Survey

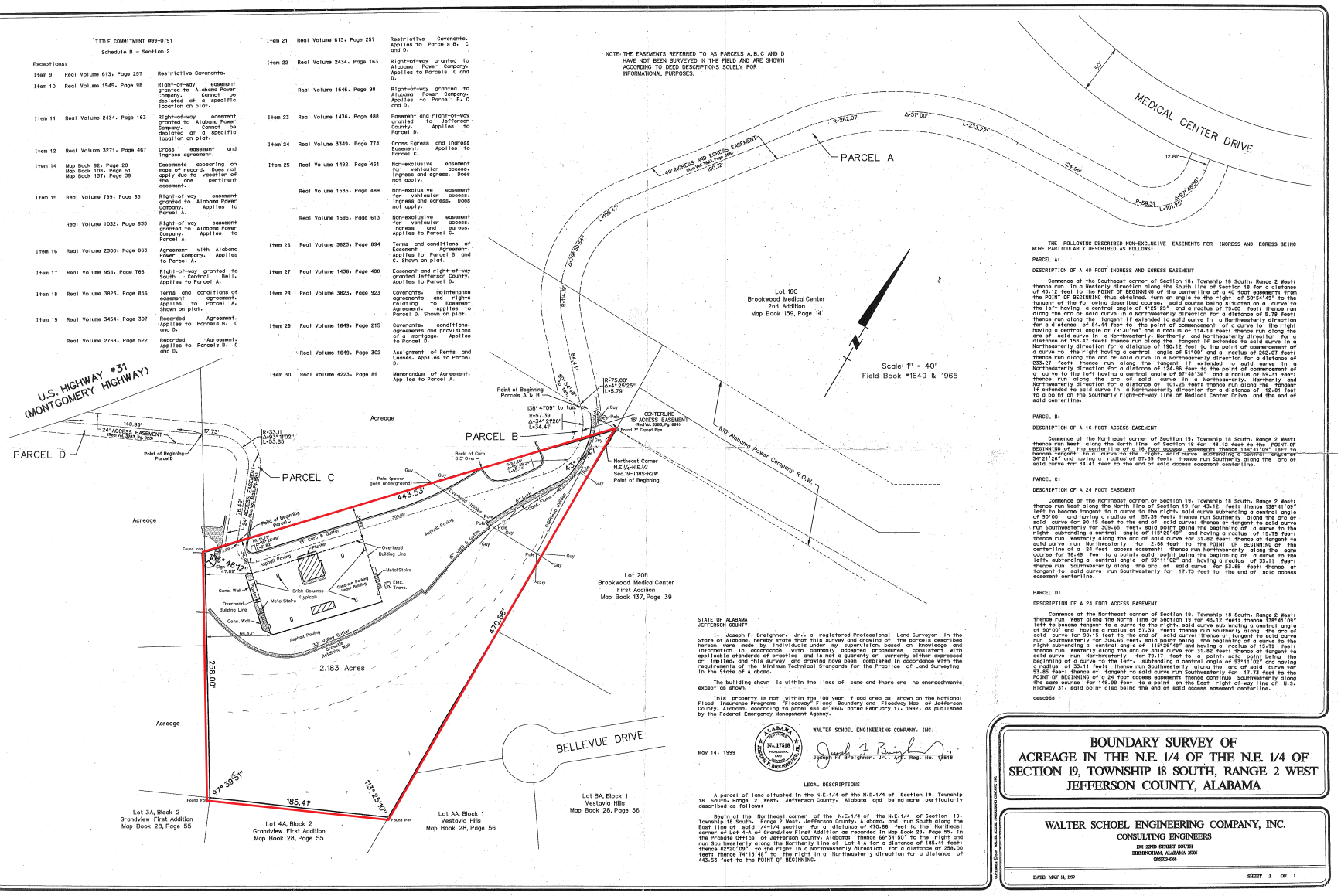
TITLE COMMITMENT #99-0791

Schedule B - Section 2

Exceptions:

Item 9	Real Volume 613, Page 257	Restrictive Covenants.
Item 10	Real Volume 1545, Page 98	Right-of-way easement granted to Alabama Power Company. Cannot be depicted at a specific location on plat.
Item 11	Real Volume 2434, Page 163	Right-of-way easement granted to Alabama Power Company. Cannot be depicted at a specific location on plat.
Item 12	Real Volume 3271, Page 467	Cross easement and ingress agreement.
Item 14	Map Book 92, Page 20 Map Book 108, Page 51 Map Book 137, Page 39	Easements appearing on maps of record. Does not apply due to vacation of the one pertinent easement.
Item 15	Real Volume 799, Page 85	Right-of-way easement granted to Alabama Power Company. Applies to Parcel A.
	Real Volume 1032, Page 835	Right-of-way easement granted to Alabama Power Company. Applies to Parcel A.
Item 16	Real Volume 2300, Page 863	Agreement with Alabama Power Company. Applies to Parcel A.
Item 17	Real Volume 958, Page 766	Right-of-way granted to South Central Bell. Applies to Parcel A.
Item 18	Real Volume 3823, Page 856	Terms and conditions of easement agreement. Applies to Parcel A. Shown on plat.
Item 19	Real Volume 3454, Page 307	Recorded Agreement. Applies to Parcels B, C and D.
	Real Volume 2768, Page 522	Recorded Agreement. Applies to Parcels B, C and D.
Item 21	Real Volume 613, Page 257	Restrictive Covenants. Applies to Parcels B, C and D.
Item 22	Real Volume 2434, Page 163	Right-of-way granted to Alabama Power Company. Applies to Parcels C and D.
	Real Volume 1545, Page 98	Right-of-way granted to Alabama Power Company. Applies to Parcel B, C and D.
Item 23	Real Volume 1436, Page 488	Easement and right-of-way granted to Jefferson County. Applies to Parcel D.
Item 24	Real Volume 3349, Page 774	Cross Egress and Ingress Easement. Applies to Parcel C.
Item 25	Real Volume 1492, Page 451	Non-exclusive easement for vehicular access. Ingress and egress. Does not apply.
	Real Volume 1535, Page 489	Non-exclusive easement for vehicular access. Ingress and egress. Does not apply.
	Real Volume 1595, Page 613	Non-exclusive easement for vehicular access. Ingress and egress. Applies to Parcel C.
Item 26	Real Volume 3823, Page 894	Terms and conditions of Easement Agreement. Applies to Parcel B and C. Shown on plat.
Item 27	Real Volume 1436, Page 488	Easement and right-of-way granted Jefferson County. Applies to Parcel D.
Item 28	Real Volume 3823, Page 923	Covenants, maintenance agreements and rights relating to Easement Agreement. Applies to Parcel D. Shown on plat.
Item 29	Real Volume 1649, Page 215	Covenants, conditions, agreements and provisions of a mortgage. Applies to Parcel D.
	Real Volume 1649, Page 302	Assignment of Rents and Leases. Applies to Parcel D.
Item 30	Real Volume 4223, Page 89	Memorandum of Agreement. Applies to Parcel A.

NOTE: THE EASEMENTS REFERRED TO AS PARCELS A, B, C AND D HAVE NOT BEEN SURVEYED IN THE FIELD AND ARE SHOWN ACCORDING TO DEED DESCRIPTIONS SOLELY FOR INFORMATIONAL PURPOSES.



THE FOLLOWING DESCRIBED NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

DESCRIPTION OF A 40 FOOT INGRESS AND EGRESS EASEMENT

Commence at the Southeast corner of Section 18, Township 18 South, Range 2 West; thence run in a Westerly direction along the South line of Section 18 for a distance of 43.12 feet to the POINT OF BEGINNING of the centerline of a 40 foot easement from the POINT OF BEGINNING thus obtained, turn an angle to the right of 50°54'49" to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 4°25'25" and a radius of 75.00 feet; thence run along the arc of said curve in a Northwesterly direction for a distance of 5.79 feet; thence run along the tangent if extended to said curve in a Northwesterly direction for a distance of 64.44 feet to the point of commencement of a curve to the right having a central angle of 79°30'54" and a radius of 114.15 feet; thence run along the arc of said curve in a Northwesterly, Northerly and Northeasterly direction for a distance of 158.47 feet; thence run along the tangent if extended to said curve in a Northeasterly direction for a distance of 190.12 feet to the point of commencement of a curve to the right having a central angle of 51°00' and a radius of 262.07 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 233.27 feet; thence run along the tangent if extended to said curve in a Northeasterly direction for a distance of 124.96 feet to the point of commencement of a curve to the left having a central angle of 97°48'38" and a radius of 59.31 feet; thence run along the arc of said curve in a Northwesterly, Northerly and Northeasterly direction for a distance of 101.25 feet; thence run along the tangent if extended to said curve in a Northeasterly direction for a distance of 12.87 feet to a point on the Southerly right-of-way line of Medical Center Drive and the end of said centerline.

PARCEL B:

DESCRIPTION OF A 16 FOOT ACCESS EASEMENT

Commence at the Northeast corner of Section 19, Township 18 South, Range 2 West; thence run West along the North line of Section 19 for 43.12 feet to the POINT OF BEGINNING of the centerline of a 16 foot access easement; thence 138°41'09" left to become tangent to a curve to the right, said curve subtending a central angle of 34°21'26" and having a radius of 57.39 feet; thence run Southerly along the arc of said curve for 34.41 feet to the end of said access easement centerline.

PARCEL C:

DESCRIPTION OF A 24 FOOT EASEMENT

Commence at the Northeast corner of Section 19, Township 18 South, Range 2 West; thence run West along the North line of Section 19 for 43.12 feet; thence 138°41'09" left to become tangent to a curve to the right, said curve subtending a central angle of 90°00' and having a radius of 57.39 feet; thence run Southerly along the arc of said curve for 90.15 feet to the end of said curve; thence at tangent to said curve run Southwesterly for 309.65 feet, said point being the beginning of a curve to the right subtending a central angle of 119°26'49" and having a radius of 15.73 feet; thence run Westerly along the arc of said curve for 31.82 feet; thence at tangent to said curve run Northwesterly for 2.68 feet to the POINT OF BEGINNING of the centerline of a 24 feet access easement; thence run Northwesterly along the same course for 76.49 feet to a point, said point being the beginning of a curve to the left, subtending a central angle of 93°11'02" and having a radius of 33.11 feet; thence run Southwesterly along the arc of said curve for 53.85 feet; thence at tangent to said curve run Southwesterly for 17.73 feet to the end of said access easement centerline.

PARCEL D:

DESCRIPTION OF A 24 FOOT ACCESS EASEMENT

Commence at the Northeast corner of Section 19, Township 18 South, Range 2 West; thence run West along the North line of Section 19 for 43.12 feet; thence 138°41'09" left to become tangent to a curve to the right, said curve subtending a central angle of 90°00' and having a radius of 57.39 feet; thence run Southerly along the arc of said curve for 90.15 feet to the end of said curve; thence at tangent to said curve run Southwesterly for 309.65 feet, said point being the beginning of a curve to the right subtending a central angle of 119°26'49" and having a radius of 15.73 feet; thence run Westerly along the arc of said curve for 31.82 feet; thence at tangent to said curve run Northwesterly for 79.17 feet to a point, said point being the beginning of a curve to the left, subtending a central angle of 93°11'02" and having a radius of 33.11 feet; thence run Southwesterly along the arc of said curve for 53.85 feet; thence at tangent to said curve run Southwesterly for 17.73 feet to the POINT OF BEGINNING of a 24 foot access easement; thence continue Southwesterly along the same course for 146.99 feet to a point on the East right-of-way line of U.S. Highway 31, said point also being the end of said access easement centerline.

desc968

STATE OF ALABAMA
JEFFERSON COUNTY

I, Joseph F. Breighner, Jr., a registered Professional Land Surveyor in the State of Alabama, hereby state that this survey and drawing of the parcels described hereon, were made by individuals under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with applicable standards of practice and is not a guaranty or warranty either expressed or implied, and this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

The building shown is within the lines of same and there are no encroachments except as shown.

This property is not within the 100 year flood area as shown on the National Flood Insurance Programs "Floodway" Flood Boundary and Floodway Map of Jefferson County, Alabama, according to panel 484 of 660, dated February 17, 1982, as published by the Federal Emergency Management Agency.

May 14, 1999

ALABAMA REGISTERED No. 17518 PROFESSIONAL LAND SURVEYOR JOSEPH F. BREIGHNER, JR.

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., Reg. No. 17518

LEGAL DESCRIPTIONS

A parcel of land situated in the N.E.1/4 of the N.E.1/4 of Section 19, Township 18 South, Range 2 West, Jefferson County, Alabama, and run South along the East line of said 1/4-1/4 section for a distance of 470.86 feet to the Northeast corner of Lot 4-A of Grandview First Addition as recorded in Map Book 28, Page 55, in the Probate Office of Jefferson County, Alabama; thence 66°34'00" to the right and run Southwesterly along the Northerly line of Lot 4-A for a distance of 185.41 feet; thence 82°20'06" to the right in a Northwesterly direction for a distance of 258.00 feet; thence 74°13'48" to the right in a Northwesterly direction for a distance of 443.53 feet to the POINT OF BEGINNING.

BOUNDARY SURVEY OF ACREAGE IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST JEFFERSON COUNTY, ALABAMA

WALTER SCHOEL ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
108 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35233
(205)322-0106

COPYRIGHT 1999 WALTER SCHOEL ENGINEERING COMPANY, INC.

DATE: MAY 14, 1999

SHEET 1 OF 1