

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, Charles Paul Dunham and Angela Atkins Dunham, (herein known as "Grantor"), for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00) to us in hand paid by COMMUNITY ENVIRONMENTAL SYSTEMS, INC. (herein known as "Grantee") the receipt whereof is acknowledged, do hereby bargain, grant, sell, and convey unto said Grantee, its successors or assigns, an easement to install, maintain, operate, remove, replace and utilize for a sewer main line or lateral within lateral within and all other necessary activities, over and across Lot 212 of the following described real property to wit:

Sewer Easement for Lots 211 thru 214 of Bent River Commons Second Sector, as recorded at Map Book 25, page 25 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast Corner of Lot 214 of Bent River 2nd Sector; thence run North 52 degrees 18 minutes 01 seconds West a distance of 5.14 feet to the Point of Beginning of a 10 foot sanitary sewer easement being 5 feet on either side of the following described line; thence run North 24 degrees 25 minutes 42 seconds East a distance of 261.14 feet to a point; thence run North 10 degrees 56 minutes 20 seconds West a distance of 173.22 feet to the Point of Ending.

This conveyance is subject to all mortgages, previous conveyances, easements, covenants, restrictions and reservations of record.

And, as shall be reasonable and necessary to install, maintain, operate, remove, replace and utilize a sewer main line or lateral the Grantor further grants bargains and sells Grantee rights of ingress and egress over along and across the above described and rights to excavate within the above described easement.

And, Together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right to maintain, to cut and keep clear all vegetation growing on or above said easement and to keep clean other obstructions that may restrict the quiet enjoyment of said easement.

Cahaba Real Estate



Grantee agrees and covenants that in the event the Grantor shall at a future date desire to connect to Grantee's sewer system and if there is adequate capacity available for the treatment of Grantor's affluent, the Grantor may connect without paying a "Tap Fee".

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (our self) and for my (our) heirs, executors, administrators, successors and assigns covenant with the said Grantee, its successors and assigns, that I (we) am (are) lawfully seized in Fee Simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this the 13 day of August, 2002.

GRANTOR:

By: 
By: 

By executing hereunder, community Environmental Systems acknowledges and accepts the above easement on the terms and conditions set forth therein.

IN WITNESS WHEREOF, we have set our hands and seals this the ____ day of _____, _____.

GRANTEE:

COMMUNITY ENVIRONMENTAL SYSTEMS, INC.

By: _____
Its: _____

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

Before me, JANE B. Richardson, a Notary Public for said County, in said State, hereby certify that Charles Paul Durham and Angela Atkins Durham, 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 conveyance they voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this 13th day of August,
2002.

Jane B. Richardson
NOTARY PUBLIC
My Commission Expires 3/13/2004

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, _____, a Notary Public for said County, in said State, hereby certify that _____, whose name is signed to the foregoing as _____ COMMUNITY ENVIRONMENTAL SYSTEMS, INC., of and who is known to me, acknowledged be
fore me on this day, that, being informed of the contents of the conveyance he voluntarily executed same on this the day the same bears date.

Given under my hand and official seal this ____ day of _____,
2002.

NOTARY PUBLIC
My Commission Expires _____