


THIS INSTRUMENT PREPARED BY:

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20120208000048040 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/08/2012 03:24:39 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

PERMANENT EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)**, and other good and valuable consideration in hand paid by the City of Pelham, Alabama, the receipt whereof is hereby acknowledged, I, **Doris Estell**, a ___ married woman, (hereinafter referred as Grantor), do hereby grant, bargain, and convey unto the **City of Pelham, Alabama**, a municipal corporation (hereinafter referred to as Grantee), its agents, successors, and assigns, a permanent and perpetual easement and right-of-way to, from, and over the parcel of land hereinafter described for the purpose of constructing, operating, maintaining, and repairing water mains, pipes, water meters, with appurtenances, the installation of other utilities at the sole discretion of Grantee, and for public highway purposes, and the construction, use, and maintenance of improvements and widening of the State Park Road, which said land is more particularly described as follows:

A Proposed easement situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 8.22' to a point on the westerly right of way line of Shelby County Highway 35; thence turn on angle to the right of 85°12'56" and run southeasterly along said right of way, a distance of 14.02' to the point of a curve to the right, having a radius of 1210.00' and a central angle of 11°01'26"; thence run southerly along said curve, a distance of 232.81' to the end of said curve; thence continue southerly, tangent to said curve, a distance of 60.47' to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle to the right of 173°47'12" and run North, along said West line, a distance of 306.65' to the POINT OF BEGINNING

The above described property constitutes no part of the homestead of Grantor or Grantor's spouse if married.

The Grantee shall have the right and privilege of a perpetual use of said lands for such public purposes, 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.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor for the purposes herein mentioned, and the Grantor 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, utilities, drainage facilities, 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, appurtenances, drainage, and utilities therein and thereon .

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor for the purposes heretofore expressed. Any and all disturbed areas within said easements 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 covenants that she has good and merchantable title to said property and good right to convey this easement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of JANUARY, 2012.

Doris Estell
Doris Estell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said state-at-large, do hereby certify that **Doris Estell**, an married woman, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being duly informed of the contents of the conveyance, she executed the same voluntarily as such individual with full authority on the day the same bears date.

Given under my hand and official seal this 30th day of JAN, 2012.

[Signature]
Notary Public



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POINT OF BEGINNING
NW CORNER
SE $\frac{1}{4}$ - NE $\frac{1}{4}$
SEC 7, T 20 S, R 2 W
SHELBY COUNTY,
ALABAMA

8.22'

14.02'
95°47'04"

PROPOSED
EASEMENT

306.65'

3,040 Sq. Ft.
A=232.81' R=1210.00'
 $\Delta=11^{\circ}01'26''$

SHELBY COUNTY HWY 35

80' ROW

60.47'

EXISTING DRIVEWAY

173°47'12"

A Proposed easement situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW Corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 8.22' to a point on the westerly right of way line of Shelby County Highway 35; thence turn an angle to the right of 85°12'56" and run southeasterly along said right of way, a distance of 14.02' to the point of a curve to the right, having a radius of 1210.00' and a central angle of 11°01'26"; thence run southerly along said curve, a distance of 232.81' to the end of said curve; thence continue southerly, tangent to said curve, a distance of 60.47' to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence turn an angle to the right of 173°47'12" and run North, along said West line, a distance of 306.65' to the POINT OF BEGINNING.