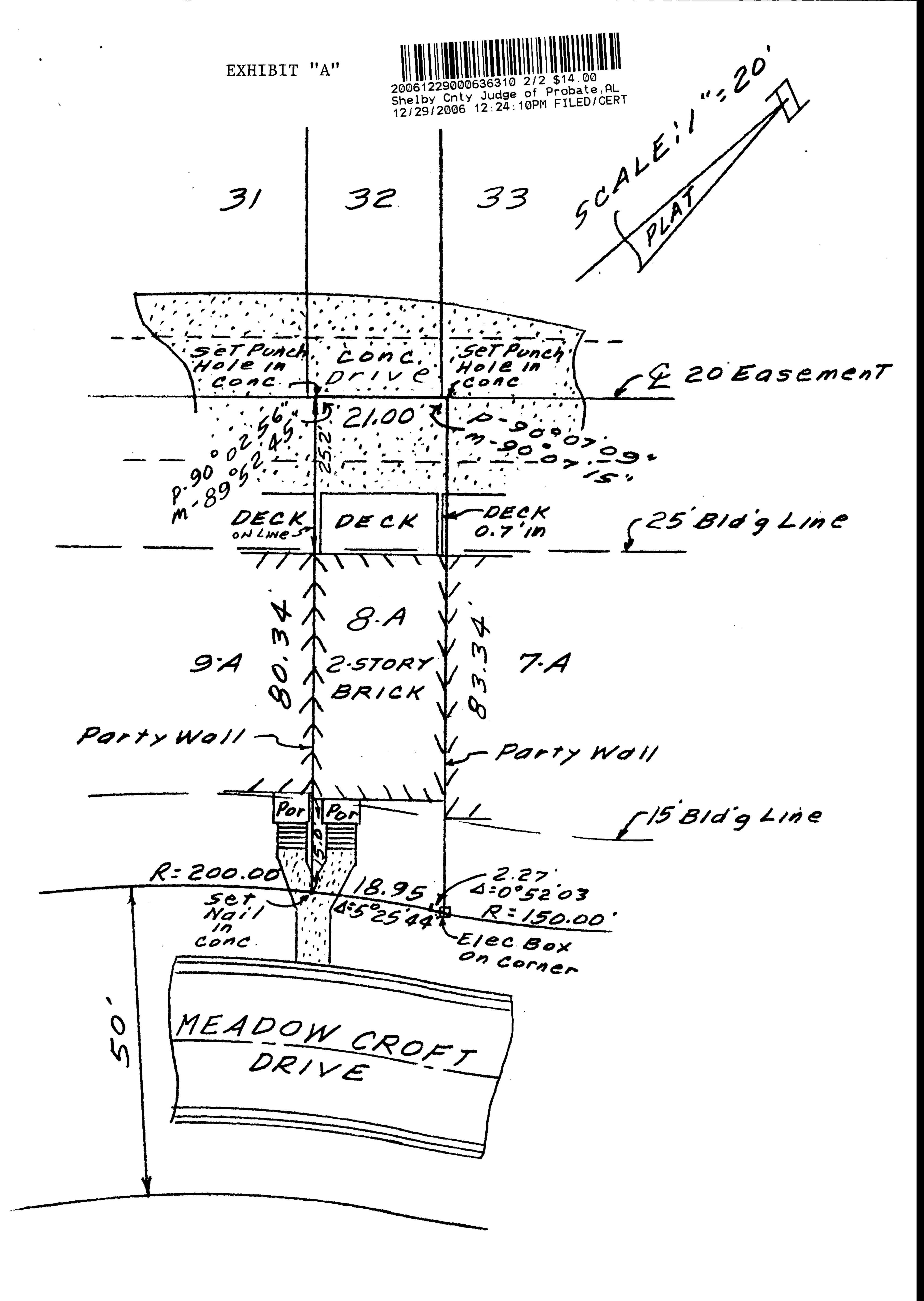
GIVEN UNDER MY HAND THIS THE 28th DAY OF DECEMBER, 2006.

My Commission Expires:

Notary Public

ARCK

C. Mason



STATE OF ALABAMA

JEFFERSON COUNTY

HILL SURVEYING COMPANY FLOOD ZONE C"
POST OFFICE BOX 36426 O10191 0020B
HOOVER, ALABAMA 35236 9-16-82

Joseph D. Hennessy
Alabama Reg. No. 3641

Note: Unless otherwise indicated by (P) – record plat dimension, (D) – deed call, or (M) – measured dimension by survey, all bearings, angles and distances shown hereon are actual. Furthermore this survey was performed without unless otherwise shown. (IPF) – Iron Pin Found, (IPS) – Iron Pin Set.