

STATE OF ALABAMA}
COUNTY OF SHELBY}



20090722000283030 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/22/2009 04:16:44 PM FILED/CERT

EASEMENT for Landscaping and Entrance Wall/Signage

This Easement made and entered into this 30th day of June, 2009, by and between Pine Mountain Preserve, LLLP, a Delaware Liability Limited Partnership, hereinafter "Grantor", and Pine Mountain Preserve, Inc., a Delaware Corporation, its successors or assigns, hereinafter "Grantee":

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell, convey and warranty to the Grantee, its respective successors, agents and assigns, a right of way and easement in perpetuity, over and under the land hereinafter described, with the right, privilege and authority to said Grantee, its respective successors, agents and assigns, to construct, erect and maintain in a good workmanlike manner a lighted brick entrance sign and related electrical lines, fixtures, cables, wires and conduits for lighting of said sign, placement of temporary "For sale" and directional signage and maintenance of landscaping on and upon the following described land, situated in Shelby County, Alabama,

See Attached Exhibit "A" for Legal Description.

Further, there shall be a right of way for ingress and egress to, over and under said premises at any and all times for the purpose of constructing, inspecting, maintaining, repairing, replacing, renewing or adding to the brick entrance sign, related electrical lines, cables, conduits, fixtures and wires for lighting and for maintenance of the landscaping, flora, grounds, and lawn surrounding said brick entrance sign, and the placement of temporary "For sale" and directional signage and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

TO HAVE AND TO HOLD, Unto the said Pine Mountain Preserve, Inc., a Delaware Corporation, its successors agents and assigns, forever, subject to the following terms and conditions:

1. The grant of this easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, its successors, agents and assigns.
2. The grantee herein, Pine Mountain Preserve, Inc., a Delaware Corporation, its successors, agents and assigns shall have the exclusive ability to control the appearance and format of the entrance sign, the installation of related electrical lines, cables, conduits, fixtures and wires for lighting, types of plants, shrubs, and trees used in landscaping, flora, grounds and lawn and design and size of any temporary "For sale" and directional signage and have exclusive control of the name of the subdivision which appears on the entrance sign, and the ability to make changes in the appearance, format or name(s) contained thereon.
3. The grantee herein, Pine Mountain Preserve, Inc., its successors, agents and assigns shall have the duty and responsibility for the maintenance of said easement.



20090722000283030 2/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/22/2009 04:16:44 PM FILED/CERT

Together with and subject to the rights, easements, privileges and appurtenances in and to said lands which may be required for the full enjoyment of the rights herein granted.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its hand by its duly authorized officer this the 30th day of June, 2009.

GRANTOR:

PINE MOUNTAIN PRESERVE, LLLP,
a Delaware Limited Liability Limited
Partnership

By: Eddleman Properties, LLC
An Alabama Limited Liability Company

Its: General Partner

By: 
Douglas D. Eddleman

Its Managing Member

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Managing Member of Eddleman Properties, LLC, an Alabama Limited Liability Company, in its capacity as General Partner of Pine Mountain Preserve, LLLP, a Delaware Limited Liability Limited Partnership, is signed to the foregoing instrument; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company acting in its capacity as General Partner of said Limited Liability Limited Partnership.

Given under my hand and official seal of office this 30th day of June, 2009.

My Commission Expires: 3/13/2010

Notary Public



This Instrument Prepared By:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, AL 35223



20090722000283030 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/22/2009 04:16:44 PM FILED/CERT

Exhibit "A"

page 1 of 2

DESCRIPTION: LANDSCAPE AND SIGNAGE EASEMENT

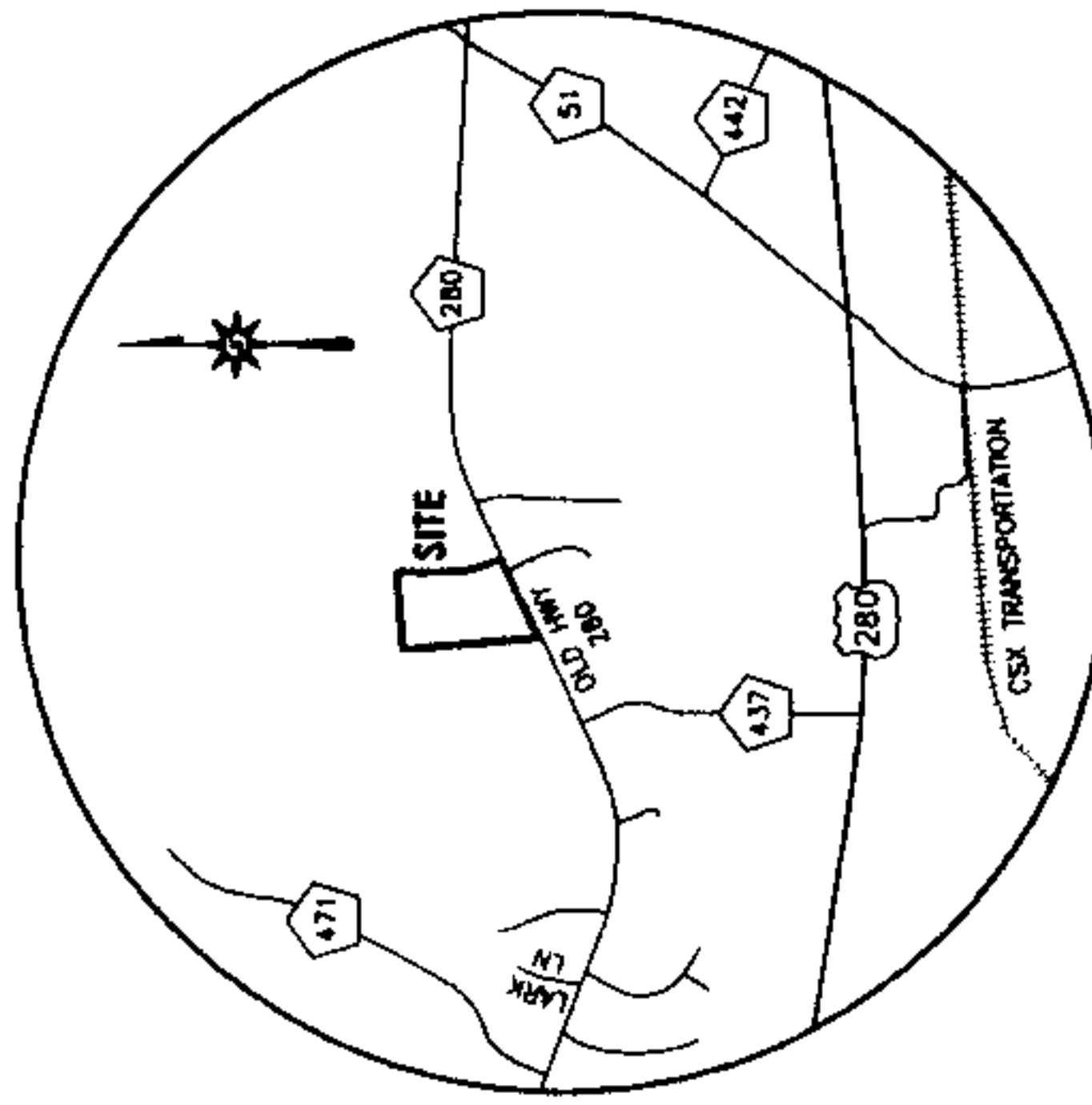
A TRACT OF LAND SITUATED IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN SOUTH $89^{\circ}01'24''$ EAST ALONG THE NORTH LINE OF SAID SECTION 29 FOR 954.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THENCE RUN SOUTH $04^{\circ}16'57''$ EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 320.13 FEET, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH $65^{\circ}28'10''$ EAST FOR 204.68 FEET; THENCE RUN NORTH $23^{\circ}55'33''$ EAST FOR 18.24 FEET; THENCE RUN NORTH $24^{\circ}31'50''$ WEST FOR 170.19 FEET; THENCE RUN NORTH $27^{\circ}36'38''$ EAST FOR 67.40 FEET; THENCE RUN SOUTH $89^{\circ}01'24''$ EAST FOR 27.97 FEET; THENCE RUN SOUTH $27^{\circ}36'38''$ WEST, FOR 67.71 FEET; THENCE RUN SOUTH $24^{\circ}31'50''$ EAST, FOR 169.21 FEET; THENCE RUN SOUTH $23^{\circ}55'33''$ WEST, FOR 38.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 280; THENCE RUN SOUTH $65^{\circ}28'10''$ WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 223.38 FEET TO A POINT ON THE EAST LINE OF LOT 1, OF SAID CARDEN CREST SUBDIVISION; THENCE RUN NORTH $04^{\circ}16'57''$ WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 26.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 11,997.81 SQUARE FEET OR 0.2754 ACRES

PINE MOUNTAIN FIRE STATION EXHIBIT

SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA



SITE VICINITY MAP
N.T.S.

DESCRIPTION: SITE

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 84.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 207.23 FEET, THENCE RUN SOUTH 23°53'37" WEST FOR 170.19 FEET, THENCE RUN SOUTH 85°43'03" WEST FOR 314.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY #280, THENCE RUN SOUTH 85°43'03" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 223.38 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CARDEN CREST SUBDIVISION, THENCE RUN NORTH 14°18'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 346.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 59,868 SQUARE FEET OR 1.37 ACRES.

DESCRIPTION: EASEMENT FOR SANITARY FIELD LINES

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 84.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH LINE OF SAID SECTION 20 FOR 207.23 FEET, THENCE RUN SOUTH 23°53'37" WEST FOR 170.19 FEET, THENCE RUN SOUTH 85°43'03" WEST FOR 314.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY #280, THENCE RUN SOUTH 85°43'03" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 223.38 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CARDEN CREST SUBDIVISION, THENCE RUN NORTH 14°18'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 346.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 64.78 SQUARE FEET OR 1.49 ACRES.

DESCRIPTION: LANDSCAPE AND SIGNAGE EASEMENT

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH 89°12'47" EAST ALONG THE NORTH LINE OF SAID SECTION 20 FOR 84.74 FEET TO A POINT ON THE EAST LINE OF LOT 4, ACCORDING TO THE SURVEY OF CARDEN CREST AS RECORDED IN MAP BOOK 35, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE RUN NORTH 85°43'03" WEST FOR 314.70 FEET, THENCE RUN NORTH 14°18'57" WEST FOR 346.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY #280, THENCE RUN SOUTH 85°43'03" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 223.38 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID CARDEN CREST SUBDIVISION, THENCE RUN NORTH 14°18'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 346.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 11,987.81 SQUARE FEET OR 0.2754 ACRES.

NO.	DATE	DESCRIPTION	BY

ARRINGTON ENGINEERING
CIVIL ENGINEERS - Surveyors - Land Planners

Office: (205) 965-9395
Fax: (205) 965-9395
2032 Valleydale Road
Birmingham, AL 35244

DRAWING TITLE PINE MOUNTAIN FIRE STATION EXHIBIT		DRAWN BY GCU	
CHECKED BY GCU		DATE JUNE 28, 2007	
LOCATION & DESCRIPTION SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 20, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA		SCALE: 1" = 40'	
PROJECT NO. 40900.dwg		SHEET 1 OF 1	



20090722000283030 4/4 \$21.00
Shelby Cnty Judge of Probate, AL
07/22/2009 04:16:44 PM FILED/CERT

Shelby County, AL 07/22/2009

State of Alabama

Deed Tax : \$1.00

