

\$500.00

PROJECT NAME: Edenton Residential Condominium

STATE OF ALABAMA )

SHELBY COUNTY )

20090126000023560 1/4 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/26/2009 12:23:19PM FILED/CERT

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 SWWC Utilities, Inc., the receipt whereof is hereby acknowledged, the undersigned, does hereby grant, bargain, sell and convey unto the said SWWC Utilities, Inc., a Delaware corporation, its successors and assigns, a permanent and perpetual non-exclusive easement over, across, through and upon a portion of the following described lands which are identified as Common Elements (Exhibit "B") (exclusive of Limited Common Elements) (as defined in the Declaration of Edenton Condominiums as recorded in Instrument #20070420000184480) on the 4<sup>th</sup> Amended Condominium Plat of Edenton, a Condominium as recorded in the Shelby County Probate Office in Map Book 40, Page 54, and any subsequent Amendments of this plat, for sanitary sewer purposes, including the maintenance of sewer pipelines, underground and on the surface, and underground and surface support facilities, including pump station, access points, stubouts and manholes, the property the subject of the easement being located in Shelby County and described as follows:

See attached Exhibit "A"

For the consideration aforesaid, the undersigned does grant, bargain, sell and convey unto said SSWWC Utilities, Inc. the right and privilege of a perpetual use of the common elements of said lands for such 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 lands.

The undersigned covenants with said SWWC Utilities, Inc. that the undersigned is seized in fee-simple of said premises and has 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 land from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, all on this day of 21<sup>st</sup> January, 2009

CAHABA BEACH INVESTMENTS, LLC

By: NSH CORP., Its Sole Member

By:   
Jonathan Belcher, President

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, in and for said County, in said State, hereby certify that Jonathan Belcher, whose name as President of NSH Corp., a corporation, the sole member of Cahaba Beach Investments, LLC, an Alabama limited liability company, 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, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 21<sup>st</sup> day of January, 2009.



Notary Public


My commission expires 8/24/12



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Exhibit "A"  
Legal description of the property

  
20090126000023560 3/4 \$20.50  
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STATE OF ALABAMA

SHELBY COUNTY

A parcel of land being the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast Corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 25; thence West, along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 1314.65 feet to the Southwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence  $87^{\circ}44'56''$  right, in a Northerly direction and along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 1315.03 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence  $92^{\circ}05'18''$  right, in an Easterly direction and along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 1317.26 feet to the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence  $88^{\circ}01'52''$  right, in a Southerly direction and along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 1318.67 feet to the Point of Beginning.

**LESS AND EXCEPT THE FOLLOWING PARCEL:**

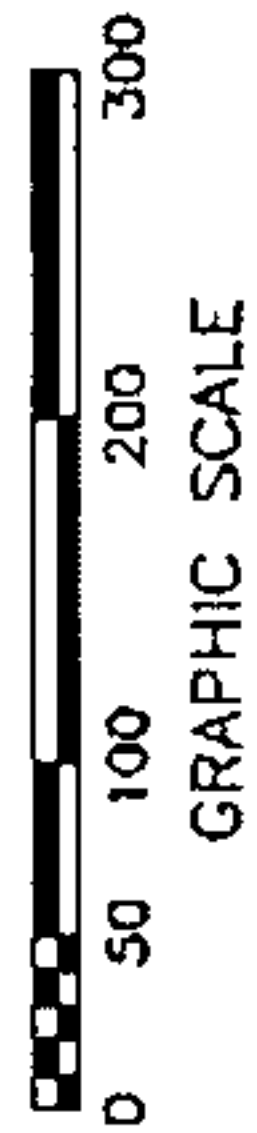
A parcel of land being in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 25; thence South, along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 73.91 feet to the POINT OF BEGINNING, said point being a point on the Northerly right-of-way line of Cahaba Beach Road; thence continue South, along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 60.80 feet to a point on the Southerly right-of-way line of said Cahaba Beach Road; thence  $99^{\circ}18'15''$  right, in a Northwesterly direction and along said right-of-way line, a distance of 39.36 feet to the beginning of a curve to the right, said curve having a radius of 1030.00 feet and a central angle of  $13^{\circ}15'19''$ ; thence along arc of said curve, in a Northwesterly direction and along said right-of-way line, a distance of 238.29 feet to end of said curve; thence continue along tangent of curve, in a Northwesterly direction and along said right-of-way line, a distance of 205.35 feet to a point on the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence leaving said right-of-way line  $159^{\circ}24'26''$  right, in an Easterly direction along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, a distance of 170.59 feet to a point on the Northerly right-of-way line of said Cahaba Beach Road; thence leaving said North line  $20^{\circ}35'34''$  right, in a Southeasterly direction and along said right-of-way line, a distance of 45.66 feet to the beginning of a curve to the left, said curve having a radius of 970.00 feet and a central angle of  $13^{\circ}15'19''$ ; thence along arc of said curve, in a Southeasterly direction and along said right-of-way line, a distance of 224.41 feet to end of said curve; thence continue along tangent of curve, in a Southeasterly direction and along said right-of-way line, a distance of 29.53 feet to the POINT OF BEGINNING



## Exhibit "B" Edenton, A Condominium Sanitary Sewer Locations

Being situated in the  
Southeast 1/4 of the Southeast 1/4 of  
Section 25, Township 18 South, Range 2 West,  
Shelby County, Alabama



STATE OF ALABAMA  
SHELBY COUNTY

A parcel of land being the Southeast 1/4 of the Southeast 1/4 of Section 25,  
Township 18 South, Range 2 West, Shelby County, Alabama, being more particularly  
described as follows:

Begin at the Southeast Corner of the Southeast 1/4 of the Southeast 1/4 of said  
Section 25; thence West, along the South line of said 1/4 - 1/4 Section, a distance of  
1314.65 feet to the Southwest corner of said 1/4 - 1/4 Section; thence 87°44'56" right, in a  
Northerly direction and along the West line of said 1/4 - 1/4 Section, a distance of 1315.03  
feet to the Northwest corner of said 1/4 - 1/4 Section; thence 92°05'18" right, in an Easterly  
direction and along the North line of said 1/4 - 1/4 Section, a distance of 1317.26 feet to the  
Northeast corner of said 1/4 - 1/4 Section; thence 88°01'52" right, in a Southerly direction  
and along the East line of said 1/4 - 1/4 Section, a distance of 1318.67 feet to the Point of  
Beginning.

LESS AND EXCEPT any part of subject property lying within a public road right-of-way.  
Said parcel contains 39.75 Acres, more or less.

