

Permanent Easement Deed

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar(\$1.00) cash in hand paid by Shelby County, the receipt of which is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto said Shelby County, its successors and assigns, an easement for sanitary sewer purposes, said easement being 10 feet in width as now or thereafter located over, across or through the property of the undersigned which is described as follows:

Easement #2 (Development 119 L.L.C.)

A utility easement situated in the Southwest quarter of the Southwest quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument found locally accepted to be the Southwest corner of said quarter-quarter section; thence run in an Easterly direction along the South line of said quarter-quarter section for a distance of 104.65 feet to the point of beginning; thence continue along last stated course for a distance of 10.89 feet to a 3/4 inch rebar found, said 3/4 inch rebar being on the Northwest right-of-way line of Cahaba Valley Road, State Highway No. 119; thence turn an angle to the left of 66 degrees, 36 minutes, 45 seconds and run in a Northeasterly direction along said Northwest right-of-way line for a distance of 465.85 feet to a point; thence turn an angle to the left of 89 degrees, 24 minutes, 33 seconds and run in a Northwesterly direction for a distance of 10.00 feet to a point; thence turn an angle to the left of 90 degrees, 35 minutes, 27 seconds and run in a Southwesterly direction 10 feet from and parallel to said Northwest right-of-way line for a distance of 470.28 feet to the point of beginning; said easement containing 4.680 square feet, more or less.

For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said County the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip.

In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby releases Shelby County, Alabama, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said premises and repair of said sewer line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

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09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 2001-13556

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on the 18th day of December, 2000.

WITNESSES:

Stacey H. Cupps

By: Development 119, LLC

Name: 

Inst # 2001-13556

04/10/2001-13556
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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