

STATE OF ALABAMA
SHELBY COUNTY

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THIS INDENTURE made and entered into on this the 22nd
day of April, 1996, by and between _____
J. J. Nolen

hereinafter called Grantors; and the City of Alabaster, Alabama
hereinafter called the Grantee;

W I T N E S S E T H:

WHEREAS, it has been found to provide the necessary utilities to
certain areas lying within the City of Alabaster
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 pipelines, and other such integral
parts of the sanitary sewer system;

WHEREAS, it has been found advantageous and to the best interest
of Grantors and Grantee that an easement for such sanitary sewer be
conveyed to the City of Alabaster

THEREFORE, in consideration of the sum of \$1.00 and other consideration
and the mutual benefits accruing to the Grantors and to the City of
Alabaster, Shelby County, Alabama, the
Grantors have this day bargained and conveyed and by these presents do hereby
grant and convey unto the City of Alabaster, 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 a sanitary sewer system, 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
sanitary sewer system.

10/17/1996-34817
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MB 16.50

Inst # 1996-34817

(DESCRIPTION)

PARCEL NO. 45.05
BLOCK NO. 1
SHELBY COUNTY, ALABAMA
TAX MAP NO. 58-23-06-23-2

A 20' WIDE PERMANENT SANITARY SEWER EASEMENT LYING EAST OF, ADJACENT TO AND PARALLEL WITH THE WEST PROPERTY LINE OF SAID PARCEL AS SHOWN ON ATTACHED EXHIBIT A.

ALSO A 10' WIDE TEMPORARY CONSTRUCTION EASEMENT LETS BE EASED OFF
ADJACENT TO AND PARALLEL WITH THE EAST SIDE OF THE ABOVE DESCRIBED
PERMANENT EASEMENT.

GRANTOR RESERVES THE RIGHT TO USE THE ABOVE-DESCRIBED SEWER EASEMENT FOR ACCESS TO AND FROM THE REAL PROPERTY LYING NORTH OF AND ADJACENT TO THE PARCEL AS SHOWN ON ATTACHED EXHIBIT A. NO MANHOLE IS TO BE INSTALLED ON THIS EASEMENT.

THE CONSIDERATION FOR THIS EASEMENT IS A FREE SEWER TAP. THE CITY AGREES TO EXTEND THE SERVICE LINE A DISTANCE OF 20 FEET. GRANTOR HAS THE RIGHT TO LOCATE THE TAP.

TO HAVE AND TO HOLD the above described right, privilege, and easements unto the City of Alabaster, Alabama 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,

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

_____	<u>J. J. Nolen</u>	(SEAL)
(Witness)	_____	(SEAL)
_____	_____	(SEAL)
(Witness)	_____	(SEAL)
_____	_____	(SEAL)
(Witness)	_____	(SEAL)
_____	_____	(SEAL)
(Witness)	_____	(SEAL)
_____	_____	(SEAL)
(Witness)	_____	(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

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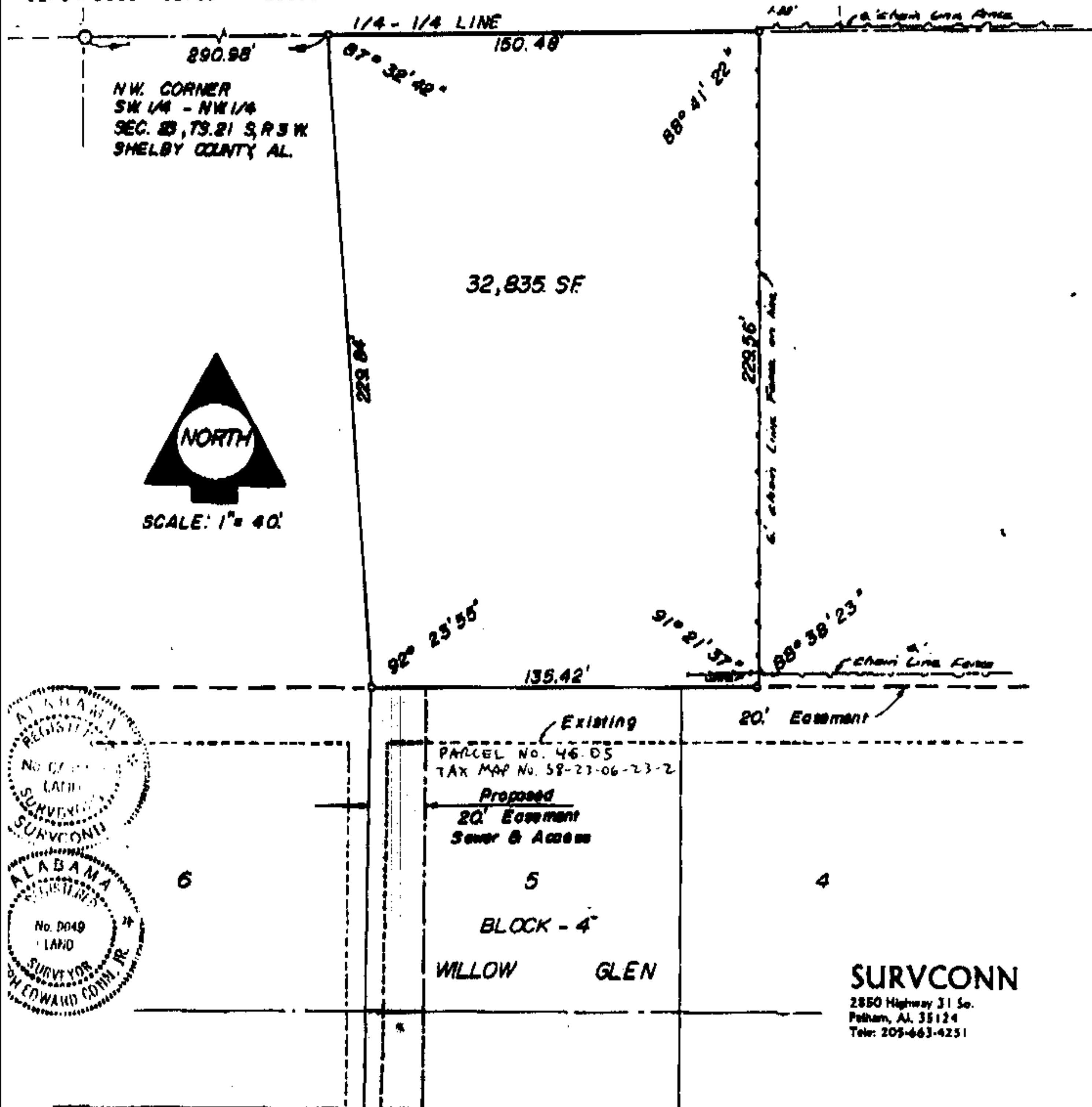
I, the undersigned Notary Public, in and for said County in said State, hereby certify that J. J. Nolen

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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 22nd day of April, 1996.

William R. Jester
NOTARY PUBLIC





MEADOWLARK PLACE

STATE OF ALABAMA
COUNTY OF SHELBY

I, Joseph E. Conn, Jr, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject property except as shown excluding utility service lines, poles or wires that serve the subject property only or that are within dedicated easements or right of ways; That steel pin or pipe corners have been found or set at all property corners shown hereon represented by small open circles. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Panel for the area and have determined that the subject property is not in a special flood prone area and that this survey and this plat meets the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows

Commence at the northwest corner of the SW1/4 of the NW1/4 of Section 23, Township 71 north Range 1 west, E1/4, S1/4, SW1/4, the point of beginning of the property being described; Thence continue along last described course 150.48' to a point; Thence turn 91° 18' 38" right and run southerly along an existing chain link fence 229.56' to a point; Thence turn 88° 38' 23" right and run westerly 135.42' to a steel pin marking the northwest corner of Lot 5, Block 4, of the Willow Glen Subdivision; Thence turn 87° 36' 05" right and run northerly 229.84' to the point of beginning, containing 32,835 square feet. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.

There is an existing easement for access to this property that is twenty feet wide, as shown on this plat and described in my survey of Lot 5, Willow Glen.

According to my survey of January 8, 1996

Joseph E. Conn, Jr
Joseph E. Conn, Jr Alabama PLS No. # 9048

File No. 1-8-1996-1-1

Nolen, J.J.

SW 1/4-NW 1/4, Sec 23, T921S, R3W

Alabaster, AL

Jan. 1996

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