



PERMANENT EASEMENT DEED

City of Chelsea, AL
PID #: 09-8-27-0-001-005.000

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Shelby County (Grantee), its agents, successors, and assigns a permanent easement and right of ingress and egress to and from, also over and across a strip of land for the purpose of constructing, operating, maintaining and repairing water and/or sanitary sewer mains, pipes, water meters, with appurtenances and the right to install and maintain other utilities at the sole discretion of the Grantee. Said strip of land being located within the property of the undersigned Grantors as described in Shelby Co.- 20050520000247030 - 5/20/2005, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, T19S R1W and a part of Shelby County Tax Parcel No. 09-8-27-0-001-005.000 more particularly described as follows:

Commence at a point where the North right of way line of the Florida Short Route Highway (Highway #91) intersects the west line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 West, and run in an easterly direction along the North right of way line of said highway and along the assumed bearing of N 89°44'40" E a distance of 24.96' to the point of beginning of the easement parcel; thence N 03°22'38" E a distance of 24.43'; thence S 86°37'22" E a distance of 10.00'; thence S 03°22'38" W a distance of 23.65' to a point on the Right of Way for Said Highway #91 and to a point on a curve turning to the left with a radius of 1044.08', with a chord bearing of N 88°45'32" W, and with a chord length of 10.01'; thence along said Right of way and along the arc of said curve 10.01' to the point of beginning.

Said parcel contains 245.8 sq. feet or 0.006 acres more or less.

The Grantee shall have 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 to cut and keep clear all trees, undergrowth and other obstructions from said strip and 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.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor(s) for the purposes herein mentioned, and the Grantor(s) shall erect no structures on the portion of the land above described within the width of said easement, or do any act or thing which would in any way interfere with, damage, place at risk or pose future risk or possible risk to the mains, pipes, or appurtenances installed or to be installed within the width of said easement or interfere with the right of the Grantee to enter upon said land at any time for the purposes heretofore expressed and to have immediate access to all mains, pipes, and appurtenances.

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) for the purposes heretofore expressed. Any and all disturbed areas within said easement will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

Grantee agrees to leave the property substantially as found upon commencement of construction on said easement but is not required to improve said property beyond its original state and condition, subject to grassing and grading as described herein. Grantor(s) covenant that they have good and merchantable title to said property and good right to convey this easement.

In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the Grantee, its agents, successors, and assigns, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said premises and repair of said water and/or sanitary sewer line 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.



20101210000414190 3/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/10/2010 10:12:51 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and
seals, all on this 9th day of December, 2010

By: Earl Niven
Honorable Earl Niven, Mayor

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby
certify that, Earl Niven, an Authorized Representative of City of Chelsea, AL,
whose name is signed to the foregoing certificate as Grantor, and who is known
to me, acknowledged before me, on this date that after being duly informed of
the contents of said certificate, do execute the same voluntarily as such
individual with full authority thereof.

Given under my hand and seal this the 9th day of
December, 2010.

Becky C. Sanders
Notary Public for the State of Alabama

My commission expires _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 1, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

SE CORNER
NW 1/4
SEC 27, T19S, R1W

Approx. 1/4-1/4 Line

SW CORNER
NE 1/4
SEC 27, T19S, R1W

Rebar & Cap
Found (Dist.)

88°26'06"

91°33'54"

350 (deed)

ACREAGE

Old Fence
(Dist.)

ACREAGE



20101210000414190 4/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/10/2010 10:12:51 AM FILED/CERT

181.57' (meas.)

Set Point

24.43'
10'
23.65'

24.96'

10.01'

EASEMENT PARCEL

EX. MOBILE HOME

Conc.

EX. FIRE HALL

100.00' (deed)

150' (deed)

268°26'06"

Rebar

Chain-Link Fence
(Dist.)

BK 319, PAGE 716

OLD U.S. HIGHWAY 280 (CHESSER DR.)

P.O.C.

INTERSECTION OF NORTH RIGHT OF WAY
FLORIDA SHORT ROUTE HIGHWAY (#91)
AND WEST LINE OF NW 1/4 OF THE SE 1/4
SEC 27, T19S, R1W