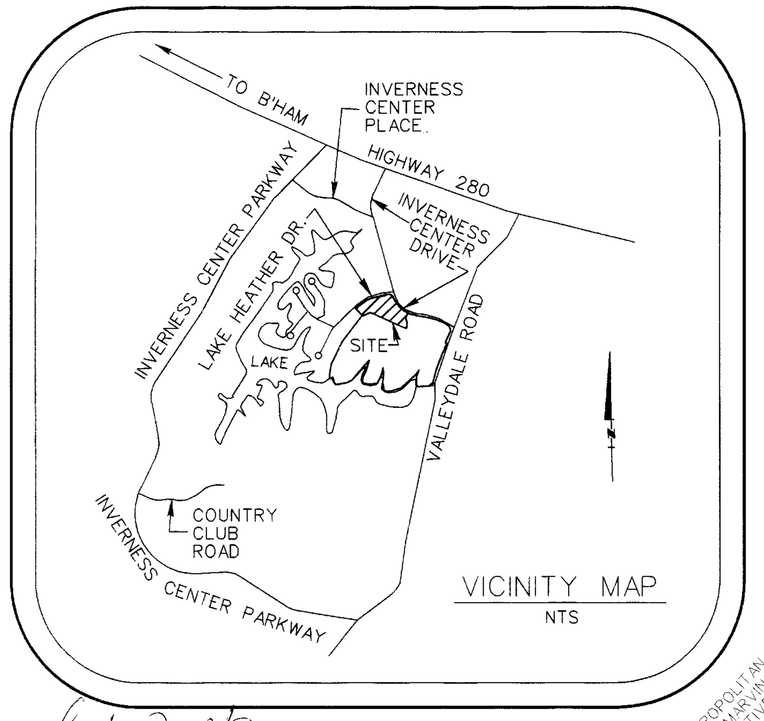
Map Book 39 Page 128



VICINITY MAP
NTS

NOTE:
BUILDING SETBACKS ARE AS SHOWN ON THIS DRAWING , AND APPLY ONLY TO THE OVERALL BOUNDARY OF LOT C1. BUILDING SETBACKS DO NOT APPLY TO UNITS A THROUGH H SHOWN ON THIS DRAWING.

Legal Description:
Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, being situated in the SW¼ of Section 36, Township 18 South, Range 2 West, and the NW¼ of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, LESS AND EXCEPT the following:
Commence at the Southeast corner of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County, Alabama, said point being the Northwest common corner of the intersection of Herrington Street and a un-named alley; thence run along the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley in a Northwesterly direction a distance of 21.27 feet to the beginning of a curve to the right having a radius of 136.00 feet and a central angle of 7° 11'01"; thence continue along said Southerly boundary and said Northerly right-of-way in a Northwesterly direction along the arc of said curve a distance of 20.44 feet; thence run in a Northwesterly direction along said Southerly boundary and said Northerly right-of-way a distance of 75.60 feet to the Point of Beginning; thence leaving said Southerly boundary and said Northerly right-of-way, turn 90° 00' to the right and run in a Northeasterly direction a distance of 90.39 feet; thence turn 90° 00' to the right and run in a Southeasterly direction a distance of 86.38 feet to a point on the Easterly boundary of said Lot C1 and the Westerly right-of-way of said Herrington Street; thence turn 119° 01'08" to the left and run in a Northwesterly direction along said Easterly boundary and said Westerly right-of-way a distance of 12.69 feet; thence turn 8° 08'08" to the left and run in a Northwesterly direction along said Easterly boundary and said Westerly right-of-way a distance of 47.52 feet; thence leaving said Easterly boundary and said Westerly right-of-way turn 52° 50'43" to the left and run in a Northwesterly direction a distance of 384.19 feet; thence turn 90° 00' to the left and run in a Southwesterly direction a distance of 139.14 feet to a point on the Southerly boundary of said Lot C1 and the Northerly right-of-way of said un-named alley; thence turn 90° 00' to the left and run in a Southeasterly direction along said Southerly boundary and said Northerly right-of-way a distance of 332.50 feet to the Point of Beginning.

Notes:

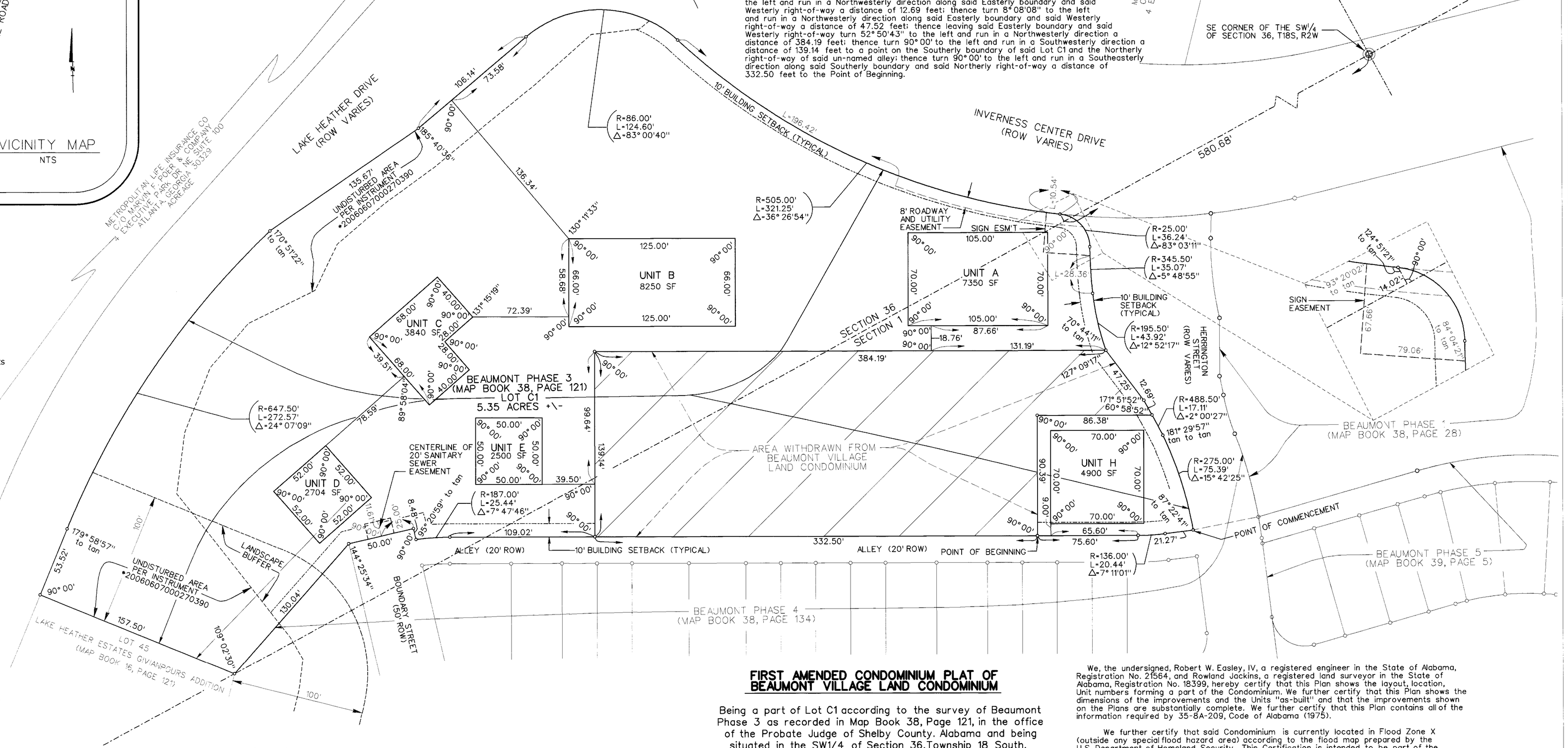
All portions of the site outside of the units are common elements.

All portions of the site are subject to development rights.

This plat is not a survey.

The City of Hoover is not responsible for the roads or drainage within this site. The Beaumont Village Land Association, Inc, is responsible for all maintenance.

This project was formerly known as Inverness 31A.



Date 3-24-2008
J. Burton McDonald, Jr.
Branch Bank and Trust Company

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that J. Burton McDonald, Jr. whose name is signed to the foregoing plat as Senior Vice President of Branch Bank and Trust Company, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this ____ day of ____, 2008.

Notary Public

My Commission Expires ____ Notary Public State of Alabama at Large My Commission Expires: July 26, 2010

LEGEND

R	RADIUS
L	LENGTH
Δ	CENTRAL ANGLE
tan	TANGENT
ROW	RIGHT OF WAY
ESM'T	EASEMENT

Date 3-17-08
BY: Mike S. Whitcomb, Manager
For Beaumont Village, L.L.C.

Date 03/17/08
Robert Nesbitt
Citizens Trust Bank

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert W. Easley IV, whose name as engineer is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 17th day of MARCH, 2008.

Notary Public My Commission Expires 5/21/09

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Mike S. Whitcomb whose name as Manager of Beaumont Village, L.L.C., is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 17th day of MARCH, 2008.

Notary Public My Commission Expires 02/11/09

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Rowland Jackins, whose name as surveyor is signed to the foregoing plat, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 17th day of MARCH, 2008.

Notary Public My Commission Expires 5/21/09

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County and State hereby certify that Robert Nesbitt, whose name is signed to the foregoing plat as ALABAMA DIVISION PRESIDENT of Citizens Trust Bank, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he executed the same voluntarily.

Given under my hand and seal this 17th day of MARCH, 2008.

Notary Public My Commission Expires 02/11/09

FIRST AMENDED CONDOMINIUM PLAT OF BEAUMONT VILLAGE LAND CONDOMINIUM

Being a part of Lot C1 according to the survey of Beaumont Phase 3 as recorded in Map Book 38, Page 121, in the office of the Probate Judge of Shelby County. Alabama and being situated in the SW1/4 of Section 36,Township 18 South, Range 2 West, and the NW1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama

SCALE: 1"=40' MARCH 14, 2008

GRAPHIC SCALE
0 40 80 120 160

BEAUMONT VILLAGE, LLC
3613 WINGATE LANE
BIRMINGHAM, ALABAMA 35242
(205) 989-5588

ALABAMA ENGINEERING COMPANY, INC.
2 OFFICE PARK CIRCLE, SUITE 11
BIRMINGHAM, ALABAMA 35223
(205) 803-2161

JACKINS, BUTLER & ADAMS, INC.
3940 Montclair Road, Suite 204
Birmingham, AL 35213
(205) 870-3390

We, the undersigned, Robert W. Easley, IV, a registered engineer in the State of Alabama, Registration No. 21564, and Rowland Jackins, a registered land surveyor in the State of Alabama, Registration No. 18399, hereby certify that this Plan shows the layout, location, Unit numbers forming a part of the Condominium. We further certify that this Plan shows the dimensions of the improvements and the Units "as-built" and that the improvements shown on the Plans are substantially complete. We further certify that this Plan contains all of the information required by 35-8A-209, Code of Alabama (1975).

We further certify that said Condominium is currently located in Flood Zone X (outside any special flood hazard area) according to the flood map prepared by the U.S. Department of Homeland Security. This Certification is intended to be part of the Plans and Declaration of Beaumont Village Land Condominium in Hoover, Alabama, with all legal descriptions contained therein incorporated as if stated in full herein and is prepared for recordation in the Condominium Book in the Office of the Judge of Probate of Shelby County, Alabama.

ALABAMA REGISTERED No. 21564 ENGINEER ROBERT W. EASLEY, IV

Date 3/17/08
Printed name: Robert W. Easley, IV
Registered Engineer
Registration Number 21564 Alabama

ALABAMA REGISTERED No. 18399 PROFESSIONAL LAND SURVEYOR ROWLAND JACKINS

Date 3-17-08
Printed name: Rowland Jackins
Registered Land Surveyor
Registration Number 18399 Alabama

NAME OF CONDOMINIUM:
BEAUMONT VILLAGE LAND CONDOMINIUM
HOOVER, ALABAMA

20080328000270390 1/1 $22.00
Shelby County, Judge of Probate, AL
03/28/2008 2:57:17PM FILED/CERT