

## EASEMENT

This instrument was prepared by Steven R. Sears, attorney, 655 Main Street, BX Four, Montevallo, AL 35115+0004, without benefit of title evidence.

M&M Properties, ~~Inc.~~ <sup>*LLC*</sup>, of 354 Highway 54, Montevallo, AL 35115, in consideration of the prospective benefits to be derived by reason of the locating, establishing, constructing, and maintaining a certain sewer drain as hereinafter described, do hereby convey and release to the Montevallo Water and Sewer Board, an Alabama public utility corporation, of 613 Valley Street, Montevallo, AL 35115, an easement and right of way for the construction and maintenance of a sewer main across a part of its property described as follows:

## CONSTRUCTION EASEMENT

Commence at the NE corner of §29, Twp 22S, R3W, Shelby County, Alabama;

thence proceed S 03°42'43"W 184.03 feet to proposed manhole #1;  
 thence proceed N 68°25'04"W 318.85 feet to proposed manhole #2;  
 thence proceed N 33°24'36"W 180.27 feet to proposed manhole #3;  
 thence proceed N 34°36'24"W 262.93 feet to proposed manhole #4;  
 thence proceed N 27°37'11"W 421.83 feet to proposed manhole #5;  
 thence proceed N 27°21'32"W 399.46 feet to proposed manhole #6;  
 thence proceed N 15°22'56"W 258.01 feet to proposed manhole #7;  
 thence proceed N 14°28'34"W 205.00 feet to proposed manhole #8;  
 thence proceed N 13°22'29"E 082.11 feet to proposed manhole #9;  
 thence proceed N 46°05'01"E 226.33 feet to proposed manhole #10;  
 thence proceed N 36°16'57"E 213.86 feet to proposed manhole #11;  
 thence proceed N 37°50'51"E 00075 feet to proposed manhole #12;  
 thence proceed N 17°30'44"E 000400 feet to proposed manhole #13;  
 thence proceed N 17°09'07"E 00398 feet to proposed manhole #14;  
 thence proceed N 51°01'01"W 107.72 feet to proposed manhole #15;  
 thence proceed N 18°56'42"E 00400 feet to proposed manhole #16;  
 thence proceed N 12°59'48"E 00400 feet to proposed manhole #17;  
 thence proceed N 19°08'26"E 347.94 feet to proposed manhole #18;  
 thence proceed N 30°31'26"E 286.83 feet to proposed manhole #19;  
 thence proceed N 34°43'16"E 288.25 feet to proposed manhole #20;  
 thence proceed N 46°58'30"E 238.34 feet to proposed manhole #21;  
 thence proceed N 54°56'57"E 00180 feet to proposed manhole #22;

Shelby County, AL 02/14/2007  
 State of Alabama

Deed Tax: \$.50



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thence proceed N 24°11'35"E 00206 feet to proposed manhole #23;  
thence proceed N 42°44'17"E 00400 feet to proposed manhole #24;  
thence proceed N 67°02'40"E 120.26 feet to proposed manhole #25;  
thence proceed N 46°36'05"E 388.64 feet to proposed manhole #26;  
thence proceed N 46°35'49"E 287.09 feet to the point of beginning on  
the W boundary of the Salem Manor property: Thence continue N  
46°35'49"E 94.53 feet to proposed manhole #27, said easement lying 35  
feet E of the described line; thence proceed N 57°38' 73.64 feet to the NE  
boundary of the Salem Manor property, said easement lying 35 feet E of  
the described line.

#### PERMANENT EASEMENT

Commence at the NE corner of §29, Twp 22S, R3W, Shelby County,  
Alabama;

thence proceed S 03°42'43"W 184.03 feet to proposed manhole #1;  
thence proceed N 68°25'04"W 318.85 feet to proposed manhole #2;  
thence proceed N 33°24'36"W 180.27 feet to proposed manhole #3;  
thence proceed N 34°36'24"W 262.93 feet to proposed manhole #4;  
thence proceed N 27°37'11"W 421.83 feet to proposed manhole #5;  
thence proceed N 27°21'32"W 399.46 feet to proposed manhole #6;  
thence proceed N 15°22'56"W 258.01 feet to proposed manhole #7;  
thence proceed N 14°28'34"W 00205 feet to proposed manhole #8;  
thence proceed N 13°22'29"E 082.11 feet to proposed manhole #9;  
thence proceed N 46°05'01"E 226.33 feet to proposed manhole #10;  
thence proceed N 36°16'57"E 213.86 feet to proposed manhole #11;  
thence proceed N 37°50'51"E 00075 feet to proposed manhole #12;  
thence proceed N 17°30'44"E 00400 feet to proposed manhole #13;  
thence proceed N 17°09'07"E 00398 feet to proposed manhole #14;  
thence proceed N 51°01'01"W 107.72 feet to proposed manhole #15;  
thence proceed N 18°56'42"E 00400 feet to proposed manhole #16;  
thence proceed N 12°59'48"E 00400 feet to proposed manhole #17;  
thence proceed N 19°08'26"E 347.94 feet to proposed manhole #18;  
thence proceed N 30°31'26"E 286.83 feet to proposed manhole #19;  
thence proceed N 34°43'16"E 288.25 feet to proposed manhole #20;  
thence proceed N 46°58'30"E 238.34 feet to proposed manhole #21;  
thence proceed N 54°56'57"E 00180 feet to proposed manhole #22;  
thence proceed N 24°11'35"E 00206 feet to proposed manhole #23;  
thence proceed N 42°44'17"E 00400 feet to proposed manhole #24;



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thence proceed N 67°02'40"E 120.26 feet to proposed manhole #25;  
thence proceed N 46°36'05"E 388.64 feet to proposed manhole #26;  
thence proceed N 46°35'49"E 287.09 feet to the point of beginning on  
the W boundary of the Salem Manor property: thence continue N  
46°35'49"E 94.53 feet to proposed manhole #27, said easement lying 10  
feet E and 10 feet W of the described line; thence proceed N 57°38'  
73.64 feet to the NE boundary of the Salem Manor property, said  
easement lying 10 feet E and 10 feet W of the described line.

All according to a survey and description of InSite Engineering, Inc done in  
October 2006.

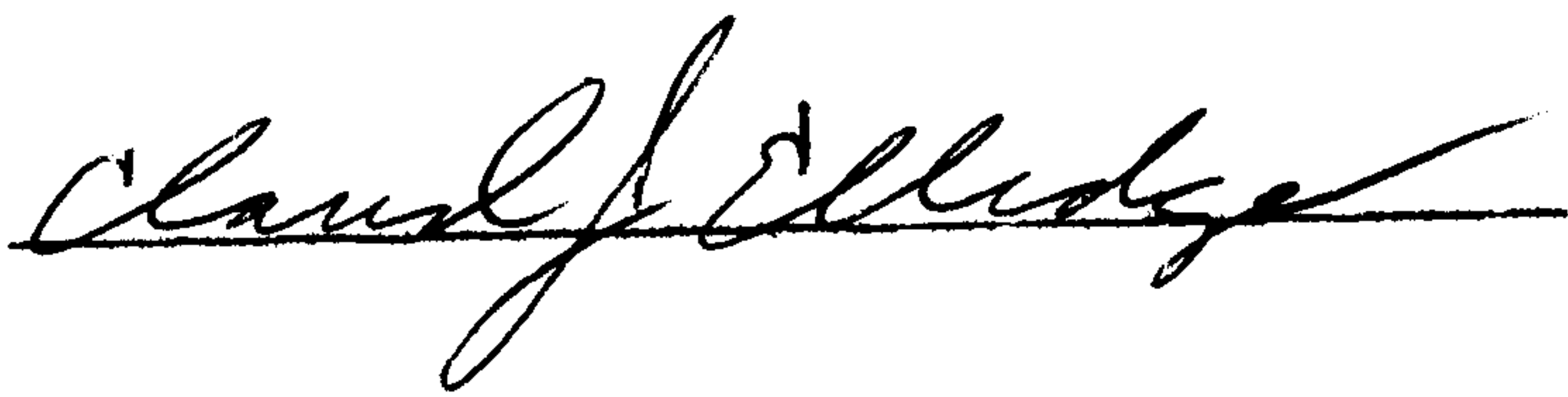
The right of way hereby conveyed and released is for the purpose of locating,  
establishing, constructing, and maintaining over and across the above-described  
land a sanitary sewer drain.

I also grant and convey to the Montevallo Water and Sewer Board, an Alabama  
public utility corporation, a right of entry upon, passage over, and deposit of  
excavated earth and storage of material and equipment on such area as may be  
necessary or useful for the maintenance, cleaning out, and repair of such drain,  
provided that each and every time the said Montevallo Water and Sewer Board  
disturbs the surface of the ground overlying this easement, it shall restore said  
surface to a safe and natural condition.

The easement granted herein shall touch and concern the land, and thus be binding  
on the successors in interest of all parties hereto.


In witness whereof, I have hereunto set my hand this 14 February 2007.  
2006.

Witness:



 (Seal)  
M&M PROPERTIES, INC.  
by Mike Allen

State of Alabama)  
County of Shelby)

  
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I, the undersigned notary public for the State of Alabama at Large, hereby certify that <sup>Mike Allen</sup>

whose name as President of M&M Properties, <sup>*MMA*</sup> ~~Inc.~~, an Alabama Corporation, is signed to the foregoing easement, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the easement and with full authority so to do, he executed the same voluntarily on the day the same bears date as and for the act of the said M&M Properties, ~~Inc.~~ <sup>*MMA*</sup>

Given under my hand and official seal this 14 February 2007.  
2006.

*Shirley Deon Cunningham*  
Notary public

**MY COMMISSION EXPIRES APRIL 22, 2009**



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