

497

PRELIMINARY ACQUISITION NOTICE

Date JAN. 12, 1989

Name J.D. Ruffin (EST.)
Address 1744 SHADES VIEW LN.
BIRMINGHAM, AL. 35216

PARCEL # 24.01 BLK. F
TAX MAP # 58-13-05.15.1
(Cunningham Dr.)

Dear Sir:

The purpose of this letter is to formally notify you that the City of Helena is interested in acquiring a permanent easement and/or a temporary easement on a portion of your property described above. The City is interested in acquiring this easement so that a sanitary sewer system can be constructed to serve this neighborhood. A legal description of the easements to be acquired is attached.

Within a few days, Mr. Gary Carter or another representative of the City will be contacting you to advise you in more detail of the nature of the project. We have enclosed for your information a copy of the booklet "When a Public Agency Acquires Your Property" which helps explain the acquisition procedures.

Please note that this notice is PRELIMINARY IN NATURE AND IS NOT A NOTICE TO VACATE THE PROPERTY. It does not establish eligibility for relocation payments or other relocation assistance.

If you wish, you may donate the easement to the City. This will be discussed in more detail with you by a representative of the City. If you have any questions prior to being contacted again by the City, please call Mr. Gary Carter, at Helena City Hall. The phone number is (205) 663-2161.

Sincerely,

CITY OF HELENA


Sonny Penhale
Mayor

Enclosed: "When A Public Agency Acquires Your Property"

Received BY: X. Lea R. Rockett



CITY OF HELENA

Mayor
Charles W. "Sonny" Penhale
Clerk
Frances Parrish

Post Office Box 262
Helena, Alabama 35080
Phone: (205) 663-2161

Frederick D. Ard
John L. Bearden, Jr.
James E. Lovelady
Wayne Gentry
Jerry D. Pale

Council Members
James Holmes
Gordon Phillips
Gordon Phillips
Johnny Devine
Herman Jenkins

December 19, 1988

J. D. Ruffin (EST)
1744 Shades View Lane
Birmingham, Alabama 35216

Re: Sanitary Sewer Easement

Dear Mr. Ruffin:

It is our understanding that you are the owner of Parcel # 24.01 Block F, Lot 11, Liberty Heights, Helena, Alabama. If this is correct, please read the following:

The City of Helena is in the process of constructing a Sanitary Sewer in this area. A ten foot (10') easement is needed to construct and service this sewer.

Enclosed you will find the necessary Document to release this easement for construction. Please sign on Page 3 where indicated by the Red X in the presence of a Notary Public and return to us as soon as possible. A self-addressed stamped envelope is enclosed for your convenience.

If you have additional questions concerning this procedure, please contact me or Gary Carter at (205) 663-1670 or 663-2161 Monday through Friday during regular business hours.

Thank you for your prompt attention.

Yours truly,

Craig Bonnell/so

Craig Bonnell
Sewer Superintendent

DCB/so
En

BOOK 321 PAGE 406

WAIVER OF RIGHTS AND BENEFITS OF THE UNIFORM
RELOCATION ASSISTANCE AND REAL PROPERTY
ACQUISITION POLICIES ACT OF 1970 (42 U.S.C. 4601)

WHEREAS, the City of Helena, Alabama, has received
Community Development funds from the Alabama Department of
Economic and Community Affairs, and;

WHEREAS, one of the conditions imposed upon the use of
such funds is compliance with the requirements of the
Uniform Relocation Assistance and Real Property Acquisition
Policies Act of 1970 (42 U.S.C. 4601), hereafter referred to
as the Uniform Act, and the regulations at 24 CFR Part 42 as
revised February 27, 1986, and;

WHEREAS, the Uniform Act requires that real property
shall be appraised before the initiation of negotiations,
and;

WHEREAS, the Uniform Act requires that the City of
Helena establish an amount it believes to be just
compensation for the property to be acquired before the
initiation of negotiations, and;

WHEREAS, as to the property specifically described as
follows:

(Describe Property)

NOW, THEREFORE, let it be known that by signature
hereon, I freely and without duress waive any and all rights
and benefits accruing to me under the Uniform Act.
Specifically, I have been advised by the City of Helena of
my right to an appraisal and the payment of just
compensation for the property to be acquired as described
herein if I elect not to execute this waiver.

x Alan R. Rockett
Signature of Owner

x Ang E. Carter
Acquiring Official

x

STATE OF ALABAMA

SHELBY COUNTY

X
X
X

J.D. RUFFIN (EST)

1744 SHADES VIEW LN.

BIRMINGHAM, AL 35216

THIS INDENTURE made and entered into on this the 18
day of January, 19 89, by and between CITY OF HELENA, ALABAMA
J.D. Ruffin (Est.) and A. R. Rickett
hereinafter called Grantors; and the J.D. Ruffin (Est.)
hereinafter called the Grantee; A. R. Rickett
City of Helena

WITNESSETH:

WHEREAS, it has been found to provide the necessary utilities to
certain areas lying within the THE CITY OF HELENA, ALABAMA
service area, SHELBY County, Alabama; that it has been found
necessary to cross certain lands owned by the Grantors for the purpose of
installing all necessary UTILITIES, and other such integral
parts of the UTILITY SYSTEM;

WHEREAS, it has been found advantageous and to the best interest
of Grantors and Grantee that an easement for such UTILITY be
conveyed to the THE CITY OF HELENA, ALABAMA

THEREFORE, in consideration of the sum of \$1.00
and the mutual benefits accruing to the Grantors and to the CITY OF HELENA
SHELBY County, Alabama, the
Grantors have this day bargained and conveyed and by these presents do hereby
grant and convey unto the CITY OF HELENA, SHELBY
County, Alabama, the following right, privilege and easement, in, to, along,
over, through, under and across the hereinafter described lands:

The right and privilege to construct, erect, install,
operate and maintain UTILITIES, on, upon, along,
over, through, under and across the hereinafter described
lands;

The right, privilege and easement to cut, trim and remove
any brush, trees, or other obstructions upon the hereinafter
described lands, together with the right of ingress and
egress to and from, over and above the hereinafter described
lands, for the purpose of the installation and upkeep of the
UTILITIES.

DESCRIPTION:

A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A utility easement located in Sec. 15, Township 20 South, Range 3 West,
and being on Parcel 24.01, Block , Shelby County Tax Map 58-13-05-15-1.

Said easement shall be a 10.0' wide permanent easement and a 20.0' wide
temporary construction easement running parallel to and along the West line of
of said Parcels and the East R.O.W. of Cunningham Street (Washington Street).

BOOK 321 PAGE 409

TO HAVE AND TO HOLD the above described right, privilege, and
easements unto the City of Helena and to its assigns,
together with the right of entry and reentry from time to time as occasion
may require for the purpose of exercising its said rights, privileges and
easements, hereinabove described.

IN WITNESS WHEREOF, we, Ola R. Rockett

J. D. Ruffin, (Act.)

have hereunto set our hands and seals on this the day and year first above
written.

Craig Bonnell
(Witness)

x Ola R. Rockett (SEAL)

(Witness)

(SEAL)

(Witness)

(SEAL)

(Witness)

(SEAL)

(Witness)

(SEAL)

(Witness)

(SEAL)

STATE OF ALABAMA

X

Shelby COUNTY

X

X

BOOK 321 PAGE 410

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Ola R. Rockett (G. D. Ruppel, last.)

whose names are signed to the foregoing Easement and who are known to me, acknowledged before me on this day, that being informed of the contents of this Easement, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 18 day of January, 1989.

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	15.00
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	-----
6. Certified Fee	-----	\$	1.00
Total	-----	\$	19.00

Frances P. Pinner
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 12 1992
BY PROFESSIONAL NUMBER 1147 12 1992

(SEAL)

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

90 DEC 10 PM 12:36

Thomas R. Thompson, Jr.
JUDGE OF PROBATE