

STATE OF ALABAMA)
SHELBY COUNTY)


20130826000348740 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
08/26/2013 12:55:26 PM FILED/CERT

AFFIDAVIT CONCERNING REAL ESTATE BROKERS

Before me, the undersigned, a Notary Public in and for the State of Alabama, personally appeared **GLEND K. PAYNE** (the "Seller"), who is known to me and who, being by me first sworn, deposed and stated the following:

1. To my knowledge, there is no commission or fee due to any person or corporation arising from or relating to the purchase of a permanent exclusive easement across, upon, over, through and under certain real property of Seller situated in Shelby County, Alabama, by Crown Castle Towers 09 LLC, a Delaware limited liability company, as purchaser, which property is more particularly described on the attached **Exhibit "A"** (the "Property").
2. There is no compensation due under any listing, agency or other brokerage agreement entered into by Seller relating to the purchase and sale of the Property.
3. Seller has not received any written notice concerning any unpaid real estate commission which could give rise to a broker's lien under Ala. Code (1975) §§35-11-450, *et seq.*

(Signature appears on the following page.)

ATTN: LISA JAEGER
WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE (3)
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311
OK 01-13066034

IN WITNESS WHEREOF, the undersigned has executed this Affidavit as of the 26th day of June, 2013.

SELLER:

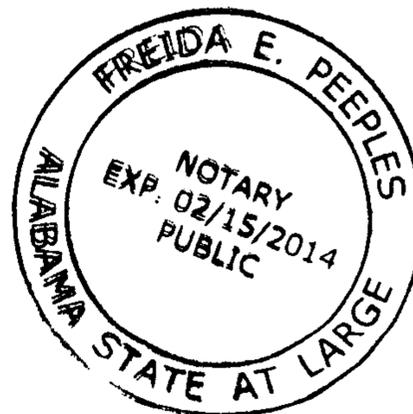
Glenda K. Payne
GLEND A K. PAYNE

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that **GLEND A K. PAYNE**, whose name is signed to the foregoing Affidavit, is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same on the day the same bears date.

Given under my hand and official seal this the 26 day of June, 2013.

Freida E. Peoples
Notary Public Freida E Peoples
My Commission Expires: 2/15/2014




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EXHIBIT "A"

(PROPERTY DESCRIPTION)

EASEMENT AREA:

A PARCEL OF LAND SITUATED IN THE NW/4 OF THE NE/4 OF SECTION 16, T21S, R3W, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NW/4 OF THE NE/4 OF SECTION 16, T21S, R2W AND RUN N 0°20'31" WEST ALONG THE EASTERLY LINE OF "PAYNE" PROPERTY FOR A DISTANCE OF 270.00 FEET; THENCE ANGLE LEFT AND RUN SOUTH 89°39'29" WEST FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°39'29" WEST FOR A DISTANCE OF 75.00 FEET; THENCE ANGLE RIGHT AND RUN NORTH 0°20'31" WEST FOR A DISTANCE OF 75.00 FEET THENCE ANGLE RIGHT AND RUN NORTH 89°39'29" EAST FOR A DISTANCE OF 75.00 FEET THENCE ANGLE RIGHT AND RUN SOUTH 0°20'31" EAST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5625 SQUARE FEET (0.13 ACRE) MORE OR LESS.

Together with:

ACCESS AND UTILITY EASEMENT AREA:

AN EASEMENT BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 20040304000113860 AND A PORTION OF THAT CERTAIN TRACT OF LAND SHOWN AS LOT 2 OF "PAYNE FAMILY SUBDIVISION" AS RECORDED IN MAP BOOK 37, PAGE 132, ALL IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, LYING IN THE NW1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" OPEN PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID NW1/4 OF THE NE1/4 OF SECTION 16; THENCE RUN N 00°34'24" W FOR A DISTANCE OF 270.12 FEET TO A POINT; THENCE RUN S 89°21'56" W FOR A DISTANCE OF 10.20 FEET TO A FOUND 5/8" CAPPED REBAR (CA-00279-LS); THENCE RUN S 89°23'24" W FOR A DISTANCE OF 75.00 FEET TO A SET 5/8" CAPPED REBAR (SMW LS 19753); THENCE RUN N 00°39'33" W FOR A DISTANCE OF 63.08 FEET TO THE POINT OF BEGINNING OF AN 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN N 42°11'12" W FOR A DISTANCE OF 165.88 FEET TO A POINT; THENCE RUN N 03°15'50" W FOR A DISTANCE OF 520.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KENT DAIRY ROAD (AN 80' PUBLIC RIGHT-OF-WAY) AND THE POINT OF ENDING. THE ABOVE DESCRIBED EASEMENT TO ADJOIN EASEMENT AREA AND THE RIGHT-OF-WAY OF KENT DAIRY ROAD AND CONTAINS 27437.18 SQUARE FEET (0.63 ACRES), MORE OR LESS.