

This instrument was prepared by: Kenneth L. Hickman, Attorney at Law, 1600 Bank for Savings Building, Birmingham, Alabama, 35203

STATE OF ALABAMA )

SHELBY COUNTY )

EASEMENT



19800612000064810 1/5 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1980 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, JAMES W. BUSH and wife, LYNN N. BUSH own certain real estate located in the East-half of the Southeast quarter of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, and

WHEREAS, ELECTRICAL SPECIALTY PRODUCTS CO. and THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO each own certain contiguous real estate located in the West-half of the Southeast quarter of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, and

WHEREAS, ELECTRICAL SPECIALTY PRODUCTS CO. and THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO wish to install and operate a sewage system to service the property described in Exhibit 2 hereof together with any and all improvements thereon, and

WHEREAS, JAMES W. BUSH and wife, LYNN N. BUSH wish to grant to ELECTRICAL SPECIALTY PRODUCTS CO. and THE INDUSTRIAL BOARD OF THE CITY OF MONTEVALLO the right to use a portion of their property for sewer lines, and

WHEREAS, this written instrument is prepared in order to evidence the terms of this conveyance,

NOW, THEREFORE, in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, JAMES W. BUSH and wife, LYNN N. BUSH (hereinafter collectively referred to as "Grantors"), do hereby grant, bargain, sell and convey unto ELECTRICAL SPECIALTY PRODUCTS CO., its successors and assigns, and THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MONTEVALLO, its successors and assigns (hereinafter collectively referred to as "Grantees") a permanent and exclusive

BOOK 326 PAGE 928

*E. S. P. Corp.  
Hwy 26  
Montevallo, Ala. 35115*

easement and right to enter upon a portion of said lands of Grantors located in Shelby County, Alabama, a description of said portion is more particularly set forth in Exhibit 1 and attached hereto, and to construct, install, operate, maintain, repair, alter and rebuild sewer lines and all manholes and appliances useful or necessary in connection therewith, in, into, upon, over, across and under said land.

The foregoing easement shall be for the benefit of and shall be appurtenant to and shall run with the real property, or any portion thereof, located in Shelby County, Alabama, described in Exhibit 2 hereto, and it is specifically agreed that the sewer lines located upon the above-described easement may serve any and all improvements now or hereafter located upon the lands described in said Exhibit 2. It is agreed that Grantees may permit other persons to "tie into" the sewer lines at a point not located within the property described in Exhibit 1 and to use the sewer lines. It is further agreed that either or both Grantees may authorize any person, including the City of Montevallo, to perform any and all acts which either or both Grantees may do under the terms of this easement and the Grantors hereby expressly agree to permit such person to perform all such acts.

As further consideration for this conveyance, Grantees hereby give to James W. Bush, his heirs and assigns, to the extent the Grantees may lawfully do so, the right to "tie into" and use said sewer lines at a point located within the property described in Exhibit 1 so long as said use shall not interfere with the Grantees' present and future use of the sewer lines. Grantors agree said use shall be for the use solely of Grantors' single family residence. Grantor agrees that Grantees shall have no responsibility for any maintenance, repair, or upkeep of Grantors connection to said sewer line after the connection is installed.



19800612000064810 2/5 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1980 12:00:00 AM FILED/CERT




TO HAVE AND TO HOLD the aforesaid easement to Grantees,  
their respective successors and assigns, forever.

IN WITNESS WHEREOF, Grantors have hereunto set their  
hands and seals this 11<sup>th</sup> day of June, 1980.

James W. Bush (SEAL)  
James W. Bush

Lynn N. Bush (SEAL)  
Lynn N. Bush

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

  
19800612000064810 3/5 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1980 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said  
County in said State, hereby certify that James W. Bush and  
wife, Lynn N. Bush, whose names are signed to the foregoing  
conveyance and who are known to me, acknowledged before me  
on this day that, being informed of the contents of the  
conveyance they executed the same voluntarily on the day  
the same bears date.

Given under my hand and official seal, this 11<sup>th</sup> day  
of JUNE, 1980.

Kevin L. Justinger  
Notary Public

*My commission expires 10/12/80.*

BOOK 326 PAGE 930



EXHIBIT 1 TO EASEMENT CONVEYANCE  
WITH JAMES W. BUSH AND WIFE,  
LYNN N. BUSH AS GRANTORS



19800612000064810 4/5 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1980 12:00:00 AM FILED/CERT

Description of a sixteen foot easement for a sanitary sewer, said easement being situated in the east half of the south-east quarter of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama and being eight feet to either side of a centerline which is more particularly described as follows:

From the southwest corner of Lot 2 West Manor Addition to Montevallo as recorded in map book 3 page 60 in the office of the Judge of Probate, Shelby County, Alabama, said point being the common corner on the northwest right of way line of Alabama Highway 25 between James W. Bush and Billy G. Rockco run thence in a northwesterly direction along the west line of said Lot 2 for a distance of 365.06 feet to the point of beginning of the centerline of the easement herein described; thence turn an angle to the right of 131°-36'-02" and run in an easterly direction for a distance of 117.18 feet; thence turn an angle to the right of 45°-41'-50" and run in a southeasterly direction for a distance of 287.63 feet to the northwest right of way of said Alabama Highway #25, said point being the end of the easement herein described. Said easement contains 0.149 acres more or less.

BOOK 326 PAGE 931



The following described real estate located in Shelby County, Alabama:

Begin at the southeast corner of the West-half of the South-East quarter of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama; thence in a northerly direction along the east boundary of said half-quarter section 1037.48 feet, more or less, to intersection with the northwest right-of-way boundary of Alabama Highway #25, said intersection being the point of beginning; thence continue in a northerly direction along said east boundary 997.03 feet, more or less, to intersection with the centerline of a railroad, said intersection being in the arc of a curve, turning to the left, having a radius of 1910.08 feet, being subtended by a central angle of 25 degrees and 26 minutes and having a chord 841.41 feet in length, said chord forming an angle of 120 degrees and 03 minutes to the left from said east boundary; thence in a southwesterly direction along the arc of said curve 847.87 feet to intersection with the centerline of an old road; (the next eight courses are along the centerline of said old road) thence turn 56 degrees and 45 minutes to the left in a southerly direction 180.78 feet; thence turn 10 degrees and 44 minutes in a southwesterly direction 257.20 feet; thence turn 55 degrees and 15 minutes to the left in a southeasterly direction 126.94 feet; thence turn 15 degrees and 04 minutes to the left in a southeasterly direction 127.00 feet; thence turn 0 degrees and 39 minutes to the left in a southeasterly direction 129.63 feet; thence turn 37 degrees and 20 minutes to the left in an easterly direction 170.96 feet; thence turn 46 degrees and 01 minutes to the right in a southeasterly direction 116.91 feet; thence turn 34 degrees and 24 minutes to the right in a southerly direction 43.07 feet to intersection with said northwest right-of-way boundary of Alabama Highway #25; thence turn 113 degrees and 46 minutes to the left in a northeasterly direction along said right-of-way boundary 20.00 feet; thence turn 86 degrees and 31 minutes to the left in a northwesterly direction 210.00 feet; thence turn 86 degrees and 31 minutes to the right in a northeasterly direction 210.00 feet; thence turn 93 degrees and 29 minutes to the right in a southeasterly direction 210.00 feet to intersection with said northwest right-of-way boundary; thence turn 93 degrees and 29 minutes to the left in a northeasterly direction along said northwest right-of-way boundary 60.00 feet, more or less, to the point of beginning, (containing 15 acres, more or less).

19800612000064810 5/5 \$.00  
Shelby Cnty Judge of Probate, AL  
06/12/1980 12:00:00 AM FILED/CERT

BOOK 326 PAGE 932

STATE OF ALABAMA, SHELBY CO.

DEED TAX - .50

1980 JUN 12 PM 3:50

Rec. 7.50

Ord. 1.00

900

Judge of Probate