

\$500

WATER LINE EASEMENT

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of one hundred dollars (\$100.00) and other good and valuable consideration to the undersigned **William Emanuel**, a single man (Grantor), paid by **Winston Paul Wilson and Elyse Angel Wilson**, husband and wife (Grantees), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees an easement for the installation, operation, and maintenance of a water line, in, under, over, upon, and across, a strip of land ten (10) feet in width owned by the Grantor and described on Exhibit A, attached hereto and made part hereof as if set out *in haec verba* and situated in Shelby County, Alabama.

This easement is for the express purpose of conveying to the Grantees, thier successors and assigns, a permanent easement appurtenant for a water line to the property presently owned by the Grantees, as described in that certain deed recorded on June 13, 2017, at Instrument Number 20170613000208940 in the Office of the Judge of Probate of Shelby County, Alabama.

The Grantor covenants with the said Grantees, that Grantor is lawfully seized in fee of the property described on Exhibit A; that said land is free from all encumbrance; that Grantor has a good right to convey the same to the said Grantees, and that Grantor will warrant and defend the said land to the said Grantees forever.

TO HAVE AND TO HOLD the same to the said Grantees, their successors and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of April, 2018.

GRANTOR:

William Emanuel
William Emanuel

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, Tina L. Nicholas, a Notary Public in and for said County in said State, hereby certify that William Emanuel, whose name 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 instrument he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2018.

Tina L. Nicholas

My Commission Expires: 09/30/2018

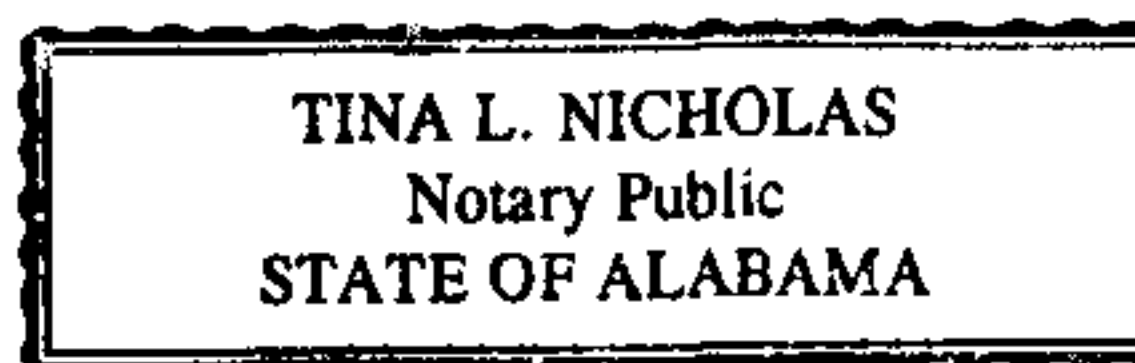



EXHIBIT A

That certain property lying 5.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence N02°40'17"E, a distance of 32.32' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N71°11'02"W, a distance of 44.73'; thence N77°46'02"W, a distance of 103.71'; thence N75°52'55"W, a distance of 39.52' to an existing water meter and the POINT OF ENDING OF SAID CENTERLINE.

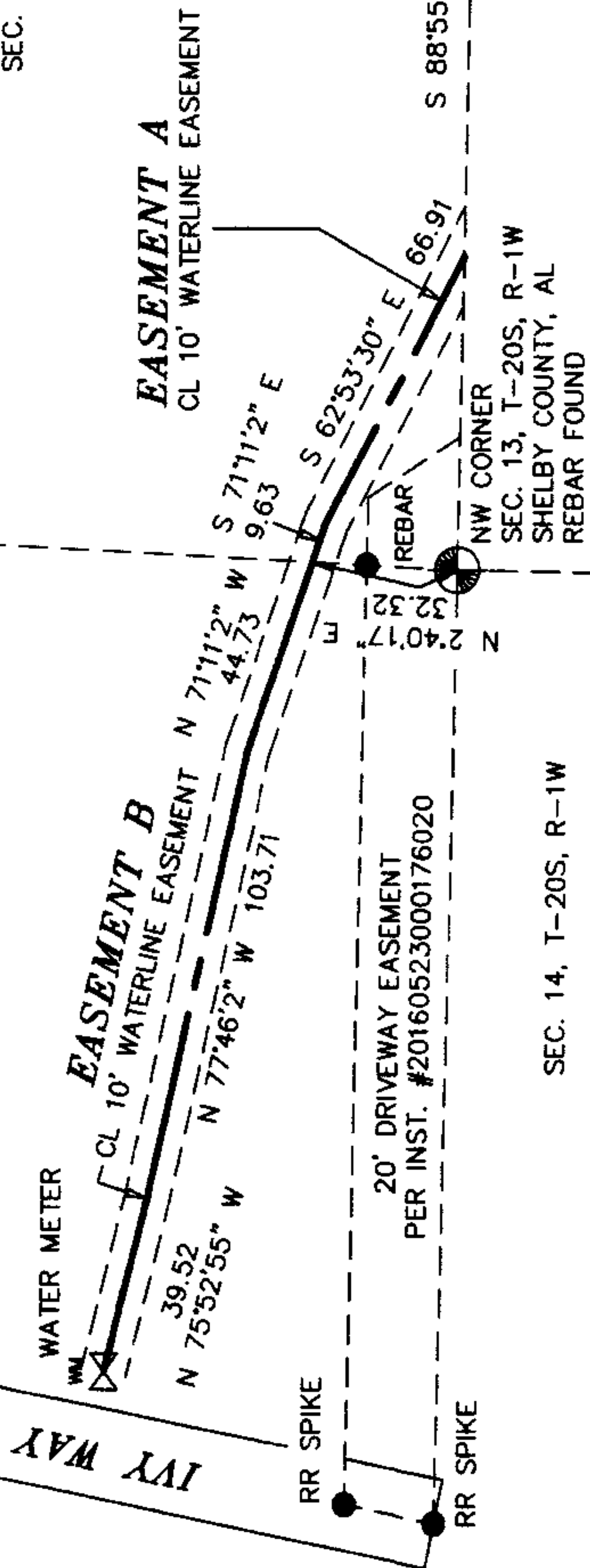
For reference only, the above described property is shown as "Easement B" on that certain survey prepared by Rodney Shiflett Surveying on March 27, 2018 and attached hereto.


20180523000178500 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
05/23/2018 10:23:04 AM FILED/CERT

This Instrument was prepared by:
Martin W. Evans, Esq.
EVANS & EVANS LAWYERS, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203

15-1-11-0-000-011.002
SEC. 11, T-20S, R-1W

15-1-12-0-000-011.003
SEC. 11, T-20S, R-1W



EASEMENT A

A 10.00' Waterline Easement, lying 5.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence N02°40'17"E, a distance of 32.32' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S71°11'02"E, a distance of 9.63'; thence S62°53'30"E, a distance of 66.91' to the North line of an existing 30' Non-exclusive Easement and the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT B

A 10.00' Waterline Easement, lying 5.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence N02°40'17"E, a distance of 32.32' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N71°11'02"W, a distance of 44.73'; thence N77°46'02"W, a distance of 103.71'; thence N75°52'55"W, a distance of 39.52' to an existing water meter and the POINT OF ENDING OF SAID CENTERLINE.



LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 18183

DATE 3/27/18 DATE OF FIELD SURVEY 3/22/18

ADDRESS SCALE 1" = 50'

DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

20180523000178500 3/3 \$21.50
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