

DRIVEWAY JOINT MAINTENANCE AGREEMENT

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AGREEMENT 1/4

DEFINITIONS

For the purpose of this agreement, the following definitions shall apply:

ROAD: A private street, easement, right-of-way or driveway which has a point of access directly abutting upon a street under the jurisdiction of the Shelby County Road Commission or Alabama Department of Transportation and which provides or may provide a means of ingress to or egress from one (1) or more lots or dwelling units.

LOT: A parcel of land which as defined by the Shelby County Alabama Probate Court.

The parcels of property to which this Agreement applies are described on the attached Exhibits "A" and "B"

AGREEMENT

This agreement made this 23 day of February, 2016 covers the private street, right-of-way or easement ("the Road") described as: private driveway for parcels 08-5-15-0-000-006.000 & 08-5-15-0-000-006.010 which is located off of Highway 55 in Section 15 Township 19S of Shelby County Alabama.

1. Use of Road: The use of the Road shall be limited to a driveway for ingress to and egress from the lots and Highway 55, and for the purpose of installing and maintaining public and/or private utilities for the benefit of the lots, including, but not limited to, natural gas, electricity, telephone, cable television, sewer and water. Furthermore, an easement is granted to the public for purposes of utilities, emergency and public vehicles and for whatever public services are necessary. The Owners of the lots shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other Owners. Normal ingress and egress shall include use by family, guests, invitees, tradesmen, and others bound to or returning from any of the lots.

2. Maintenance and Repair: This agreement covers the general maintenance and repair of the Road and shall include, but not be limited to, grading, filling in and repairing chuckholes, resurfacing and removal of fallen trees and other debris.

The cost of maintenance and repair shall be allocated among the property owners who own or use the Road on an equal basis.

An Owner shall be responsible for the Owner's own negligent and willful acts, the acts of the Owner's employees, agents and guests. Each Owner shall be obligated to repair and pay for any

damage to the Road which is caused by or arises out of any such negligent or willful acts within one hundred eighty (180) days and/or an agreed upon time.

In the event that the Road is damaged by construction equipment in connection with the installation of public and/or private utilities for the benefit of a particular lot or is damaged by equipment in connection with the construction of a residential dwelling or other construction on a particular lot, then the Owner of the lot benefiting from such utilities or construction or other such work shall be responsible for the damage and shall be obligated to promptly repair the Road at the Owner's expense and shall hold the Owners of the other lots harmless from any liability in connection with such damage or repairs.

3. Improvements to Road: Improvements may be made at any time to a portion or the entire Road provided that the improvements meet with the approval of the Owners of a majority of the Lots serviced by the portion or portions of the Road to be improved. The Owners of the lots benefited by the improvements shall agree among themselves as to how the cost of the improvement is to be apportioned among them.

This agreement shall be binding upon the owners, their successors and assignees

Owner: Matthew Guerrier
Dejia Guerrier

Owner: T. Lane White
Jackie White

Parcel Number: 08-5-15-0-000-006.000

Parcel Number: 08-5-15-0-000-006.010

Address: TBD Highway 55
Sterrett, AL 35147

Address: 11575 Highway 55
Sterrett, AL 35147

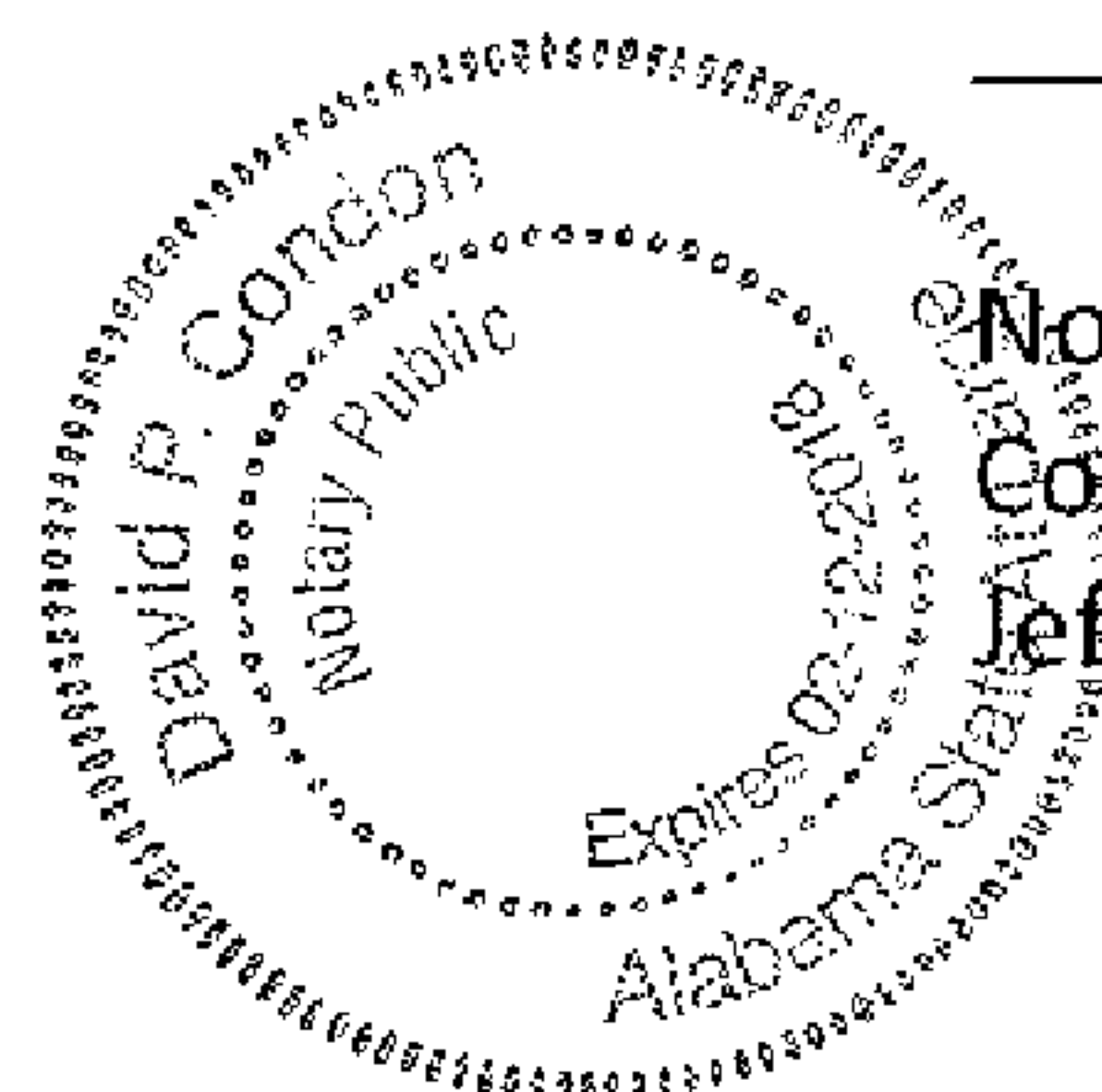
Signature: [Signature]

Signature: [Signature]
Jackie White

Prepared By:
T. Lane White
11575 Highway 55
Sterrett, Alabama 35147

STATE OF ALABAMA
COUNTY OF SHELBY

Subscribed and sworn to before me this 23 day of Feb 2016
[Signature]



Notary Public:
Commission Expires 02/12/2018
Jefferson County, Alabama

Exhibit "A"

A parcel of land in the North 1/2 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East; thence run South along the West line of said 1/4 -1/4 for a distance of 1325.15 feet; thence turn an angle to the left of 90 degrees 04 minutes 58 seconds and run East along the South line of said 1/4 -1/4 for a distance of 673.28 feet; thence turn an angle to the left of 89 degrees 57 minutes 33 seconds and run North for a distance of 1236.25 feet; thence turn an angle to the right of 89 degrees 41 minutes 29 seconds and run East for a distance of 1131.18 feet; thence turn an angle to the right of 39 degrees 42 minutes 25 seconds and run Southeast for a distance of 385.41 feet to a point on the Northwest right of way of Shelby County Road No. 55; thence turn an angle to the left of 105 degrees 36 minutes 28 seconds to the tangent of a curve to the right having a central angle of 01 degrees 02 minutes 19 seconds and a radius of 1674.17 feet; thence run along the arc of said curve in a Northeast direction along the Northwest right of way for a distance of 30.35 feet; thence turn an angle to the left from the tangent if extended to said curve of 106 degrees 38 minutes 48 seconds and run Northwest for a distance of 405.69 feet; thence turn an angle to the left of 39 degrees 42 minutes 25 seconds and run West for a distance of 1170.53 feet; thence turn an angle to the right of 90 degrees 18 minutes 31 seconds and run North for a distance of 61.04 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4; thence turn an angle to the left of 90 degrees 13 minutes 15 seconds and run West for a distance of 642.32 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

BEGIN at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 44 minutes 06 seconds East a distance of 642.32 feet; thence South 00 degrees 02 minutes 39 seconds East a distance of 61.04 feet; thence South 89 degrees 44 minutes 06 seconds West a distance of 642.37 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 61.04 feet to the POINT OF BEGINNING.

Exhibit "B"

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East; thence run South along the West line of the said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 1312.02 feet; thence turn an angle to the left of 90 degrees, 13 minutes, 15 seconds and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 642.32 feet; ~~thence turn an angle to the right of 90 degrees, 13 minutes, 15 seconds~~ and run South for a distance of 61.04 feet; thence turn an angle to the left of 90 degrees, 18 minutes, 31 seconds and run East for a distance of 1170.53 feet; thence turn an angle to the right of 39 degrees, 42 minutes, 25 seconds and run Southeast for a distance of 405.69 feet to a point on the Northwest right of way of Shelby County Road No. 55; thence turn an angle to the left of 73 degrees, 21 minutes, 12 seconds to the tangent of a curve to the right having a central angle of 00 degrees, 10 minutes, 06 seconds and a radius of 1674.17 feet; thence run along the arc of said curve in a Northeast direction for a distance of 4.92 feet; thence run along the tangent if extended to said for a distance of 25.24 feet; thence turn an angle to the left of 106 degrees, 48 minutes, 53 seconds and run Northwest for a distance of 426.35 feet; thence turn an angle to the left of 39 degrees, 42 minutes, 25 seconds and run West for a distance of 1149.87 feet; thence turn an angle to the right of 90 degrees, 18 minutes, 30 seconds and run North for a distance of 1338.74 feet to a point on the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence turn an angle to the left of 89 degrees, 51 minutes, 24 seconds and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 672.32 feet to the point of beginning. Contains 21.3263 Acres.

PLUS the following:

BEGIN at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 44 minutes 06 seconds East a distance of 642.32 feet; thence South 00 degrees 02 minutes 39 seconds East a distance of 61.04 feet; thence South 89 degrees 44 minutes 06 seconds West a distance of 642.37 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 61.04 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/26/2016 02:27:30 PM
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