


STATE OF ALABAMA)
SHELBY COUNTY)


20091230000477120 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
12/30/2009 02:44:15 PM FILED/CERT

GENERAL ACCESS EASEMENT

This General Access Easement ("Easement") is made effective this 29 day of December, 2009 by and between **TP LAND COMPANY, LLC**, an Alabama limited liability company ("TP") and **SOUTHEAST REGIONAL LAND CONSERVANCY, INC.** ("SERLC"), a North Carolina non-profit corporation with its principal business address at 6111 Peachtree Dunwoody Road, Building E, Suite 102, Atlanta, Georgia 30328.

WHEREAS, TP has conveyed certain conservation easements ("CEs") to SERLC covering certain pieces of property owned by TP; and

WHEREAS, TP desires to memorialize this Easement, an easement in gross, for the use and benefit of SERLC for the purpose of accessing the CEs already granted and conservation easements which may be granted in the future through the private road system (the "Private Road System") established by TP in the Saunders Bridge Subdivision, First Sector, recorded in Map Book 38, Page 38A - 38D in the Office of the Judge of Probate of Shelby County, Alabama (the "Subdivision").

NOW, THEREFORE, for and in consideration of the mutual covenants, terms, conditions, restrictions, and promises contained in this Easement, and intending to be legally bound hereby, TP agrees as follows:

1. TP hereby voluntarily, unconditionally and absolutely grants and conveys unto SERLC, its successors and assigns, a perpetual easement in gross over and across the Private Road System in the Subdivision for the sole and limited purpose of ingress and egress to various conservation easements, past and in the future, granted to SERLC in order that SERLC may monitor and, if necessary maintain, permanently the open space values of the CEs as set forth in the terms and conditions contained in said CEs as recorded and as may be recorded.

2. Said Easement shall begin at the entrance to the Subdivision where Twin Pines Road, a public road, ends and the private road begins, and said Easement shall

continue from that point over, across, and along the Private Road System in the Subdivision.

3. It is intended that only that part of the Private Road System necessary for ingress and egress to a conservation easement, either existing or created in the future, be subjected to this Easement in gross and that those parts of the Private Road System which are not necessary to access such conservation easements shall not be subject to this Easement.

4. This Easement shall be of perpetual duration; provided that, if all CEs and those entered into in the future are deemed null and void by any Court of competent jurisdiction this Easement shall likewise be deemed null and void.

TO HAVE AND TO HOLD, unto to the SERLC, its successors and assigns forever the Easement above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantees and unto Grantees' successors or assigns.

IN WITNESS WHEREOF, the undersigned has set his hand and seal on this the 29 day of December, 2009.

Deed Tax : \$.50


TP LAND COMPANY, LLC, GRANTOR:


BY: 
Kenneth H. Polk, Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that **Kenneth H. Polk**, the Managing Member of **TP Land Company, LLC**, an Alabama limited liability company, whose name is signed to the foregoing General Access Easement, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of December, 2009.


NOTARY PUBLIC
My Commission Expires: 8-15-2010


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\$500 value