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Shelby Cnty Judge of Probate, AL  
03/04/2009 11:01:11AM FILED/CERT

## EASEMENT

This instrument was prepared by Steven R. Sears, attorney, 655 Main Street, BX Four, Montevallo, AL 35115+0004, without benefit of title evidence.

I, Scott Lovelady, as sole member and authorized agent of Patriot Point LLC, BX 197, Montevallo, AL 35115, in consideration of twelve thousand dollars and other good and valuable consideration, receipt of which is acknowledged, do hereby convey and release to the Montevallo Water and Sewer Board, an easement and right of way for the construction and maintenance of water pipelines, more particularly described as follows:

### **Water Line Centerline Description**

A water line located in the NW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> of §2, Township 22 South, Range 3 West, Shelby County, Alabama, lying under a portion of the Common Area of Patriot Point, a subdivision recorded in the Probate Office of Shelby County, Alabama in Map Book 38 at Page 93, said Common Area lying north of Patriot Point Drive, said centerline being marked by a qualified utility location service, and being more particularly described as follows:

Commence at a capped rebar found at the northwest corner of Lot 1 of said Patriot Point, thence run North 87°26'03" West along the north boundary of the afore-mentioned Common Area 17.03 feet to a point on the centerline of said marked water line, said point being the POINT OF BEGINNING: Thence run South 04°18'19" East along said marked centerline a distance of 34.70 feet; thence, continue along said marked centerline South 00°14'09" West a distance of 36.05 feet; thence, continue along said marked centerline South 01°16'23" West a distance of 60.79 feet to a point on the south boundary of said Common Area, said point being the POINT OF ENDING of this centerline description.

ALL BEARINGS ARE BASED ON STATE PLANE COORDINATES (NAD 83), ALABAMA WEST ZONE

I also grant and convey to the Montevallo Water and Sewer Board a right of

entry upon, passage over, and the temporary deposit of excavated earth and storage of material and equipment on such area as may be necessary or useful for the maintenance, of such line. Should any fencing, grass, or landscaping be disturbed by grantee, it shall be restored to its original estate at grantee's expense,

The easement granted herein shall touch and concern the land. Patriot Point LLC is the owner of the land concerned herein, and is fully able and entitled to execute this easement.

In witness whereof, I have hereunto set my hand and seal this February 2009.

Witness:

Carol Cassas

Scott Lovelady (Seal)  
Scott Lovelady,  
President of Patriot Point, LLC

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Scott Lovelady, whose name as president of Patriot Point, LLC, is signed to the foregoing easement, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the easement, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this December 2009.

Shirley Devon Cunningham  
Notary public