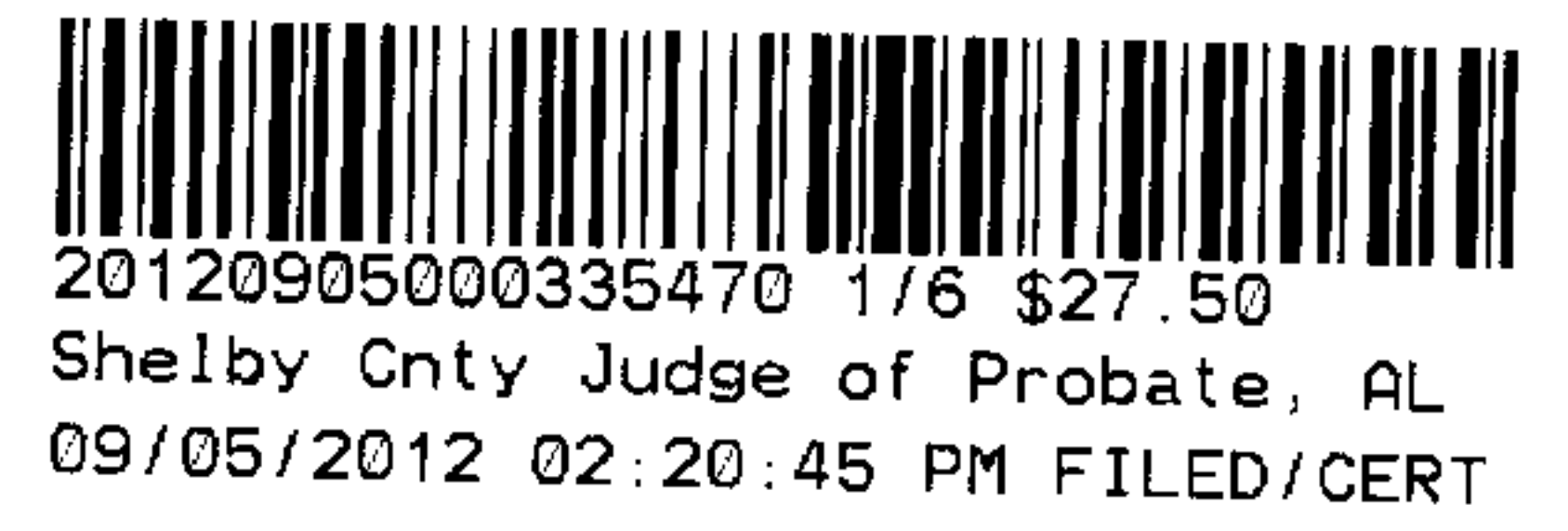


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STATE OF ALABAMA )  
 :  
COUNTY OF SHELBY )



SANITARY SEWER EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made and entered into as of the 22 day of May, 2012, by and between WALTER DAVID DICKSON, JR. AND JENNIFER GAY DICKSON ("Grantors"), and DEBRA DICKSON FISHBURNE GST EXEMPT TRUST ("Grantee").

RECITALS:

Grantee is the owner of certain real property (the "Grantee's Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Grantors desire to grant to Grantee a permanent, perpetual and exclusive easement over, across, through, upon and under that certain real property (the "Easement Property") owned by Grantors which is more particularly described in Exhibit B attached hereto and incorporated herein by reference, for the purposes and on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Grant of Easement.
  - (a) Grantors do hereby grant to Grantee, its heirs, executors, administrators, personal representatives, successors and assigns, forever, a permanent, perpetual and non-exclusive easement over, across, through, upon, and under the Easement Property for the purpose of constructing, installing, erecting, replacing, relocating, maintaining and operating underground sanitary sewer lines within the Easement Property to serve one (1) single-family residence and associated buildings and structures to be constructed on the Grantee's Property.
  - (b) The easement granted herein shall be (i) used by Grantee, its heirs, executors, successors and assigns, solely for one (1) single-family residence and associated buildings and structures to be constructed on Grantee's Property; (ii) and is a covenant running with the land; and (iii) binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, executors, administrators, personal representatives, successors and assigns.

2. Construction and Maintenance of Sanitary Sewer Lines

Shelby County, AL 09/05/2012  
State of Alabama  
Deed Tax: \$.50

- (a) Grantee shall, at its sole cost and expense, be responsible for constructing, installing and, to the extent necessary, replacing, all sewer lines necessary or required to provide sanitary sewer service to one (1) single-family residence and associated buildings and structures to be constructed on the Grantee's Property. Furthermore, Grantee shall, at its sole cost and expense, be responsible for maintaining and repairing all sewer lines in a good and workmanlike manner and in accordance with all applicable federal, state, county and local governmental rules, regulations and requirements.
- (b) Grantee shall also be responsible, at its sole expense, for (i) obtaining all licenses and permits and otherwise satisfying all requirements and regulations of the County and all other applicable governmental authorities in connection with the construction, installation, maintenance, repair and use of the sewer lines, (ii) obtaining all necessary commitments, contracts and agreements from or with the proper parties to obtain sewer service for one (1) single-family residence and associated buildings and structures to be constructed on Grantee's Property and (iii) paying any and all costs and expenses to the County or any other applicable governmental agency in connection with obtaining sewer service for the single-family residence and associated buildings and structures to be constructed on Grantee's Property including, without limitation, all applicable tap fees, demand, use and service charges and any other costs and expenses charged for such sewer usage.

3. Miscellaneous.

- (a) This Agreement constitutes the entire agreement between the parties hereto and may be amended and modified only upon the written consent of (i) Grantors or the then record owner of the Easement Property and (ii) Grantee or the then record owner of the Grantee's Property.
- (b) The paragraph headings and captions used herein are for convenience of reference only and shall in no way define, limit, describe or restrict the scope or intent of this Agreement or in any way affect the terms and provisions hereof.
- (c) Whenever the context requires or permits, the use of the masculine gender shall be deemed to include the feminine, the singular shall include the plural and vice versa.
- (d) This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.
- (e) If any provisions of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement or the application of such provision to persons or circumstances

other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the day and year first above written.

GRANTORS:

  
\_\_\_\_\_  
Walter David Dickson, Jr.

  
\_\_\_\_\_  
Jennifer Gay Dickson

GRANTEE:

DEBRA DICKSON. FISHBURNE GST  
EXEMPT TRUST

By: Debra D. Fishburne, Trustee

  
\_\_\_\_\_



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Shelby Cnty Judge of Probate, AL  
09/05/2012 02:20:45 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Debra D. Fishburne, as Trustee of DEBRA DICKSON FISHBURNE GST EXEMPT TRUST, whose name 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 said instrument, she executed the same voluntarily, in her capacity as Trustee as aforesaid.

Given under my hand and official seal, this the 22<sup>nd</sup> day of May, 2012.

[Signature]  
Notary Public  
My Commission Expires: April 26, 2013

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Walter David Dickson, Jr., whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22<sup>nd</sup> day of May, 2012.

[Signature]  
Notary Public  
My Commission Expires: April 26, 2013

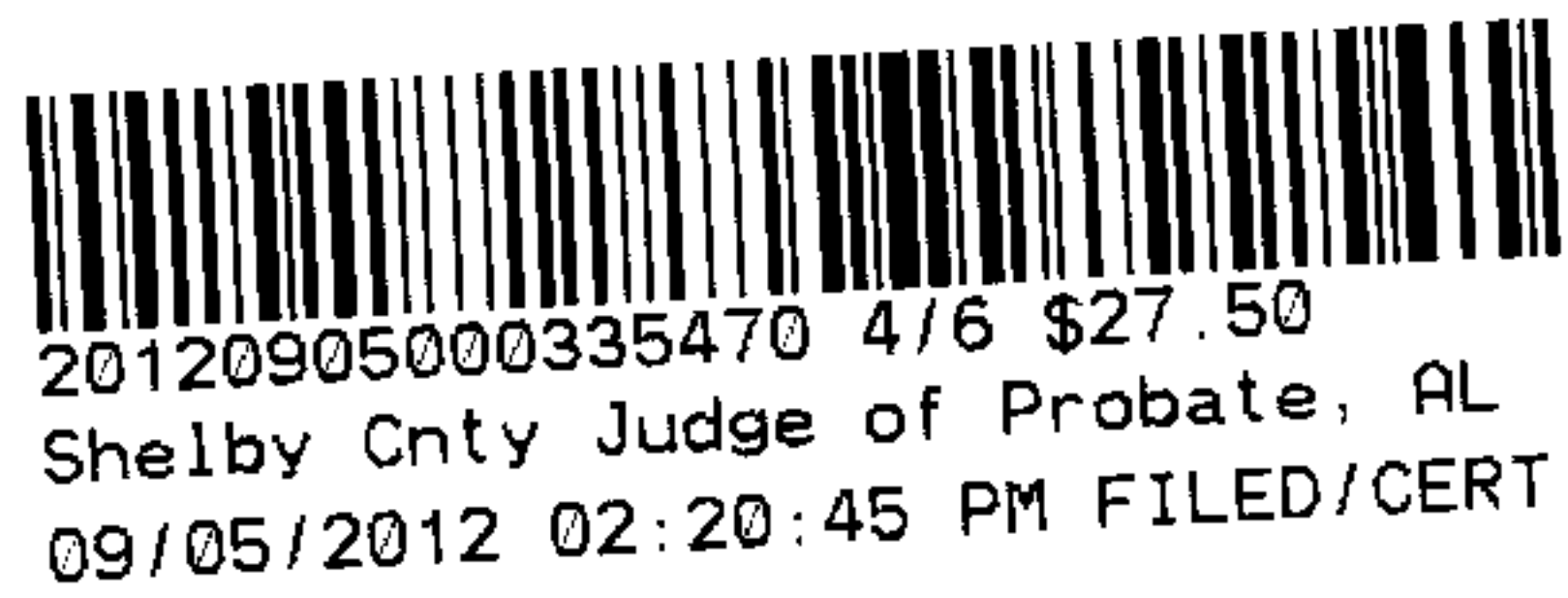
STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jennifer Gay Dickson, whose name 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22 day of May, 2012.

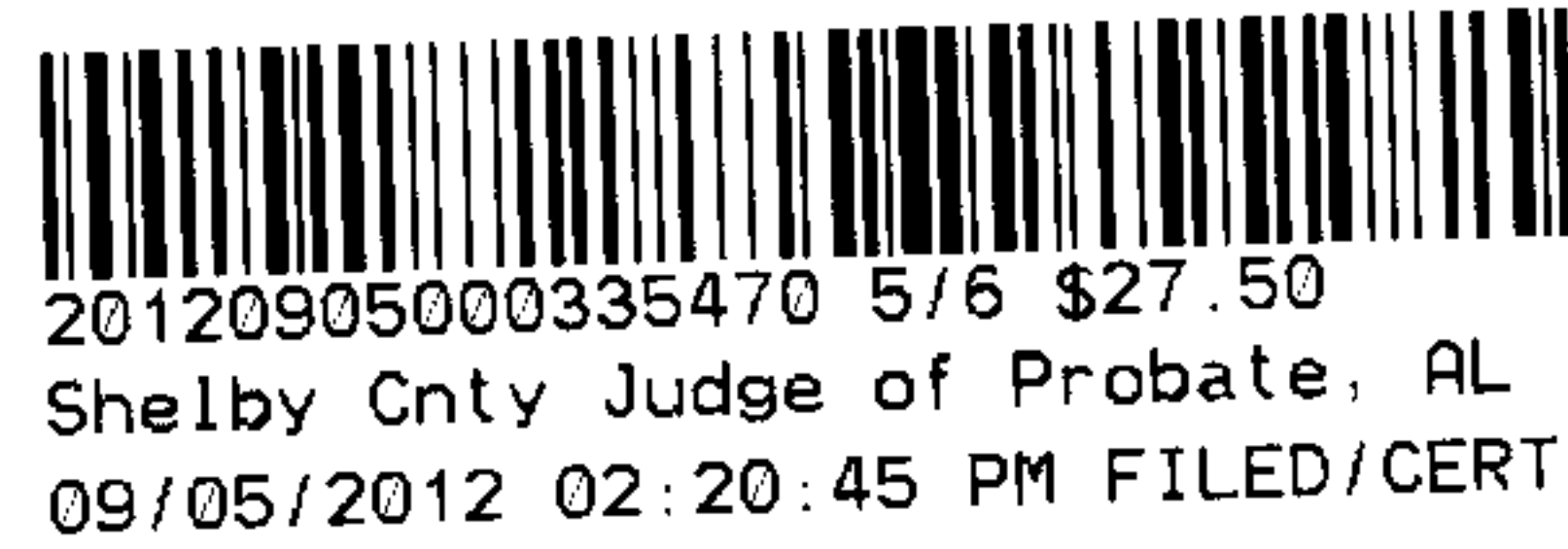
[Signature]  
Notary Public  
My Commission Expires: 8/2/12



## EXHIBIT A

A Parcel of Land known as Lot 2, Dickson Family Subdivision and situated in the Southwest quarter of the Southwest quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southwest corner of said Section 22; thence run N 00 degrees 02 minutes 28 seconds W along the West line of said Section 22 for a distance of 153.58 feet to an iron pin set at the point of beginning ; thence continue along the same bearing for a distance of 254.28 feet to an iron pin set; thence run N 89 degrees, 18 minutes, 36 seconds E for a distance of 663.05 feet to an iron pin found; thence run S 00 degrees 15 minutes 17 seconds W for a distance of 403.75 feet to an iron pin set ; thence run S 88 degrees, 57 minutes, 06 seconds W for a distance of 175.67 feet to an iron pin set; thence run N 57 degrees, 13 minutes, 14 seconds W for a distance of 434.02 feet to an iron pin set; thence run S 53 degrees 09 minutes 05 Seconds W for a distance of 150.55 feet to the point of beginning. Said parcel containing 4.6080 acres, more or less.



## EXHIBIT B

A 20 foot easement for sanitary sewer from Lot 1 to Lot 2, Dickson Family Subdivision being situated in the Southwest quarter of the Southwest quarter of the Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southwest corner of said Section 22; thence run N 00 degrees 02 minutes 28 seconds W along the West line of said Section 22 for a distance of 923.18 feet to an iron pin set ; thence run S 81 degrees 04 minutes 44 seconds E for a distance of 72.99 feet to an iron pin found; thence run S 77 degrees 42 minutes 43 seconds E for a distance of 33.86 feet to a point on the centerline of said 20 foot easement and the point of beginning ; thence turn an angle to the right of 63 degrees 13 minutes 04 seconds and run along said centerline for a distance of 34.77 feet to a point; thence turn an angle to the right of 19 degrees 39 minutes 11 seconds and run along said centerline for a distance of 464.3 feet to the end of said centerline of said easement.



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Shelby Cnty Judge of Probate, AL  
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