

AN EASEMENT
FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
OF A SANITARY SEWER
BY THE WATER WORKS AND SEWER BOARD OF
THE CITY OF MONTEVALLO, ALABAMA

This EASEMENT, executed this 19th day of February, 1998, for the construction, operation, and maintenance of a sanitary sewer, with appurtenances, to be constructed by a private contractor and upon completion to be dedicated to the Water Works and Sewer Board of the City of Montevallo, across the property of the LANDOWNER, Donald N. Guthrie and Nancy P. Guthrie, spouse, Owner of the property located in Section 2, Township 24 North, Range 12 West, in Shelby County, Alabama as described in Book 12, Page 429 is granted by the LANDOWNER to the Water Works and Sewer Board of the City of Montevallo for valuable considerations, the receipt and sufficiency of which are acknowledged by the Landowner, for himself, and his heirs, executors, successors, and assigns. The easement is described below:

A permanent easement, 7.5 feet each side of the centerline of the sanitary sewer, to go with the land, to allow the construction by the private contractor then, after dedication to allow the Water Works and Sewer Board of the City of Montevallo, its employees and agents to operate, repair and maintain the sanitary sewer, including the right of access by the Water Works and Sewer Board, its employees and agents, or officials, and necessary related equipment. Included is the right to uncover the sanitary sewer line, with the obligation to leave the LANDOWNER'S property in good repair after completion of any repair to the sewer.

The centerline of the above easements is more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the NW quarter of Section 2, Township 24 North, Range 12 West, Shelby County, Alabama and run northerly along a quarter quarter line a distance of 579.29 to the northeast corner of the Guthrie property; thence turn 83 degrees 17 minutes 59 seconds left, westerly 417.31 to the Northwest corner of the Guthrie property on the Eastern Right-of-Way of Industrial Park Road; thence turn 90 degrees 25 minutes 00 seconds left, Southerly along the Eastern right of way a distance of 8.38 feet to the Point of Beginning of the centerline of the easement; thence turn 87 degrees 39 minutes 42 seconds left and run easterly a distance of 280.39 feet to a proposed sanitary sewer manhole; thence turn 9 degrees 14 minutes 06 seconds right and southeasterly a distance of 124.79 feet to a proposed sanitary sewer manhole; thence turn 11 degrees 37 minutes 35 seconds left, easterly a distance of 19.52 feet to the eastern property line of the Guthrie property, the point of ending of the centerline of the easement.

Executed the date shown above in four copies.

LANDOWNER:

By: _____

By: Nancy P. Guthrie

By: Donald N. Guthrie and Nancy P. Guthrie

For the Water Works and Sewer
Board of The CITY OF MONTEVALLO Attest:

By: Charles J. Stalder

By: Don E. Whitten

ACKNOWLEDGMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Sandra Lake Cherry, a Notary Public in and for said County and State hereby certify that Donald N. Guthrie and Nancy P. Guthrie 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 the said conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of Jan, 1998.

Sandra Lake Cherry
NOTARY PUBLIC
My commission Expires Dec 16, 2000

Recorded the _____ day of _____, 1998, in Deed Book _____
Page _____, of public records of Shelby County, Alabama.

Inst # 1998-07082

03/02/1998-07082
03:10 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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