

STATE OF ALABAMA)
COUNTY OF BALDWIN)

RECORDED FILE 10
STATE OF ALABAMA
BALDWIN COUNTY
NOV 4 2 31 PM '93

AGREEMENT OF NON-EXCLUSIVE EASEMENT
FOR INGRESS, EGRESS AND UTILITIES

THIS AGREEMENT, made and entered into this 2 of November, 1993, by and between THE ROYAL GULF BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., an Alabama non-profit corporation, party of the first part, and CECIL WARD, JERRY E. WILLS and JAMES L. LANE, party of the second part,

W I T N E S S E T H:

WHEREAS, the party of the first part owns and has title to that real estate and real property located in the County of Baldwin, State of Alabama, more particularly described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET OUT HEREIN.

AND, WHEREAS, the party of the second part desires a nonexclusive easement for ingress and egress purposes and utilities purposes.

NOW, THEREFORE, in consideration of ONE AND NO/100THS (\$1.00) DOLLARS and other valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby GRANT, ASSIGN and SET over unto the party of the second part, non-exclusive easement for ingress, egress and utilities unto the party of the second part, over, across and below the property described on Exhibit "A", hereto. The party of the first part shall fully use and enjoy the aforesaid premises, except as for the rights herein granted.

It is distinctly agreed and understood that the easement thus granted is not an exclusive easement, but is subject to the equal right of party of the first part herein of ingress and egress over and upon the same portion of said easement, which right is expressly reserved. The purpose and intention of the easement hereby granted is that henceforth the parties hereto, their respective successors, heirs and assigns shall have equal rights of ingress and egress over and upon all that portion of said easement and that neither shall have the right of ingress and egress to the exclusion of the other.

It is further agreed that neither party shall place any obstructions, gates, fences, or barriers of any description whatsoever nor buildings, houses, nor structures of any description on said heretofore described property.

The party of the first part hereby agree to have and to hold this said easement, right and right of way unto the party of the second part, their heirs, successors and assigns, forever, as an appurtenance to each lot located in Gulf Shores Plantation Planned Unit Development, under the specific conditions, restrictions and consideration heretofore described.

All provisions hereof shall inure to the benefit of and bind the parties and their respective successors, heirs, vendees and assigns.

IN WITNESS WHEREOF the party of the second part have hereunto affixed their hands and seals, and the party of the first

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part has caused this instrument to be executed under seal, by and through its duly authorized officers, this the 2 day of November, 1993.

PARTY OF THE FIRST PART:

THE ROYAL GULF BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., an Alabama non-profit corporation

ATTEST:

[Signature]

BY: [Signature]
ITS: President

PARTY OF THE SECOND PART:

[Signature]
CECIL WARD

[Signature]
JERRY E. WILLS

[Signature]
JAMES L. LANE

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THIS IS THE SIGNATURE PAGE TO A CERTAIN EASEMENT AGREEMENT BY AND BETWEEN THE ABOVE PARTIES.

STATE OF Alabama
Baldwin COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public, in and for said county, in said State, hereby certify that CECIL WARD, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of November, 1993.

[Signature]
NOTARY PUBLIC

My commission expires: 11/15/94

STATE OF Alabama
Montgomery COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public, in and for said county, in said State, hereby certify that JERRY E. WILLS, whose name 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 he executed the same voluntarily on

the day the same bears date.

Given under my hand and official seal this the 27th day of October, 1993.

James C. Baker
NOTARY PUBLIC
Baker
NOTARY PUBLIC

My commission expires: May 18, 1997

STATE OF Alabama
Montgomery COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public, in and for said county, in said State, hereby certify that JAMES L. LANE, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 1993.

James C. Baker
NOTARY PUBLIC
Baker
NOTARY PUBLIC

My commission expires: May 18, 1997

STATE OF ALABAMA
BALDWIN COUNTY

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that John A Treadway, whose name as PRESIDENT, of THE ROYAL GULF BEACH AND RACQUET CLUB CONDOMINIUM ASSOCIATION, INC., a non-profit corporation, 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 the above and foregoing instrument, he/she, in their capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this 27th day of October, 1993.

Janet Hill
NOTARY PUBLIC
Hill
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES APRIL 2, 1996

This instrument was prepared by:

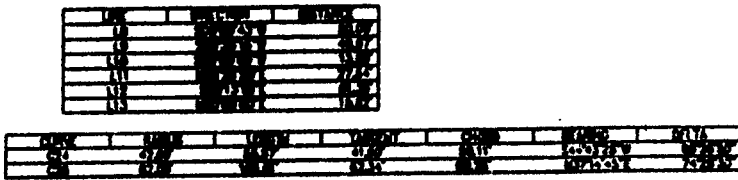
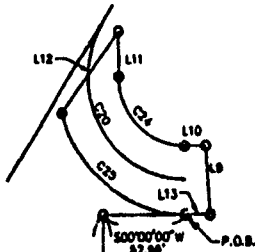
Thomas W. Klyce, Attorney at Law
Post Office Box 2301
Gulf Shores, Alabama 36547

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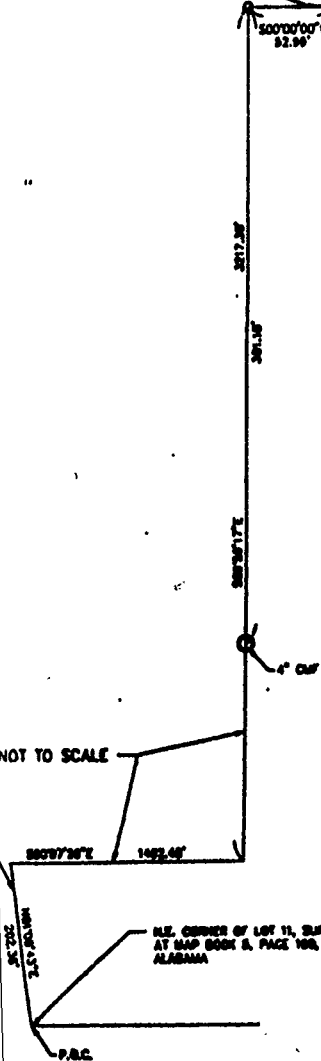


DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF LOT 11, SURFSIDE SHORES, PER PLAT RECORDED AT MAP BOOK 5, PAGE 190, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 81 DEGREES 06 MINUTES 43 SECONDS EAST FOR 202.36 FEET; RUN THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS EAST FOR 1462.48 FEET; RUN THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST FOR 3217.30 FEET; RUN THENCE SOUTH FOR 52.99 FEET TO THE POINT OF BEGINNING; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 82.0 FEET FOR AN ARC DISTANCE OF 106.61 FEET, A CHORD OF NORTH 37 DEGREES 14 MINUTES 45 SECONDS EAST FOR 99.26 FEET; RUN THENCE SOUTH 53 DEGREES 13 MINUTES 10 SECONDS EAST FOR 61.38 FEET; RUN THENCE SOUTH 89 DEGREES 26 MINUTES 50 SECONDS WEST FOR 27.64 FEET; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 42.0 FEET FOR AN ARC DISTANCE OF 65.57 FEET, A CHORD OF SOUTH 44 DEGREES 43 MINUTES 25 SECONDS WEST FOR 59.11 FEET; RUN THENCE SOUTH FOR 13.80 FEET; RUN THENCE SOUTH 86 DEGREES 38 MINUTES 16 SECONDS WEST FOR 40.07 FEET; RUN THENCE NORTH FOR 15.82 FEET TO THE POINT OF BEGINNING.



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VOLKERT
& ASSOCIATES, INC.

Engineers • Architects • Surveyors • Planners

THIS IS NOT A SURVEY

EXHIBIT "A" TO THE INGRESS/EGRESS EASEMENT FROM ROYAL GULF BEACH AND RACQUET CONDOMINIUM OWNERS ASSOCIATION TO CECIL WARD, JERRY E. WILLS AND JAMES L. LANE