

PERMANENT EASEMENT DEED

C25

15-5-22-0-000-004.008

STATE OF ALABAMA)  
SHELBY COUNTY)

Kathy Joseph

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of (\$ 399 ) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Shelby County (Grantee), its agents, successors and assigns a permanent easement and right of ingress and egress to and from, also over and across a strip of land for the purpose of constructing, operating, maintaining and repairing water mains, pipes, water meters, with appurtenances and the right to install and maintain other utilities at the sole discretion of the Grantee. Said strip of land being located within the property of the undersigned Grantors as described in Instrument #1994-27925, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

A 40 foot utility easement for a water line situated in the Southeast quarter of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said Section 22; run thence in a Northerly direction along the East line of said Section 22, for a distance of 370 feet more or less to a point; run thence at azimuth 255 degrees, 22 minutes, 38 seconds in a Southwesterly direction crossing a 100 foot Alabama Power Company Transmission Main right-of-way, Gaston-Bessemer, AX-14491, as recorded in the office of Judge of Probate of Shelby County, Alabama, in Deed Book 238 Page 739; for a distance of 309 feet more or less to a point 20 feet parallel to the South edge of said 100 foot Alabama Power Company right-of-way; run thence at azimuth 277 degrees, 52 minutes, 38 seconds in a Northwesterly direction and 20 feet parallel to said 100 foot Alabama Power Company right-of-way for a distance of 327 feet more or less to the point of beginning and the centerline of said easement (lying 20 feet each side of centerline); continue thence along last stated course and 20 feet parallel to said Alabama Power Company right-of-way for a distance of 661 feet more or less to the end of said easement. Said easement containing 0.61 acres, more or less.



May include a part or all of said easement described above.

The Grantee shall have 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 to cut and keep clear all trees, undergrowth and other obstructions from said strip and 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.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor(s) for the purposes herein mentioned, and the Grantor(s) shall erect no structures on the portion of the land above described within the width of said easement, or do any act or thing which would in any way interfere with, damage, place at risk or pose future risk or possible risk to the mains, pipes, or appurtenances installed or to be installed within the width of said easement or interfere with the right of the Grantee to enter upon said land at any time for the purposes heretofore expressed and to have immediate access to all mains, pipes, and appurtenances.

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) for the purposes heretofore expressed. Any and all disturbed areas within said easement will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

Grantee agrees to leave the property substantially as found upon commencement of construction on said easement but is not required to improve said property beyond its original state and condition, subject to grassing and grading as described herein. Grantor(s) covenant that they have good and merchantable title to said property and good right to convey this easement.

In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release 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 water line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will by a benefit to the property of the undersigned.

20060119000029110 3/4 \$.00  
Shelby Cnty Judge of Probate, AL  
01/19/2006 09:00:24AM FILED/CERT

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 18<sup>th</sup> day of January, 2006.

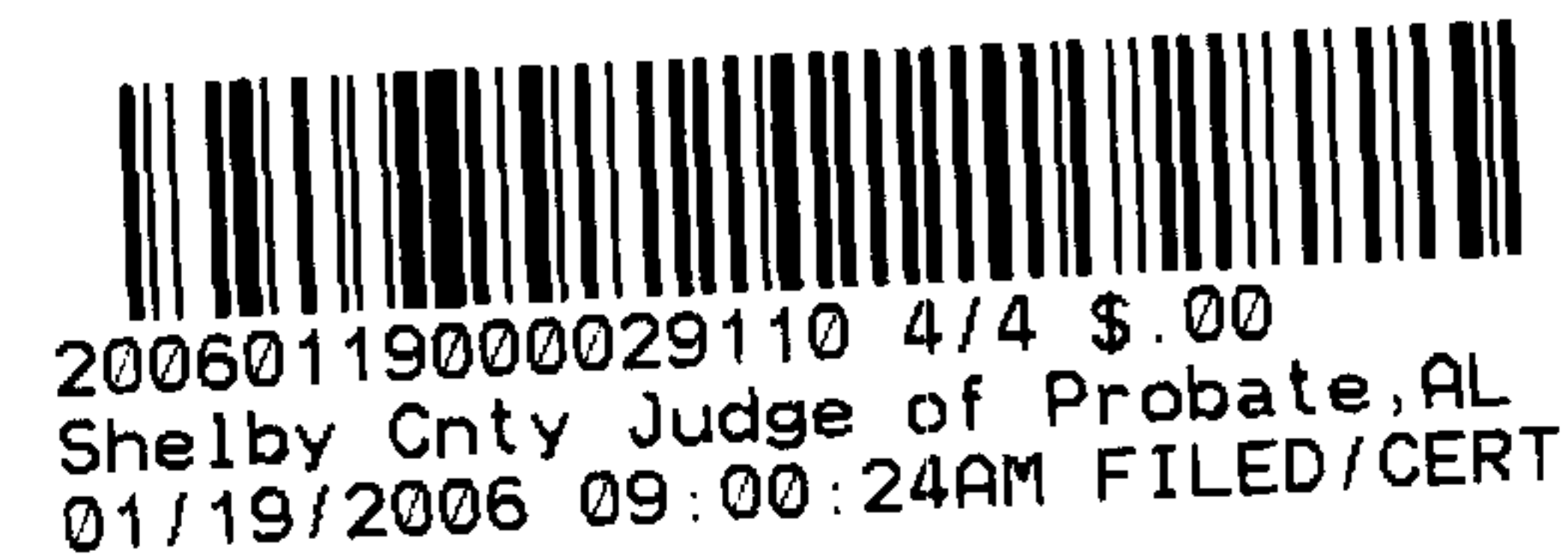
By: Kathy Joseph  
Kathy Joseph

By: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_





STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said state-at-large, do hereby certify that, Kathy Joseph, whose name is signed to the foregoing certificate as Grantor, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, do executed the same voluntarily as such individual with full authority thereof.

GIVEN under my hand and official seal of office this 18<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
Notary Public for the State of Alabama

My Commission Expires: 6-15-09

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said state-at-large, do hereby certify that, \_\_\_\_\_, whose name is signed to the foregoing certificate as Grantor, and who is known to me, acknowledged before me on this date that being duly informed of the contents of said certificate, do executed the same voluntarily as such individual with full authority thereof.

GIVEN under my hand and official seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Notary Public for the State of Alabama

My Commission Expires: \_\_\_\_\_