



20070918000438060 1/4 \$20.50
Shelby Cnty Judge of Probate, AL
09/18/2007 02:19:34PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

SHELBY COUNTY REQUIRES
THIS TO BE \$500.00

KNOW ALL MEN BY THESE PRESENTS: That the undersigned EDWARDS SPECIALTIES, INC., an Alabama corporation, **Grantors**, for and in consideration of the sum of TEN (~~\$10.00~~^{\$500.00}) dollars, and other good and valuable consideration, this day in hand paid to them by **MAPLE RIDGE HOMEOWNER'S ASSOCIATION, INC., Grantee**, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, the following described sign and landscaping easement lying and being in the County of Shelby, State of Alabama, as follows:

A sign and landscaping easement for the construction and maintenance of any signs or related landscaping together with the necessary utilities to support such activities on the following property:

A parcel of land, as shown in "Sketch A", situated in

Lot 1, of Maple Ridge Subdivision recorded in Map Book 37, Page 87 (200609118000462770) of the Shelby County, Alabama Judge of Probate,

Said parcel of land being more particularly described as follows:

COMMENCE at the Northwest corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama thence run South along West of line for a distance of 2649.75' to an iron pin at the Northwest corner of the Northwest one-quarter of the Southwest one-quarter;
thence turn a deflection angle of 88°39'37" to the left and run in an Easterly direction along the North line of said quarter-quarter for a distance of 2668.52' to a 3" capped pipe at the Northeast corner of the Northeast one-quarter of the Southwest one-quarter;
thence turn an interior angle of 91°38'00" to the left and run in a Southerly direction along the East line of said quarter-quarter for a distance of 830.39' to a crimp top pipe;
thence turn an interior angle of 88°04'13" to the left and run in a Westerly direction for a distance of 464.87' to an iron pin;
thence turn an interior angle of 271°21'04" to the left and run in a Southerly direction for a distance of 551.12' to an iron pin on the Northernmost right of way line of Mission Hills Road (also known as Shelby County Highway # 80 – right of way varies), said point being at the south eastern corner of said Lot 1;
thence turn an interior angle of 83°09'24" to the left and run in a Westerly direction along said right of way for a distance of 185.54' to an iron pin at the point of commencement of a curve to the left, said curve having a radius of 3859.72', a central angle of 2°54'09", a chord distance of 195.51';
thence run along arc of said curve and along said right of way for a distance of 195.53' to the POINT OF BEGINNING, said point being on a curve to

the left, said curve having a radius of 3859.72', a central angle of 0°58'05", a chord distance of 65.21';
thence run along arc of said curve and along said right of way for a distance of 65.21', said point being on a curve to the right, said curve having a radius of 25.00', a central angle of 77°31'19", a chord distance of 31.30';
thence leaving right of way of said Mission Hills Road, run along arc of said curve and the easternmost right of way of Foliage View Road 33.83' to a point being on a curve to the left, said curve having a radius of 225.00', a central angle of 11°35'51", a chord distance of 45.47';
thence run along arc of said curve and along the eastern most right of way of Foliage View Road for a distance of 45.54',
thence turn an interior angle of 86°41'16" (from the tangent of curve) to the left and run in a Easterly direction for a distance of 18.87';
thence turn an interior angle of 90°00'00" to the left and run in a Southerly direction for a distance of 25.00';
thence turn an interior angle of 230°13'07" to the left and run in a Southeasterly direction for a distance of 81.73';
thence turn an interior angle of 109°18'04" to the left and run in a Southerly direction for a distance of 20.00' to the POINT OF BEGINNING.

Said easement situated in the Southwest quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama and containing 3,479 square feet more or less.


TO HAVE AND TO HOLD, the above described easement, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals on this the 17 day of September, 2007.

EDWARDS SPECIALTIES, INC.

Wade Burcham

BY: WADE BURCHAM
ITS: PROJECT MANAGER


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STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, WADE BURCHAM of Edwards Specialties, Inc. whose name is signed to the foregoing conveyance as PROJECT MANAGER, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal this 17th day of September, 2007.



Notary Public

My Commission Expires _____

This instrument was prepared by:

Andrea M. Gullion

STEPHENS, MILLIRONS, HARRISON, & GAMMONS P.C.


2430 L&N Drive

Huntsville, Alabama 35801

MY COMMISSION EXPIRES JULY 13, 2008

Shelby County, AL 09/18/2007
State of Alabama

Deed Tax: \$.50


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LOT
2



NOT A SURVEY

LOT
1

MAPLE RIDGE
SUBDIVISION

SIGN
EASEMENT

FOLIAGE VIEW
ROAD

MISSION HILLS ROAD
(SHELBY CO. HWY. 80)

(C) = CHORD DISTANCE

SKETCH A

215.04'

185.54'

195.51'(C)

POB

20.00'

109°18'04"

65.21'(C)

31.30'(C)

45.47'(C)

86°41'16"

18.87'

230°13'07"

81.73'

60.00'00.00"

62.25.00'