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**GRANT OF EASEMENT**

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20081217000467400 1/7 \$29.50  
Shelby Cnty Judge of Probate, AL  
12/17/2008 08:12:00AM FILED/CERT

**STATE OF ALABAMA     )**

**SHELBY COUNTY         )**

**THIS GRANT OF EASEMENT** is made and entered into by **FDK, L.L.C.**, an Alabama limited liability company (the "Grantor") in favor of **AJK, LLC**, an Alabama limited liability company and **Eastwood Mini Storage Company**, an Alabama general partnership (individually and collectively, the "Grantee").

**RECITALS:**

A. Grantor is the owner of a tract of land more particularly described in Exhibit A attached hereto (the "Grantor's Property").

B. A portion of the Grantor's Property lies within the boundaries of a private access road described in Exhibit B (the "Access Road"). The Access Road has been paved and is used for access to and from property contiguous thereto. Grantor desires to convey to Grantee a perpetual, non-exclusive easement over and across that part of the Grantor's Property which lies within the Access Road (such portion of the Grantor's Property being hereafter referred to for convenience as the "Easement Property") for access to and from the property of the Grantee contiguous to the Access Road, including, without limitation, the property more particularly described in Exhibit C (the "Benefitted Property"). The Easement Property is approximately 15 feet in width and lies along the westerly boundary of the Grantor's Property.

**NOW, THEREFORE**, in consideration of Ten & no/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors and assigns, a perpetual, non-exclusive easement over and across the Easement Property for ingress and egress to and from the Benefitted Property. By acceptance hereof, Grantee acknowledges the existence of and agrees to be bound by that certain Road Maintenance Agreement recorded at Instrument #1997-28547 in the Office of the Judge of Probate of Shelby County, Alabama.

**-Remainder of page intentionally left blank-**

Shelby County, AL 12/17/2008  
State of Alabama

Deed Tax: \$.50

IN WITNESS WHEREOF, the said Grantor, by and through its member, Jack Whitson Kidd, has executed this instrument this the 5 day of December, 2008.

FDK, L.L.C., an Alabama limited liability company

By: Jack Whitson Kidd  
Name: Jack Whitson Kidd  
Title: Member

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jack Whitson Kidd**, whose name as a member of **FDK, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents thereof, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

GIVEN under my hand and seal this the 5<sup>th</sup> day of December, 2008.

Jennifer L. Lume  
Notary Public  
My Commission Expires

MY COMMISSION EXPIRES OCTOBER 2, 2012



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## EXHIBIT A

Commence at the Northwest corner of the Northwest one-quarter of the Northeast one-quarter of Section 5, Township 19 South, Range 1 West; thence run North 86 degrees, 43 minutes, 38 seconds East along the North line of said Quarter-Quarter Section line for a distance of 333.88 feet; thence run South 71 degrees, 31 minutes, 13 seconds East for a distance of 100.20 feet; thence run South 23 degrees, 59 minutes, 16 seconds West for a distance of 260.63 feet; thence run South 71 degrees, 19 minutes, 30 seconds East for a distance of 261.47 feet; thence run South 23 degrees, 55 minutes, 20 seconds West for a distance of 14.31 feet; thence run South 71 degrees, 24 minutes, 36 seconds East for a distance of 261.73 feet; thence run South 24 degrees, 50 minutes, 46 seconds West for a distance of 130.00 feet to the point of beginning; thence run South 24 degrees, 50 minutes 46 seconds West for a distance of 97.62 feet; thence run South 26 degrees, 37 minutes, 46 seconds West for a distance of 226.72 feet to the centerline of a creek as shown on USW subdivision and is recorded in Map Book 14, Page 80 in the Office of the Judge of Probate of Shelby County, Alabama; thence run along said centerline by the following described courses; thence North 35 degrees, 50 minutes, 17 seconds West for a distance of 64.67 feet; thence North 10 degrees, 27 minutes, 52 seconds West for a distance of 13.24 feet; thence run North 64 degrees, 39 minutes, 20 seconds East for a distance of 10.39 feet; thence run North 63 degrees, 17 minutes, 11 seconds West for a distance of 10.75 feet; thence run South 63 degrees, 19 minutes, 10 seconds West for a distance of 10.92 feet; thence run North 73 degrees, 35 minutes, 54 seconds West for a distance of 12.11 feet; thence run North 17 degrees, 02 minutes West for a distance of 7.18 feet; thence run North 37 degrees, 45 minutes, 27 seconds West for a distance of 17.71 feet; thence run North 59 degrees, 12 minutes, 44 seconds West for a distance of 20.62 feet; thence run North 45 degrees, 12 minutes, 51 seconds West for a distance of 28.09 feet; thence run North 87 degrees, 59 minutes, 52 seconds West for a distance of 20.59 feet; thence run North 51 degrees, 43 minutes, 04 seconds West for a distance of 26.76 feet; thence run North 24 degrees, 40 minutes, 36 seconds West for a distance of 25.49 feet; thence run North 08 degrees, 02 minutes, 50 seconds East for a distance of 12.43 feet; thence run North 82 degrees, 00 minutes, 57 seconds West for a distance of 26.34 feet; thence run North 32 degrees, 40 minutes, 52 seconds West for a distance of 22.77 feet; thence run North 60 degrees, 33 minutes, 04 seconds West for a distance of 19.70 feet; thence run South 78 degrees, 46 minutes, 47 seconds West for a distance of 12.33 feet; thence run North 44 degrees, 56 minutes, 03 seconds West for a distance of 20.92 feet; thence run North 88 degrees, 15 minutes, 43 seconds West for a distance of 11.94 feet; thence run South 49 degrees, 01 minutes, 10 seconds West for a distance of 23.71 feet; thence run South 41 degrees, 29 minutes, 13 seconds West for a distance of 29.53 feet; thence run North 59 degrees, 21 minutes, 24 seconds West for a distance of 16.97 feet; thence run North 54 degrees, 34 minutes, 47 seconds West for a distance of 30.16 feet; thence run South 85 degrees, 48 minutes, 55 seconds West for a distance of 19.77 feet; thence run North 17 degrees, 06 minutes, 24 seconds East for a distance of 17.89 feet; thence run North 36 degrees, 44 minutes, 37 seconds West for a distance of 42.66 feet; thence run North 40 degrees, 17 minutes, 25 seconds East for a distance of 18.80 feet; thence run North 35 degrees, 26 minutes, 30 seconds West for a distance of 4.99 feet and the end of said creek centerline course; thence run South 87 degrees, 22 minutes, 08 seconds West for a distance of 85.62 feet to a point on the Northeasterly right-of-way line of U.S. Highway No. 280; thence run in a Northwesterly direction along the Northeasterly right-of-way line of said highway for a distance of 17.00 feet; (Said highway right-of-way line being situated on a curve to the left having a central angle of 00 degrees, 19 minutes, 51 seconds, a radius of 2,944.79 feet, a chord

of 17.00 feet and a chord bearing of South 21 degrees, 36 minutes, 19 seconds East); thence run North 68 degrees, 13 minutes, 44 seconds East for a distance of 30.00 feet to the point of commencement of a curve to the left, said curve having a central angle of 50 degrees, 45 minutes, 00 seconds and a radius of 131.77 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 116.72 feet; thence run North 17 degrees, 28 minutes, 44 seconds East along the tangent if extended from said curve for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve having a central angle of 00 degrees, 34 minutes, 43 seconds and a radius of 198.00 feet and a chord bearing of South 17 degrees, 46 minutes, 05 seconds East; thence run in a Northeasterly direction along the arc of said curve for a distance of 2.00 feet; thence run South 61 degrees, 36 minutes, 29 seconds East for a distance of 508.90 feet to the point of beginning.

## EXHIBIT B

Commence at the northwest corner of the northwest one-quarter of the northeast one-quarter of Section 5, Township 19 South, Range 1 West; thence run North 86 degrees 43 minutes 38 seconds East along the north line of said quarter-quarter for a distance of 333.88 feet; thence run South 71 degrees 31 minutes 13 seconds East for a distance of 100.20 feet; thence run South 23 degrees 59 minutes 16 seconds West for a distance of 260.63 feet to the POINT OF BEGINNING; thence run South 71 degrees 19 minutes 30 seconds East for a distance of 29.78 feet to the point of intersection with a curve to the left, said curve having a central angle of 18 degrees 42 minutes 34 seconds, a radius of 183.00, a chord of 59.49 and a chord bearing of South 26 degrees 50 minutes 01 seconds West; thence run along the arc of said curve for a distance of 59.76 feet to the end of said curve; thence run South 17 degrees 28 minutes 44 seconds West for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve having a central angle of 50 degrees 45 minutes, a radius of 146.77 feet, a chord of 125.79 and a chord bearing of South 42 degrees 51 minutes 14 seconds West; thence run along the arc of said curve for a distance of 130.00 feet to the end of said curve; thence run South 68 degrees 13 minutes 44 seconds West for a distance of 30.04 feet to a point on the northeasterly right-of-way line of U.S. 280, said right-of-way being situated on a curve to the left and having a central angle of 0 degrees 35 minutes 01 seconds, a radius 2944.79 feet, a chord of 30.00 feet and a chord bearing of North 21 degrees 46 minutes 15 seconds West; thence run along the arc of said curve and the northeasterly right-of-way line of U.S. Highway No. 280 for a distance of 30.00 feet; thence run North 68 degrees 13 minutes 44 seconds East for distance of 30.04 feet to the point of commencement of a curve to the left, said curve having a central angle of 50 degrees 45 minutes, a radius of 116.77 feet, a chord of 100.08 feet and a chord bearing of North 42 degrees 51 minutes 14 seconds East; thence run along the arc of said curve for a distance of 103.43 feet to the end of said curve; thence run North 17 degrees 28 minutes 44 seconds East for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve having a central angle of 16 degrees 10 minutes 47 seconds, a radius of 213.00 feet, a chord of 59.95 feet and a chord bearing of North 25 degrees 34 minutes 08 seconds East; thence run along the arc of said curve for a distance of 60.15 feet to the end of said curve; thence run South 71 degrees 19 minutes 30 seconds East for a distance of 1.46 feet to the POINT OF BEGINNING.

## EXHIBIT C

Commence at the Northwest corner of the Northwest One-Quarter of the Northeast One-Quarter of Section 5, Township 19 South, Range 1 West; thence run North 86 Degrees 43 minutes 38 seconds East along the North line thereof for a distance of 333.88 feet; thence run South 30 degrees 17 minutes 31 seconds West for a distance of 239.82 feet; thence run South 12 degrees 30 minutes 00 seconds East for a distance of 37.00 feet to the point of beginning of the herein described parcel; from the point of beginning thus obtained; thence continue last described course for a distance of 60.30 feet; thence run South 23 degrees 00 minutes 00 seconds West for a distance of 108.00 feet; thence run South 53 degrees 00 minutes 00 seconds West for a distance of 97.82 feet to a point on the Easterly right of way of U.S. Highway No. 280, said point also being the point of commencement of a curve to the right, said curve having a central angle of 2 degrees 16 minutes 46 seconds, a radius of 2944.79 feet and a chord bearing of South 22 degrees 54 minutes 38 seconds East; thence run Southeasterly along said right of way and the arc of said curve for a distance of 117.15 feet; thence run North 68 degrees 13 minutes 44 seconds East for a distance of 30.00 feet to the point of commencement of a curve to the left, said curve having a central angle of 50 degrees 45 minutes 00 seconds and a radius of 131.77 feet and a chord bearing of North 42 degrees 51 minutes 14 seconds East; thence run Northeasterly and Northerly along said arc for a distance of 116.72 feet; thence run North 17 degrees 28 minutes 44 seconds East for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve having a central angle of 0 degrees 34 minutes 43 seconds, a radius of 198.00 feet and a chord bearing of North 17 degrees 46 minutes 05 seconds East; thence run Northeasterly along the arc of said curve for a distance of 2.00 feet; thence run North 17 degrees 46 minutes 05 seconds East for a distance of 41.76 feet; thence run North 67 degrees 10 minutes 15 seconds West for a distance of 111.15 feet to the point of beginning.

### LESS AND EXCEPT:

Commence at the northwest corner of the Northwest one-quarter of the Northeast one-quarter of Section 5, Township 19 South, Range 1 West; thence run North 86 degrees 43 minutes 38 seconds East along the North line of said quarter-quarter for a distance of 333.88 feet; thence run South 71 degrees 31 minutes 13 seconds East for a distance of 100.20 feet; thence run South 23 degrees 59 minutes 16 seconds West for a distance of 260.63 feet to the POINT OF BEGINNING; thence run South 71 degrees 19 minutes 30 seconds East for a distance of 29.78 feet to the point of intersection with a curve to the left, said curve having a central angle of 18 degrees 42 minutes 34 seconds, a radius of 183.00, a chord of 59.49 and a chord bearing of South 26 degrees 50 minutes 01 seconds West; thence run along the arc of said curve for a distance of 59.76 feet to the end of said curve; thence run South 17 degrees 28 minutes 44 seconds West for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve having a central angle of 50 degrees 45 minutes, a radius of 146.77 feet, a chord of 125.79 and a chord bearing of South 42 degrees 51 minutes 14 seconds; thence run along the arc of said curve for a distance of 130.00 feet to the end of said curve; thence run South 68 degrees 13 minutes 44 seconds West for a distance of 30.04 feet to a point on the northeasterly right of way line of U. S. 280, said right of way being situated on a curve to the left and having a central angle of 0 degrees 35 minutes 01 seconds, a radius 2944.79 feet, a chord of 30.00 feet and a chord bearing of North 21 degrees 46 minutes 15 seconds West; thence run along the arc of said curve and the Northeasterly right of way line of U. S. Highway No. 280 for a distance of 30.00 feet; thence run

North 68 degrees 13 minutes 44 seconds East for a distance of 30.04 feet to the point of commencement of a curve to the left, said curve having a central angle of 50 degrees 45 minutes, a radius of 116.77 feet, a chord of 100.08 feet and a chord bearing of North 42 degrees, 51 minutes 14 seconds East; thence run along the arc of said curve for a distance of 103.43 feet to the end of said curve; thence run North 17 degrees 28 minutes 44 seconds East for a distance of 153.42 feet to the point of commencement of a curve to the right, said curve, having a central angle of 16 degrees 10 minutes 47 seconds, a radius of 213.00 feet, a chord of 59.95 feet and a chord bearing of North 25 degrees 34 minutes 08 seconds East; thence run along the arc of said curve for a distance of 60.15 feet to the end of said curve; thence run South 71 degrees, 19 minutes 30 seconds East for a distance of 1.46 feet to the POINT OF BEGINNING.