

This instrument was prepared by
William R. Justice
P.O. Box 1144
Columbiana, AL 35151

Grantee's Address:
P.O. Box 277
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

SANITARY SEWER EASEMENT

This indenture, made and entered into on this 26 day of December, 1995, by and between Gregory S. Adams, unmarried, hereinafter called Grantor, and the City of Alabaster, Alabama, a municipal corporation, hereinafter called the Grantee:

Whereas, it has been found that to provide the necessary sanitary sewer services to certain areas lying within the city limits of the City of Alabaster, Shelby County, Alabama, that it has been found necessary to cross certain lands owned by the Grantor for the purpose of installing all necessary sewer mains, lines, and associated and necessary equipment and other facilities; and

Whereas, it is found advantageous and to the best interest of the Grantor and the Grantee that an easement for such sewer mains and facilities be conveyed to the Grantee;

Now, therefore, in consideration of the sum of One and no/100 Dollars (\$1.00) and the right to Grantor or his grantees, successors, and/or assigns to tap on to the sewer system for service to one residence at 140 Big Oak Drive, Maylene, AL 35114, without the necessity of payment of a tap-on fee or other connection charge, and in further consideration of the mutual benefits accruing to the Grantor and to the Grantee, the Grantor has this date bargained and conveyed and by these presents does hereby grant and convey unto the Grantee the following right, privilege, and easement in, to, along, over, through and across the hereinafter described land:

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The right and privilege to construct, erect, install, operate and maintain sanitary and storm sewer mains, lines, and associated and necessary equipment and other facilities on, upon, along, over, through and across the hereinafter described land; and

The right, privilege and easement to cut, trim, and remove any brush, trees, or other obstructions upon the hereinafter described land, together with the right of ingress and egress to and from, over and above the hereinafter described land, for the purpose of keeping the same clear of all trees, timber, brush, undergrowth, or any other objectionable obstructions:

A permanent easement that is twenty (20) feet in width and a temporary easement that is forty (40) feet in width (for the construction phase of the project), the centerline of which is described as follows: Commence at the northwest corner of Lot 70, Windy Oaks Subdivision, and run thence southerly along the west property line of said Lot 70 a distance of 47.72 feet to a point on the centerline of proposed easement and the point of beginning of the centerline of the easement being described; thence turn a deflection angle of 118° 47' 16" to the left and run northeasterly along the centerline a distance of 168.05 feet to a point marking a proposed sanitary sewer manhole; thence turn a deflection angle of 12° 30' 50" to the left and continue northeasterly a distance of 146.48 feet to a point marking a proposed sanitary sewer manhole; thence turn a deflection angle of 9° 08' 05" to the right and continue northeasterly a distance of 176.06 feet to a point marking a proposed sanitary sewer manhole; thence turn a deflection angle of 89° 49' 21" to the right and run southeasterly a distance of 93.71 feet to a point marking a proposed sanitary sewer manhole; thence turn 49° 36' 14" to the left and run easterly a distance of 14.22 feet to the southwesterly margin of Big Oak Drive and the end of the easement.

To Have and to Hold the above described rights, privileges, and easements unto the City of Alabaster, Alabama, a municipal corporation, Grantee, and to its successors and assigns, forever, together with the right of entry and re-entry from time to time, as occasion may require, for the purpose of exercising the said rights, privileges and easements hereinabove described.

In Witness Whereof, I, Gregory S. Adams, unmarried, has hereunto set my hand and seal on the day and year first above written.

Gregory S. Adams
Gregory S. Adams

10/17/1996-34766
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1996-34766

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Gregory S. Adams, unmarried, 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 24th day of December, 1995.

B. L. McLaughlin
Notary Public 7-15-99

In lieu of easement, no sewer impact fee will be imposed by the City of Alabaster.

City of Alabaster

Mike Cant
Building Inspector

Witness

Arthur L. Jones

Inst. # 1996-34766

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