

STATE OF ALABAMA  
COUNTY OF CALHOUN

NON-EXCLUSIVE JOINT DRIVEWAY AGREEMENT

THIS AGREEMENT is made and entered into on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ (hereinafter sometimes referred to as "Adjacent Owners") and is as follows:

WHEREAS, said Adjacent Owners have fee simple interest to the property more particularly described on Exhibits "A" (also identified as Tract 1), "B" (also identified as Tract 2) and "C" (also identified as Tract 3) attached hereto and incorporated herein by reference;

WHEREAS, the properties identified on Exhibits "A" and "C" require access across the property described on Exhibit "B";

WHEREAS, the parties desire to enter into an agreement whereby all the parties shall share a non-exclusive easement for ingress and egress accessing a public road known as Dogwood Lane and the location of public utilities, including, but not limited to water and power, over and across;

NOW THEREFORE, in consideration of mutual covenants contained herein, the parties hereto do mutually agree as follows:

The Adjacent Owners herein agree to share the Easement for ingress and egress accessing the public road known as Dogwood Lane and for any necessary utility easements as may be determined necessary by the Adjacent Owners and their heirs. Adjacent Owners shall be responsible for any damages to above-described property over and above that necessary to create said utility right of ways. Any damages resulting from such work must be repaired or removed within 60 days.

The legal description for said Easement is as follows:

There is a 60.00 feet access and utility easement for Tract 1, Tract 2 and Tract 3 being subject to said easement, described as: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 15, T-13-S, R-8-East of Huntsville Meridian and run S 89°12'48"W, along the North line thereof, 400.00 feet to on existing 1/2" rebar; thence run S 01°04'23"W, leaving said North line, 872.16 feet to an existing capped rebar; thence run S 01°02'30"W, 453.52 feet to an existing 1/2" rebar and the point of beginning of said easement; thence run S 09°49'43"E, 725.41 feet to an existing 1 1/2" pipe; thence run S 36°49'23"E, 835.35 feet to a point on the Northwesterly R/W of Dogwood Lane (60' R/W); thence run S 49°03'00"W, along said R/W, 60.16 feet to a point; thence run N 36°49'23"W, leaving said R/W, 854.08 feet to a point; thence run N 09°48'21"W, 732.72 feet to an existing capped rebar; thence run N 09°51'34"W, 329.44 feet to an existing

capped rebar; thence run N 73°24'12"E, 60.13 feet (M) 60.41 feet (R) to the end of said easement.

The purpose of said Easement is for the Adjacent Owners to reach their respective properties. The parties hereto mutually agree that the said Easement shall run with the land and shall be binding upon all heirs and assigns of the Adjacent Owners.

The parties further agree that said Easement is a nonexclusive easement.

The Adjacent Owners agree that the parties hereto, their heirs and assigns, shall maintain the easement and shall be responsible for all expenses incurred in maintenance of said Easement and driveway in the following percentages:

Tract 1 – 50%

Tract 2 – 25%

Tract 3 – 25%

The Adjacent Owners agree that, in the event the driveway must be repaired, maintained, or rebuilt due to damage beyond normal wear and tear, the cost of such repair shall be the sole responsibility of the party who caused the damage. All necessary repairs must be completed within 60 days of the damage occurring. This agreement shall be binding upon the parties hereto and their respective heirs and assigns.

The parties agree that no party shall in any way hinder the other parties' access to Dogwood Lane or access of their heirs and assigns.

However, nothing herein shall prohibit Adjacent Owners, their heirs or assigns from dedicating the described easement to Calhoun County, Alabama, for the sole purpose of allowing said County to create a public roadway.

ADJACENT OWNER:

*(being the Owner of property described in Exhibit "A" also identified as Tract 1)*

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ADJACENT OWNER:

*(being the Owner of property described in Exhibit "B" also identified as Tract 2)*

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ADJACENT OWNER:

*(being the Owner of property described in*

*Exhibit "C" also identified as Tract 3)*

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STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, \_\_\_\_\_, being the Owner of property described in Exhibit "A" also identified as Tract 1, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

*(signature of remaining notary(ies) on following page)*

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, \_\_\_\_\_, being the Owner of property described in Exhibit "B" also identified as Tract 2, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that, \_\_\_\_\_, being the Owner of property described in Exhibit "C" also identified as Tract 3, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY:  
THE LAW OFFICE OF T. BOICE TURNER, JR., LLC  
1100 Woodstock Avenue – P.O. Box 1124  
Anniston, Alabama 36202  
(256) 235-1901

Our File No.: 26-0254SS

EXHIBIT "A"

TRACT 1 LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR; THENCE RUN S 73°24'12"W, 60.13 FEET (M) 60.41 FEET (R) TO AN EXISTING CAPPED REBAR; THENCE RUN S 73°28'29"W, 249.88 FEET (M) 250.00 FEET (R) TO AN EXISTING CAPPED REBAR; THENCE RUN N 82°21'15"W, 627.69 FEET TO AN EXISTING 5/8" REBAR; THENCE RUN N 00°49'01"W, 1317.10 FEET TO AN EXISTING 5/8" REBAR ON THE NORTH LINE OF SAID 1/4; THENCE RUN N 89°12'48"E, ALONG SAID NORTH LINE, 962.74 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4, SECTION 15, T-13-S, R-8-E, CALHOUN COUNTY, ALABAMA AND CONTAINS 29.45 ACRES (MORE OR LESS).

TOGETHER WITH A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.

EXHIBIT "B"  
TRACT 2 LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO AN EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE RUN S 09°49'43"E, 725.41 FEET TO ON EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W (M) S 49°01'40"W (R) ALONG SAID R/W, 200.00 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 36°48'10"W, LEAVING SAID R/W, 250.00 FEET TO AN EXISTING 1/2" PIPE; THENCE RUN N 53°13'30"E, 50.00 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 57°49'39"W, 545.05 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN N 85°32'10"W, 410.71 FEET TO AN EXISTING "BAILEY" CAPPED REBAR; THENCE RUN S 32°09'17"W, 478.60 FEET TO ON EXISTING "BAILEY" CAPPED REBAR ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4; THENCE RUN S 89°26'00"W, ALONG THE SOUTH LINE OF THE NORTH-HALF OF THE SE 1/4, 472.91 FEET TO A POINT ON THE CENTERLINE OF COWEN SPRINGS BRANCH; THENCE LEAVING SAID SOUTH LINE RUN THE FOLLOWING ALONG SAID BRANCH CENTERLINE, N 07°54'00"W, 111.80 FEET; N 09°03'00"W, 393.80 FEET; N 09°49'00"W, 282.80 FEET; N 07°38'25"W, 149.17 FEET; N 05°37'00"W, 211.00 FEET; N 02°42'00"W 48.20 FEET AND N 15°14'20"E, 185.28 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4; THENCE RUN N 89°26'00"E, LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE, 434.40 FEET TO AN EXISTING 5/8" REBAR; THENCE RUN S 82°21'15"E, LEAVING SAID NORTH LINE, 627.69 FEET TO ON EXISTING CAPPED REBAR; THENCE RUN S 09°52'04"E, 329.47 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°27'59"E, 249.83 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE POINT OF BEGINNING. SAID PROPERTY BEING A PORTION OF THE NE 1/4 OF THE SE 1/4, THE NW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4, SECTION 15 AND A PORTION OF THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4, SECTION 14, T-13- S, R-8-E, CALHOUN COUNTY, ALABAMA AND CONTAINS 38.75 ACRES (MORE OR LESS).

SUBJECT TO A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS:  
COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED

REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.

EXHIBIT "C"  
TRACT 3 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 8 EAST, CALHOUN COUNTY, ALABAMA CONTAINING 1.87 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE WEST FOR A DISTANCE OF 400.00' TO A POINT; THENCE S 01°01' W FOR A DISTANCE OF 871.91' TO A POINT MARKED WITH A CAPPED REBAR (JAC); THENCE CONTINUE S 01°01' W FOR A DISTANCE OF 453.58' TO A POINT; THENCE S 73°24' W FOR A DISTANCE OF 60.41' TO A POINT MARKED WITH CAPPED REBAR ALSO KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUE 73° 24' W FOR A DISTANCE OF 250.00'; THENCE S 10°10' E FOR A DISTANCE OF 329.29' TO A POINT MARKED WITH A CAPPED REBAR; THENCE N 73° E FOR A DISTANCE OF 248.80' TO A POINT MARKED WITH A CAPPED REBAR; THENCE N 09°53' W FOR A DISTANCE OF 329.38' TO THE POINT OF BEGINNING.

TOGETHER WITH A 60.00 FEET ACCESS AND UTILITY EASEMENT DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4, SECTION 15, T-13-S, R-8-EAST OF HUNTSVILLE MERIDIAN AND RUN S 89°12'48"W, ALONG THE NORTH LINE THEREOF, 400.00 FEET TO ON EXISTING 1/2" REBAR; THENCE RUN S 01°04'23"W, LEAVING SAID NORTH LINE, 872.16 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN S 01°02'30"W, 453.52 FEET TO AN EXISTING 1/2" REBAR AND THE POINT OF BEGINNING OF SAID EASEMENT; THENCE RUN S 09°49'43"E, 725.41 FEET TO AN EXISTING 1 1/2" PIPE; THENCE RUN S 36°49'23"E, 835.35 FEET TO A POINT ON THE NORTHWESTERLY R/W OF DOGWOOD LANE (60' R/W); THENCE RUN S 49°03'00"W, ALONG SAID R/W, 60.16 FEET TO A POINT; THENCE RUN N 36°49'23"W, LEAVING SAID R/W, 854.08 FEET TO A POINT; THENCE RUN N 09°48'21"W, 732.72 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 09°51'34"W, 329.44 FEET TO AN EXISTING CAPPED REBAR; THENCE RUN N 73°24'12"E, 60.13 FEET (M) 60.41 FEET (R) TO THE END OF SAID EASEMENT.