


EASEMENT DEED (DRAINAGE & UTILITIES)


20080130000038120 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/30/2008 08:28:55AM 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 MAYHALL BUILDERS INC, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said CITY OF ALABASTER, its successors and assigns, a easement for public purposes, including a public appurtenances, including drainage facilities, 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 DRAINAGE AND UTILITY EASEMENT LYING 10 FOOT EAST OF THE WESTERN BOUNDARY OF LOTS 1, 3, 5, 7, 9, 11, 13 ALONG AND PARALLEL TO STATE HIGHWAY 119 RIGHT OF WAY. EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER WHO'S LAND THE EASEMENT IS CONTAINED WITHIN.

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 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 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 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 29th day of January, 2008.

Mayhall Builders Inc.
P.O Box 570
Alabaster, Alabama 35007

BY: John Mayhall

STATE OF ALABAMA)

SHELBY COUNTY)


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I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify
that John Mayhall whose name as
Owner of the Mayhall Builders Inc. 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.

My commission expires: 10/10/10

James M. Powell
Notary Public

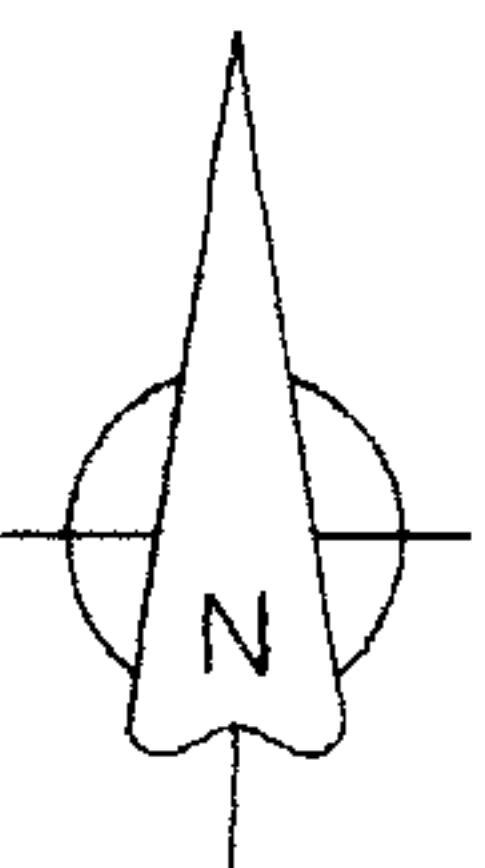
10 FOOT EASEMENT
FOR DRAINAGE AND UTILITIES
(10 EAST OF AND PARALLEL TO HWY 119 R.O.W.)

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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 AND UTILITY EASEMENTS SHOWN ON LOTS 130 AND LOTS 1 -14.
ALL OTHER INFORMATION CAN BE OBTAINED FROM THE SHELBY FARMS RECORD PLAT.



10 FOOT EASEMENT
FOR DRAINAGE AND UTILITIES
(10 EAST OF AND PARALLEL TO HWY 119 R.O.W.)

SHELBY FARMS DRIVE

HIGHWAY 119

SHELBY FARMS LANE
50' R/W

