

8500 HPL

This instrument was prepared by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
545 Main Street
Montevallo, AL 35115

GRANT OF EASEMENT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and in further consideration of the benefits to be obtained by GRANTOR from the improvements to be made by the GRANTEE, the undersigned Warren Bruce McClanahan, a married man (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto the City of Montevallo, Alabama (herein referred to as GRANTEE, whether one or more) an exclusive easement (subject to GRANTOR'S reservation of rights as set out below) for the following described purposes on, over, and under that portion of the following described real estate owned by GRANTOR, which real estate is situated in Shelby County, Alabama, to-wit:

A parcel of real estate lying in the SW 1/4 of Section 21, Township 22 South, Range 3 West, City of Montevallo, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1/4" rebar found in place on the Southeast right-of-way line of Valley Street, being N 52° 11' 31" E a distance of 79.36 feet from the intersection of said Southeast right-of-way line and the Northwest right-of-way line of Shelby Street; thence run N 52° 11' 31" E along said right-of-way line for a distance of 117.31 feet to the Point of Beginning; thence continue N 52° 11' 31" E for a distance of 27.33 feet to a point; thence S 37° 48' 29" E for a distance of 145.60 feet to a point; thence N 51° 49' 21" E for a distance of 29.43 feet to a point; thence S 37° 51' 55" E for a distance of 59.91 feet to a point; thence S 52° 08' 05" W for a distance of 92.79 feet to a point; thence N 37° 50' 27" W for a distance of 19.97 feet to a point; thence S 52° 09' 33" W for a distance of 25.78 feet to a point; thence S 37° 50' 27" E for a distance of 34.94 feet to a point; thence S 52° 09' 33" W for a distance of 30.78 feet to a point; thence N 37° 50' 27" W for a distance of 25.08 feet to a point; thence S 52° 09' 33" W for a distance of 26.45 feet to a point; thence S 37° 50' 27" E for a distance of 25.08 feet to a point; thence S 52° 09' 33" W for a distance of 22.56 feet to a point; thence N 37° 50' 27" W for a distance of 15.26 feet to a point; thence S 52° 09' 33" W for a distance of 54.12 feet to a point on the Northeast right-of-way line of Shelby Street; thence N 37° 48' 29" W along said right-of-way line for a distance of 55.20 feet to a point; thence S 52° 11' 31" W for a distance of 4.00 feet to a point; thence N 36° 39' 44" W for a distance of 26.47 feet to a point; thence N 51° 44' 23" E for a distance of 160.65 feet to a point; thence N 38° 13' 58" W for a distance of 69.82 feet to a point; thence N 51° 58' 58" E for a distance of 39.21 feet to a point; thence N 38° 01' 02" W for a distance of 52.31 feet to the Point of



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Beginning. Said above described real estate contains 0.60 acres, more or less.

A plat of said real estate is attached hereto as Exhibit A.

The above described property is not the homestead of GRANTOR or his spouse.

The easement granted herein is given to GRANTOR in conjunction with a project known as the Merchants' Alley, in order to beautify and improve the above described real estate, revitalize the downtown, and provide an area in downtown Montevallo for the general public to use as a walkway and park. In furtherance of the Merchants' Alley project, the easement granted herein is for the following described purposes: pedestrian and vehicular ingress and egress; installation and maintenance of utilities and drainage facilities (not including maintenance of existing utilities); construction and maintenance of parking spaces and paving; planting and maintenance of trees, shrubs, flowers, and landscaping, and installation and maintenance of sprinkler systems; installation and maintenance of pedestrian walkways, benches, lights, and similar fixtures; and any other use, fixture or appliance related to such purposes in order for GRANTOR to construct, repair, and maintain, and for GRANTOR and the general public to utilize, the Merchants' Alley project.

This grant of easement is made subject to GRANTOR'S reservation of the right to continue leasing to and collecting rent for parking spaces from the owners and/or tenants of the real property now owned by University Investments, LLC, Shelby County Tax Parcel # 27-5-21-3-304-019.000, for the same number and location of spaces as is currently being leased, and the right of such lessee to use such parking spaces in the same manner as they are currently being used. GRANTEE may exercise the easement rights granted herein on, over or under said parking spaces, provided the exercise of such rights does not interfere with GRANTOR'S reserved rights in said parking spaces.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
3 day of October, 2008.


Warren Bruce McClanahan

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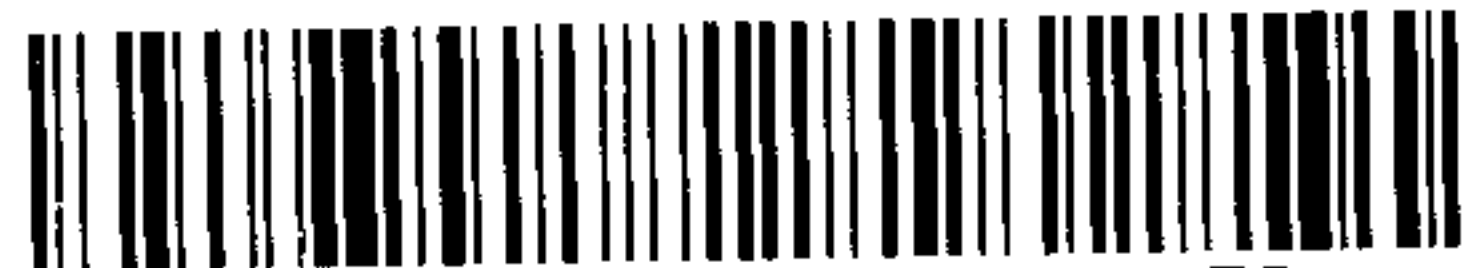
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

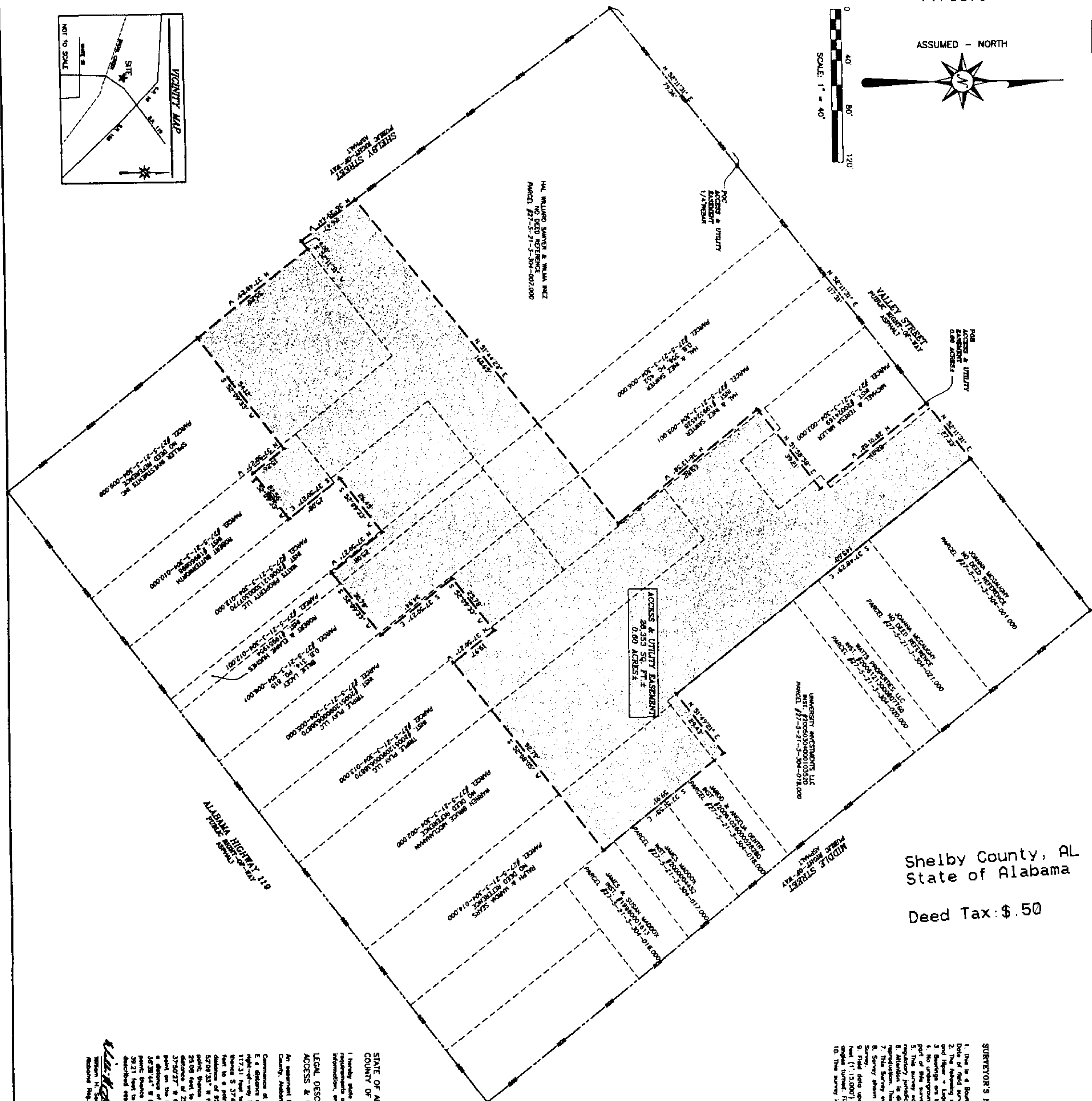
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Warren Bruce McClanahan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2008.


Notary Public



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Shelby County, AL 11/05/2008
State of Alabama

Deed Tax: \$.50

SURVEYOR'S NOTES

1. This is a Boundary Survey made on the ground under the supervision of an Alabama Registered Land Surveyor.
2. The survey was made on the 10th day of November, 2007.
3. The survey was made on the 10th day of November, 2007.
4. The survey was made on the 10th day of November, 2007.
5. The survey was made on the 10th day of November, 2007.
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8. The survey was made on the 10th day of November, 2007.
9. The survey was made on the 10th day of November, 2007.
10. The survey was made on the 10th day of November, 2007.

11/05/2008



SMW
engineering group, inc.

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504

TYPE OF SURVEY **EASEMENT**
CLIENT **CITY OF MONTEVALLO**
545 MAIN STREET
MONTEVALLO, ALABAMA 35115
APPROVED **WHS** DESIGNED **N/A** DRAWN **BS** CHECKED **AAK** PROJECT NO. **07-0979**
DATE **08/26/08** SCALE **1" = 40'** SHEET **1** OF **1**

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVIS EASEMENT	08/26/08