

\$ 500.00

EASEMENT DEED (DRAINAGE, UTILITIES, AND SIGNAGE)


20080130000038100 1/3 \$17.50
Shelby Cnty Judge of Probate, AL
01/30/2008 08:28:53AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of an act of charity to help benefit the Citizens of Alabaster Alabama given free of charge and paid in fully by KEN UNDERWOOD CLASSIC HOMES the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said CITY OF ALABASTER AND SHELBY FARMS HOME OWNERS ASSOCIATION, its successors and assigns, a easement for public purposes, including a public appurtenances, including drainage facilities, signage, underground water and sewer lines and other public utilities and devices both below and above ground. Said EASEMENT being located in SHELBY COUNTY, Alabama and described as follows, to-wit:

A DRAIANGE, UTILITY, AND SIGNAGE EASEMENT LYING SOLEY WITHIN LOT 130. SAID EASEMENT BEING 12 OFFSET FROM THE STATE HIGHWAY 119 RIGHT OF WAY AND 12 FOOT OFFSET FROM SHELBY FARMS DRIVE RIGHT OF WAY.

SUBDIVISION SIGNAGE, POWER, AND LANDSCAPING MAINTAINENCE INSIDE THIS EASEMENT WILL THE SHELBY FARMS HOME OWNERS ASSOCIATIONS RESPONSIBILITY.

The above property is located in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

SEE ATTACHED EXHIBIT FOR REPRESENTATION

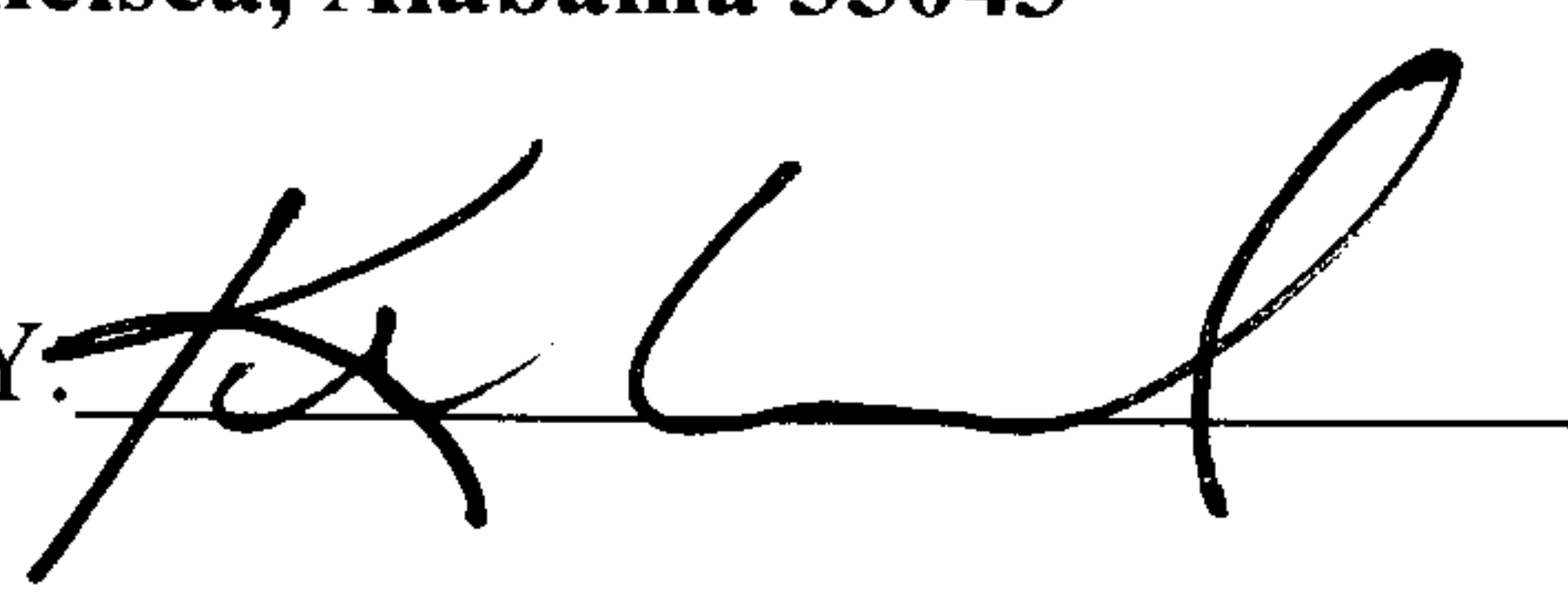
For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said City and Association the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, 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 on, over, across or upon said area herein conveyed without the written permission from City of Alabaster.

In consideration of the benefit to the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release City of Alabaster, the Shelby Farms Home Owners Association, 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 the undersigned arising or resulting from the construction, maintenance and repair of said improvement, 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.

The undersigned covenant with said City of Alabaster and The Shelby Farms Home Owners Association 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 29 day of January, 2008.

KEN UNDERWOOD CLASSIC HOMES
109 Foothill Parkway
Chelsea, Alabama 35043

BY: 

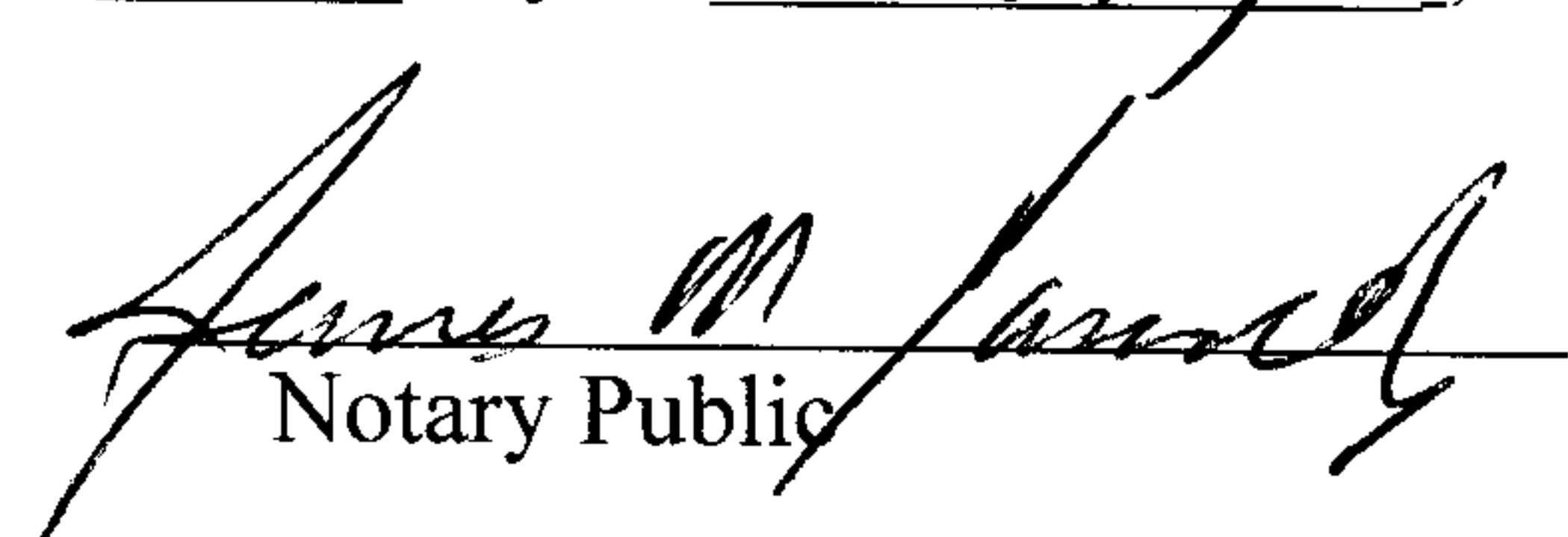
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I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Ken Underwood whose name as Owner of the Ken Underwood Classic Homes a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer, and with full authority, has executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this 29th day of January, 2008.


Notary Public

My commission expires: 10/11/10

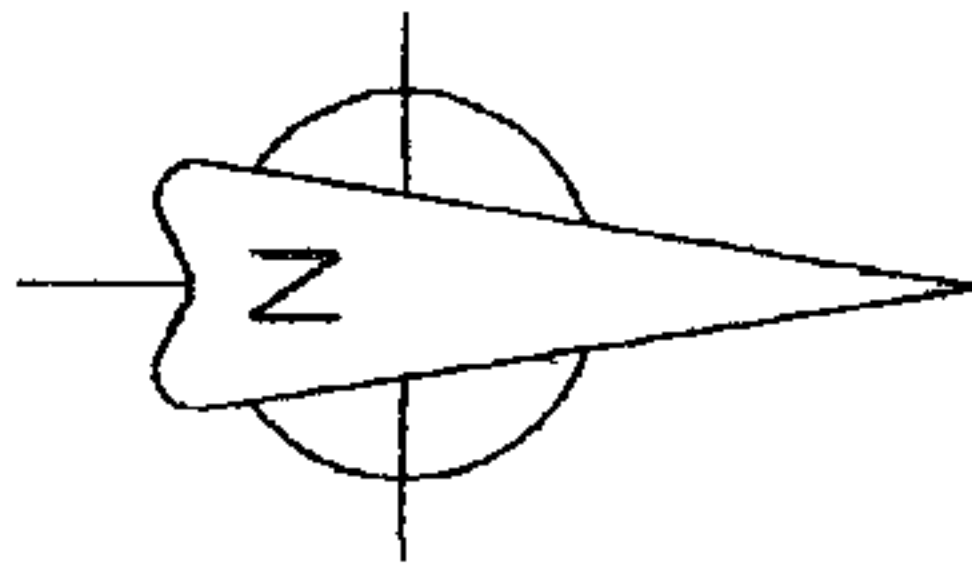


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THE PURPOSE OF THIS DOCUMENT IS FOR AN EASEMENT
EXHIBIT FOR THE SHELBY FARMS SUBDIVISION. THIS DEPICTS ONLY THE
ADDITIONAL DRAINAGE, UTILITY, AND SIGNAGE EASEMENTS SHOWN ON LOTS 130 AND LOTS 1.
ALL OTHER INFORMATION CAN BE OBTAINED FROM THE SHELBY FARMS RECORD PLAT.

Shelby County, AL 01/30/2008
State of Alabama

Deed Tax: \$.50



SCALE = 1" = 100'

