

This instrument was prepared without benefit of title evidence by:

William R. Justice

P.O. Box 587, Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

UTILITIES EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE, the receipt and sufficiency of which is hereby acknowledged, the undersigned, EBSCO Investment Services, Inc., a Delaware corporation (herein referred to as GRANTOR), does grant, bargain, sell, and convey unto the Water Works Board of the Town of Vincent (herein referred to as GRANTEE) a right of way and easement to install, construct, maintain, operate, repair, alter, replace, and remove utility and waterlines, including metering and regulating facilities and any and all appliances, appurtenances, fixtures, and equipment, whether above or below ground, including, but not limited to, lines, pipes, headers, valves, with necessary housing for same and otherwise, as from time to time deemed by GRANTEE to be necessary or desirable in connection with or incidental to the conduct of GRANTEE'S business, and the operation and fulfillment of the purposes provided by this grant or conveyance, upon, over, under, through and across the following described lands situated in Shelby County, Alabama, to-wit:

A utility easement in the Northeast Quarter of the Southwest Quarter of Section 23, Township 19 South, Range 2 East, in Shelby County, Alabama, and being more particularly described as follows:

Commence at an existing 2 in. pipe at the Northwest corner of said Quarter-Quarter Section, said point being the Point of Beginning, and run South 00° 36' 15" East along the West line of said Quarter-Quarter Section for 20.03 feet to a 5/8 in. rebar set; thence South 83° 04' 15" East for 169.86 feet to a 5/8 in. rebar set; thence North 89° 14' 25" East for 298.29 feet to a 5/8 in. rebar set; thence South 85° 51' 00" East for 184.62 feet to a 5/8 in. rebar set; thence North 78° 03' 10" East for 133.76 feet to a 5/8 in. rebar set on the Westerly right-of-way of Shelby County Highway 85; thence North 18° 33' 30" West along said right-of-way for 13.94 feet to an existing 1/2 in. rebar on the North line of said Quarter-Quarter Section; thence (leaving right-of-way) run North 89° 20' 05" West along said North line for 28.20 feet to a nail set; thence South 78° 03' 10" West for 101.81 feet to a nail set; thence North 85° 51' 00" West for 182.65 feet to a nail set; thence South 89° 14' 25" West for 297.81 feet to a nail set; thence North 83° 07' 10" West for 171.13 feet to the Point of Beginning. The above containing 0.36 acres or 15,573 square feet.

ALSO: the right of ingress and egress along Darby Drive (chert drive) lying South of the North line of the Northeast Quarter of the Southwest Quarter of Section 23, Township 19 South, Range 2 East, in Shelby County, Alabama.



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Shelby Cnty Judge of Probate: AL
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For the full enjoyment or use of the rights granted, this grant shall include the right of convenient ingress and egress over and across said lands of the GRANTOR, and the use thereof as may be reasonably necessary in connection with the construction, installation, maintenance, operation, inspection, repair, changing the size of, removal, relocation or replacement of GRANTEE's lines, pipes, facilities, and otherwise in and upon said right of way and easement, together with the right to clear the same from undergrowth and other obstructions, as GRANTEE may reasonably deem necessary.

GRANTEE shall have the full right and authority to assign to others the rights and privileges hereby granted, in whole or in part of any interest therein.

TO HAVE AND TO HOLD to the said GRANTEE, the easement, right of way, rights and privileges hereby conveyed to the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons; and that the terms and provisions hereof shall inure to the benefit of and be binding upon the GRANTOR and GRANTEE and their respective successors and assigns forever.

Executed this 19th day of September, 2013.


EBSCO Investment Services, Inc.

By Brooks Knapp
Print name: Brooks Knapp
As its: Vice President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Brooks Knapp, whose name as Vice President of EBSCO Investment Services, Inc., a Delaware corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19 day of Sept, 2013.


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Mary E. Pharris
Notary Public
sep. 8/8/13

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : EBSCO Investment Services, Inc.
Mailing Address #1 Mt. Laurel Ave., Ste 200
Birmingham, AL 35242

Grantee's Name: Water Works Board of the Town of Vincent
Mailing Address: P O Box 300
Vincent, AL 35178

Property Address: Utilities Easement

Date of Sale 9-19-13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 9-19-13

Sign William R Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R Justice

Unattested

(Verified by)

