

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Emerald Ridge Homeowners Association, Inc.
1974 Chandalar Drive
Pelham, AL 35124

STATE OF ALABAMA)

EASEMENT AGREEMENT

COUNTY OF SHELBY)

1500.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and no/100ths (\$1.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Emerald Ridge, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Emerald Ridge Homeowners Association, Inc.**, (hereinafter referred to as GRANTEE), the following described access easement, lying and being in the County of SHELBY, State of Alabama, to-wit:

THIS EASEMENT IS TO GRANT INGRESS, EGRESS AND SINAGE ALONG AN EASEMENT DESCRIBED AS FOLLOWS:

See legal description attached as Exhibit A, Exhibit A-1, Exhibit B and Exhibit B-1 attached hereto.

●This description provided to D. Barron Lakeman & Associates, LLC by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.●

This easement agreement is executed as required by the Articles of Organization and Operating Agreement and the same Articles of Organization and Operating Agreement have not been modified or amended.

IN WITNESS WHEREOF, the said GRANTOR by its Member, Karen B. Scott who is authorized to execute this conveyance, hereto set her signature and seal this the 5TH day of May, 2010.

Emerald Ridge, LLC

Karen Scott
Karen Scott, Member

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen B. Scott, whose name as Member of Emerald Ridge, LLC, a limited liability company, is signed to the foregoing conveyance, 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 limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5TH day of May, 2010.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/22/2012



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Shelby Cnty Judge of Probate, AL
05/07/2010 11:15:52 AM FILED/CERT

Shelby County, AL 05/07/2010

State of Alabama

Deed Tax : \$.50



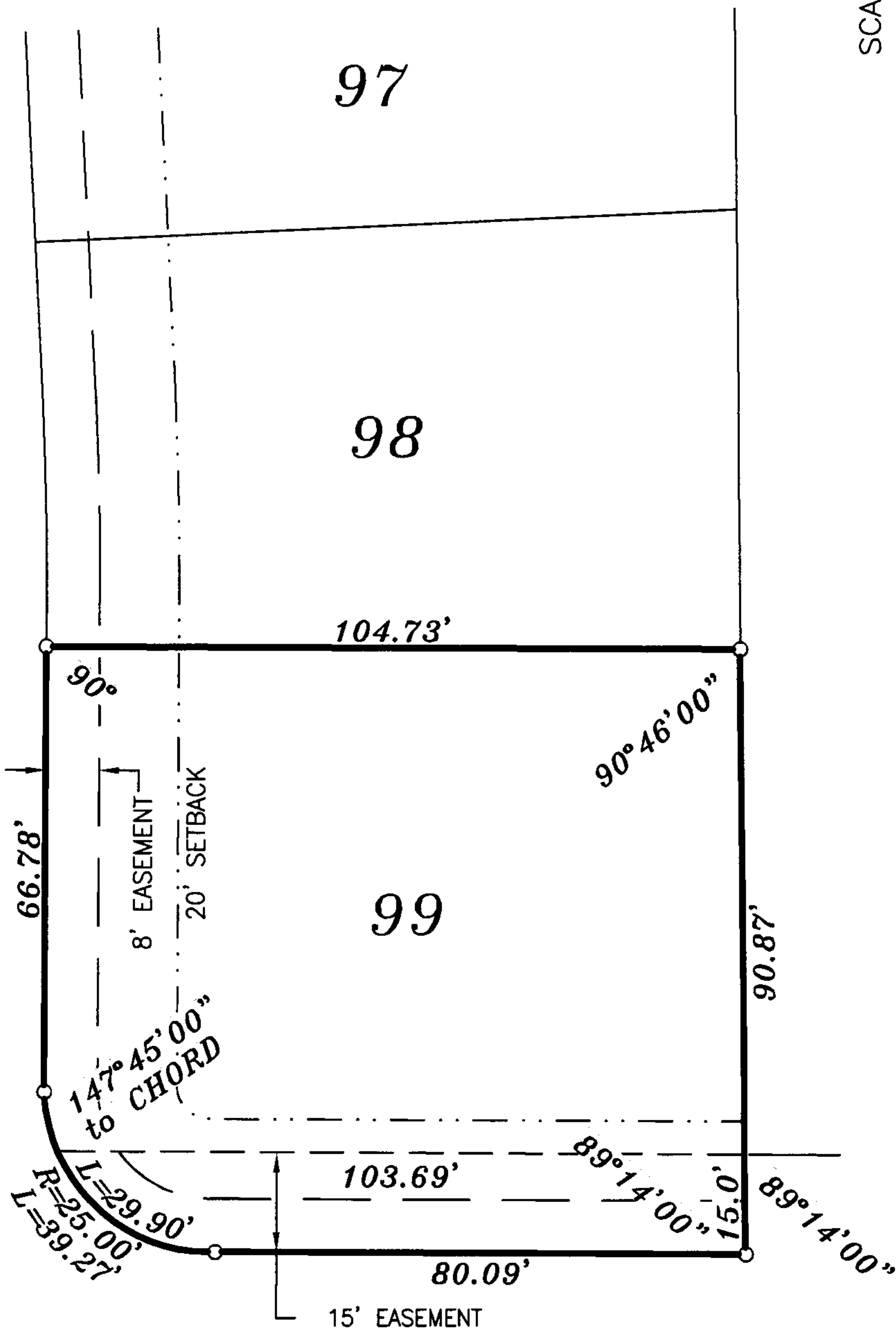
153 CAHABA VALLEY PARKWAY
 PELHAM, ALABAMA 35124
 PHONE (205) 664-8498 FAX (205) 664-9685

EXHIBIT
LOT 99
EMERALD RIDGE SECTOR II
MAP BOOK 39, PAGE 112

SCALE: 1"=30'



EMERALD RIDGE DRIVE



20100507000143650 2/5 \$23.50
 Shelby Cnty Judge of Probate, AL
 05/07/2010 11:15:52 AM FILED/CERT

SHELBY COUNTY HIGHWAY 16

DESCRIPTION

A 15-foot wide easement being the south 15-feet of Lot 99 according to the survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast Corner of Said Lot 99 of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112 and thence run westerly along the south line of said Lot 99 for **80.09 feet** to the Point of Beginning of a curve to the right, said curve having a radius of **25.00 feet**, a chord length of **28.15 feet**, and a central angle of **68°31'43"**; thence run northwesterly along said curve for an arc distance of **29.90 feet** to the end of said curve; thence turn a deflection angle right of **147°45'00"** right from the last described curve chord and run easterly for **103.69 feet** to a point on the east line of said Lot 99; thence turn a deflection angle right of **89°14'00"** and run southerly along the east line of said Lot 99 for **15.00 feet** to the **Point of Beginning**.

EXHIBIT

SCALE: 1"=30'



76-102 Lots 99&100 Easements\76-102.dwg



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Shelby Cnty Judge of Probate, AL
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DESCRIPTION

A 15-foot wide easement being the south 15-feet of Lot 100 according to the survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112 in the office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest Corner of Said Lot 100 of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112 and thence run northerly along the west line of said Lot 100 for **15.02 feet**; thence turn a deflection angle right of **92°55'09"** and run easterly for **133.13** feet to the Point of Beginning of a curve to the right; said curve having a radius of **25.00 feet**, a chord length of **28.39** feet and a central angle of **69°11'17"**; thence turn a deflection angle of **148°11'22"** to the chord of said curve and run along the arc of said curve for an arc distance of **30.19** feet to the end point of said curve; thence run westerly along a tangent to the last described curve for **108.24** feet to the Point of Beginning.



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