


\$ 500
BLP

UTILITY EASEMENT


20070430000196950 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
04/30/2007 08:47:04AM FILED/CERT

**GOLDEN MEADOWS SUBDIVISION
LOT 1**

Prepared by:
Bryan K. Pate, P.E.
InSite Engineering, LLC
100 Chase Park South, Suite 200
Hoover, Alabama 35244

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ONE & 00/100 Dollars (\$1.00) cash in hand paid by The Alabaster Water Board, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said Alabaster Water Board, its successors and assigns, an easement for the purpose of potable water conveyance, including the installation, maintenance, and repair of water pipelines, underground and on the surface, and underground and surface support facilities, including meters, said easement being located in Shelby County, Alabama and described as follows:

Beginning at the northwest property corner, an easement 10'-0" in width parallel to and east of the westernmost property line for a distance of 172.81 feet to the south, thence turning east an easement 15'-0" in width for a distance of 30.80 feet from the southwest property corner parallel to and north of the southernmost property line of Lot 1, Golden Meadows Subdivision, as shown on the attached Exhibit 1.

For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said Water Board 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, and the right to prohibit the construction or maintenance of any improvement or obstruction (except fencing) or the placement of spoil or fill dirt or heavy equipment or heavy objects on, over, across or upon said area herein conveyed without the written permission from the Alabaster Water Board.

In consideration of the benefit to the property of the undersigned by reason of construction of said potable water facility, the undersigned hereby release the Alabaster Water Board, the City of Alabaster, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property of said improvements, and the undersigned do hereby admit and acknowledge that said water facility is a benefit to the property of the undersigned.

The undersigned covenant with said Alabaster Water Board that the undersigned are seized in fee-simple of said premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals, all on this 20th day of APRIL, 2007.

Shelby County, AL 04/30/2007
State of Alabama

Deed Tax: \$.50

[GRANTORS]

BAZEMORE PROPERTIES, LLC

BY: Theresa Ritchie

ITS: Managing Member

STATE OF FLORIDA)

ESCAMBIA COUNTY)

I, JANET MYERS, a Notary Public in and for said County in said
State, hereby certify that THERESA RITCHIE whose name as MANAGING MEMBER
of Bazemore Properties, LLC, a limited liability company, 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/she, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation acting in its capacity
as MANAGING MEMBER as aforesaid.

Given under my hand this 20TH day of APRIL, 2007.

Janet Myers
Notary Public

My Commission expires: APRIL 21, 2008

[Notarial Seal]

NOTARY PUBLIC
STATE OF FLORIDA
JANET MYERS
COMMISSION #DD284333
EXPIRES APRIL 21, 2008