

STATE OF ALABAMA  
SHELBY COUNTY

**SEWER AND UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Leonard Hultquist, II, a married man (hereinafter referred to as "Grantor", whether one or more), does execute this easement unto the City of Alabaster, Alabama (hereinafter referred to as "Grantee"), whether one or more);

**W I T N E S S E T H :**

WHEREAS, it has been found necessary or appropriate to provide utilities to certain areas lying within the City of Alabaster, Alabama service area in Shelby County, Alabama; that it has been found necessary or appropriate to cross certain lands owned by the Grantor, or to which he may have some interest or claim, for the purpose of installing all necessary pipelines, and other such integral parts of a sanitary sewer system;

WHEREAS, it has been found that the grantee has, or may have, an ownership interest in the following described property, although no warranties or representations are made in this regard;

WHEREAS, it has been found advantageous and acceptable, and in the best interest and of importance to the Grantor that an easement for such utilities and sanitary sewer system be conveyed to the City of Alabaster, Alabama.

NOW THEREFORE, in consideration of the mutual benefits and covenants contained herein, and for One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Leonard Hultquist, II, a married man, (herein referred to as "Grantor", whether one or more), do hereby grant, bargain, sell and convey unto the City of Alabaster, Alabama (herein referred to as "Grantee", whether one or more), the following rights, privileges, and easement, in and to, along and over, through, under and across the hereinafter described real estate and lands situated in Shelby County, Alabama, to the extent of my interest therein, to-wit:

A 20-foot easement for the purposes of utilities being 10 feet on each side of the following described centerline:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, thence run South along said 1/4 1/4 line a distance of 30.53 feet to the point of beginning; thence turn an angle of 76 deg. 41 min. 23 sec. left and run a distance of 53.61 feet; thence turn an angle of 36 deg. 42 min. 57 sec. left and run a distance of 108.04 feet to the end of said easement, containing 0.07 acres.

04/15/1999-16022  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NWS 11.50

Inst # 1999-16022

There is also a 40 foot easement for the purpose of construction being 10 feet to the South and 30 feet to the North of the above described easement.

According to survey dated January 7, 1999 of Rodney Shiflett, Al. Reg. #21784.


The above described property does not constitute any part of the homestead of the grantor or his spouse.

Included as a part hereof is the right and privilege to construct, erect, install, operate and maintain utilites and a sanitary sewer system on and upon, along, and over, through, under and across the above described property; and

Also included as a part hereof is the right, privilege and easement to cut, trim and remove any brush, trees, or other obstructions upon the above described property, together with the right of ingress and egress to and from, over and above the above described property, for the purposes of installation and upkeep of the utilities and sanitary sewer system.

TO HAVE AND TO HOLD the above described rights, privileges and easement unto the Grantee, City of Alabaster, Alabama, and to its assigns forever, 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 easement, hereinabove described, to run with the land.

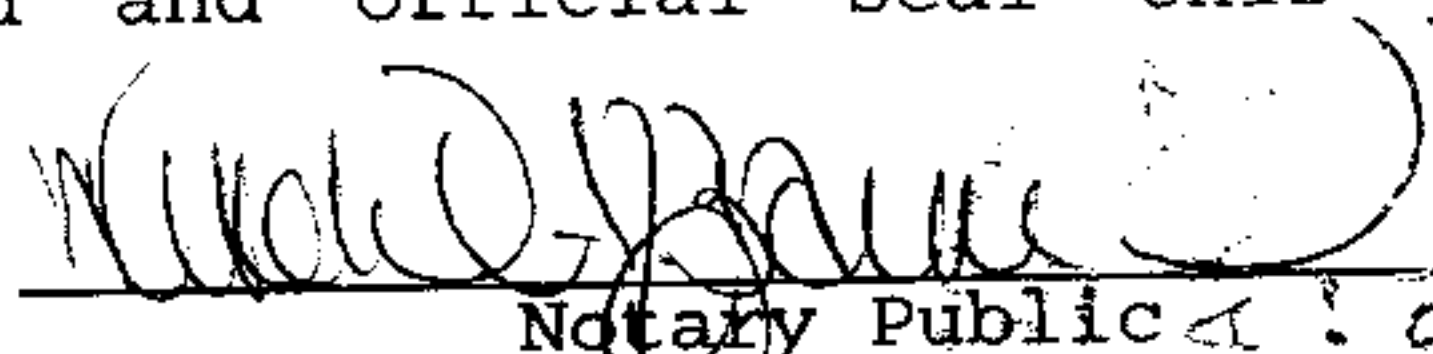
IN WITNESS WHEREOF, I, Leonard Hultquist, II, have hereunto set my hand and seal this 13<sup>th</sup> day of March, 1999.

  
Leonard Hultquist, II

STATE OF GEORGIA  
Fulton COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leonard Hultquist, II, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of March, 1999.

  
Notary Public

Notary Public, Fulton County, Georgia.  
My Commission Expires January 2, 2002.

04/15/1999-16022  
10:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1995 11.50

Inst # 1999-16022