

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Columbiana Water Works
50 Water Works St
Columbiana, AL 35051

EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR and NO/00 (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **AR Properties, LLC**, grant, bargain, sell and convey unto, **Columbiana Water Works Board** the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of September, 2018.

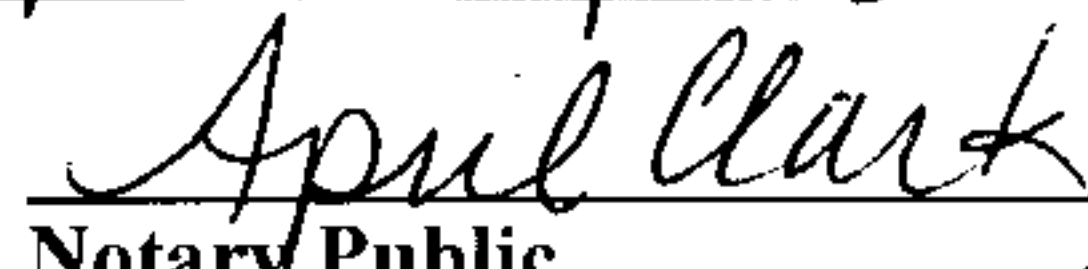


AR Properties LLC
By: Randall H. Goggans
As: Managing Member


STATE OF ALABAMA
SHELBY COUNTY

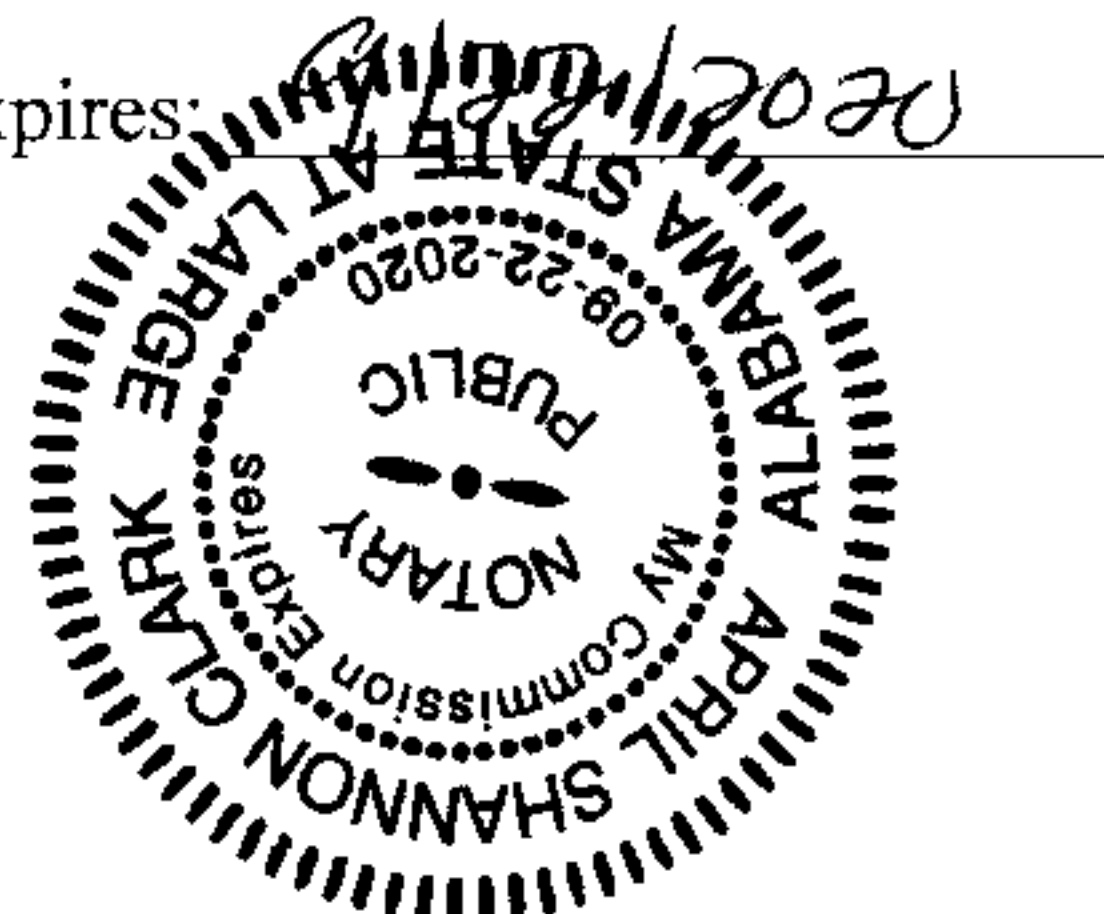
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans as Managing Member of AR Properties, LLC.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2018.



Notary Public
My Commission Expires: 09/22/2020


20180917000333030 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°08'02"W, a distance of 859.12'; thence S87°48'08"W, for a distance of 427.49'; thence N02°12'11"W, for a distance of 989.70' to the POINT OF BEGINNING; thence continue along the last described course of N02°12'11"W, for a distance of 20.08' to the Southerly R.O.W. line of Alabama Highway 70, said point also the beginning of a curve to the right, having a radius of 5855.51', and subtended by a chord bearing N85°05'06"W, and a chord distance of 314.53'; thence along the arc of said curve and said R.O.W. line, a distance of 314.57'; thence S06°27'15"W and along said R.O.W. line, for a distance of 20.00'; thence N83°32'45"W and along said R.O.W. line, for a distance of 119.55'; thence S46°28'44"W and leaving said R.O.W. line, for a distance of 26.43'; thence S83°35'41"E, for a distance of 156.74'; thence N05°52'09"E, for a distance of 20.36'; thence S85°09'08"E, for a distance of 297.56' to the POINT OF BEGINNING.

Shown as a 20' Easement on preliminary map of Columbiana Crossings, Sector 1



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name AP Properties
Mailing Address 4000 Eagle Corp Pt Dr
Birmingham AL
35242

Grantee's Name Columbiana Water Work
Mailing Address 50 Waterworks St
Columbiana, AL 35057

Property Address Vacant
Hwy 26 / Hwy 70

Date of Sale 14 Sept 2018
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$

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

Easment

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).

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 _____

Print Randall H. Goggans

Unattested

Sign

Randall H. Goggans

(Grantor/Grantee/Owner/Agent) circle one

(ver)



20180917000333030 3/3 \$22.00
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Form RT-1