THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Michael B. Farmer
123 Eagle Cove Drive
Pelham, AL 35124

Larry Vines
119 Eagle Cove
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and no/100ths ($10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carter Mason Investments, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael B. Farmer and Larry A. Vines and Susan G. Vines,** (hereinafter referred to as GRANTEE), the following described access easement, lying and being in the County of SHELBY, State of Alabama, to-wit:

PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF EAGLE COVE AS RECORDED IN INST. #2005092000048820 IN THE PROBATE OFFICE OF SHELBY COUNTY, GRANTOR HEREBY GRANTS TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS THE FOLLOWING ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES:

A tract of land in Shelby County, Alabama, more particularly described as follows; Commence at a point on the Westerly Right of Way line of Eagle Cove Drive, said point being also the Northeast corner of Lot 36, according to the map of Eagle Cove Subdivision, as recorded in Map Book 35 on page 121 in the Office of the Judge of Probate of Shelby County, Alabama, and said point being also the Point of Beginning of the tract of land herein described; thence Westerly and along the North line of said Lot 36 a distance of 85.62 feet to the Northwest corner of said Lot 36; thence 101 deg. 36 min. 35 sec. Right and Northeasterly a distance of 51.04 feet to a point in the common Area of said subdivision; thence 78 deg. 23 min. 25 sec. Right and Easterly a distance of 75.35 feet to the Westerly Right of Way line of Eagle Cove Drive; thence 90 deg. 00 min. right and Southerly along said Westerly Right of Way line a distance of 50.00 feet, more or less, to the Point of Beginning of the tract of land herein described. The driveway within this easement shall be equally maintained by the owners of Lot 71 and Lot 72 with the Eagle Cove Subdivision.

This warranty deed is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Courtney H. Mason, Jr. who is authorized to execute this conveyance, hereto set his signature and seal this the 19th day of April, 2007.

Carter Mason Investments, LLC

By: _____

Courtney H. Mason, Jr., Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Member of Carter Mason Investments, LLC., a limited liability company, 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 limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of April, 2007.

_____

NOTARY PUBLIC
My Commission Expires: 2-5-11

PEGGY I. MANN
COMMISSION EXPIRES FEB 5, 2011

PEGGY I. MANN NOTARY PUBLIC STATE AT LARGE

20070420000183320 1/1 $21.00
Shelby Cnty Judge of Probate, AL
04/20/2007 10:35:05AM FILED/CERT

Shelby County, AL 04/20/2007
State of Alabama

Deed Tax:$10.00