

RIGHT-OF-WAY-EASEMENT

3009

KNCW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and the GRANTEE providing a stubb-out on Garage Side of manhole and other good and valuable consideration paid to Claude E. Kirkland and wife Adle V. Kirkland.

hereinafter referred to as GRANTOR, by City of Alabaster, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove pipes for a sewage line, over across, and through the land of the GRANTOR situate in SHELBY County, State of Alabama, together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purpose of this easement. The easement shall be 20 feet in width, the SW line of which is described as follows:

Part of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: From the southwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section, run in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 29.39 feet, thence turn an angle to the right of 65 deg. 04'35" and run in a southeasterly direction for a distance of 827 feet, more or less, to a point in the center of Buck Creek as presently located being the point of beginning thence turn an angle to the left of 17deg. 00' and run in a southwesterly direction for a distance of 45.00 feet more or less to the center-line of an existing sanitary sewer, being the point of ending.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 11TH day of July 19 77.

Claude E. Kirkland (SEAL)
Adle V. Kirkland (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, The undersigned authority, a Notary Public in and for said County, in said State hereby certify that Claude E. Kirkland and wife Adle V. Kirkland 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of July 19 77.

Heidi Roney
Notary Public

My Commission Expires Oct. 1, 1979

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

OCT 10 AM 11:02

William A. Thompson, Jr.
JUDGE OF PROBATE

Ward 50
Rec. 1.50
Index 1.00
3.00

7/10/77
Scott Long, Realtor

BOOK 308 PAGE 247