

LOT 1 VALLEY COMMERCE PARK

SEWER EASEMENT

STATE OF ALABAMA
SHELBY COUNTY

PREPARED BY:
NAME JOSEPH A. MILLER, III PE&PLS 17054
COMPANY MILLER, TRIPLETT & MILLER
ADDRESS 2217 10TH COURT SOUTH
BIRMINGHAM, AL 35205

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **(\$1.00) ONE DOLLAR** cash in hand paid by City of Pelham, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said City of Pelham, its successors and assigns, a right-of-way and easement for sanitary sewer purposes, including the installation and maintenance of sewer pipelines, underground and on the surface, and underground and surface support facilities, including station, access points, stubouts and manholes, said right-of-way and easement being located in the City of Pelham and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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 (except fencing) or the placement of spoil or fill dirt or heavy equipment or heavy objects on, over, across or upon said area herein conveyed without the written permission from the City of Pelham.

In consideration of the benefit to the property of undersigned by reason of the construction of said sewer facility, the undersigned hereby release the City of Pelham, the State of Alabama, and/or the United States of America, and/or any or 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 sewer facility, if and when constructed, will be a benefit to the property of the undersigned.

The undersigned covenant with said City of Pelham 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.

If for any reason the undersigned, its successors and assigns, chooses to relocate the sewer line located in the subject Sewer Easement, it may do so at its sole discretion, subject to the relocated sewer line being installed in a manner approved by the City of Pelham. Any such location will be at the cost of the undersigned.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 24th day of May, 2012.

WITNESS:
J. Miller

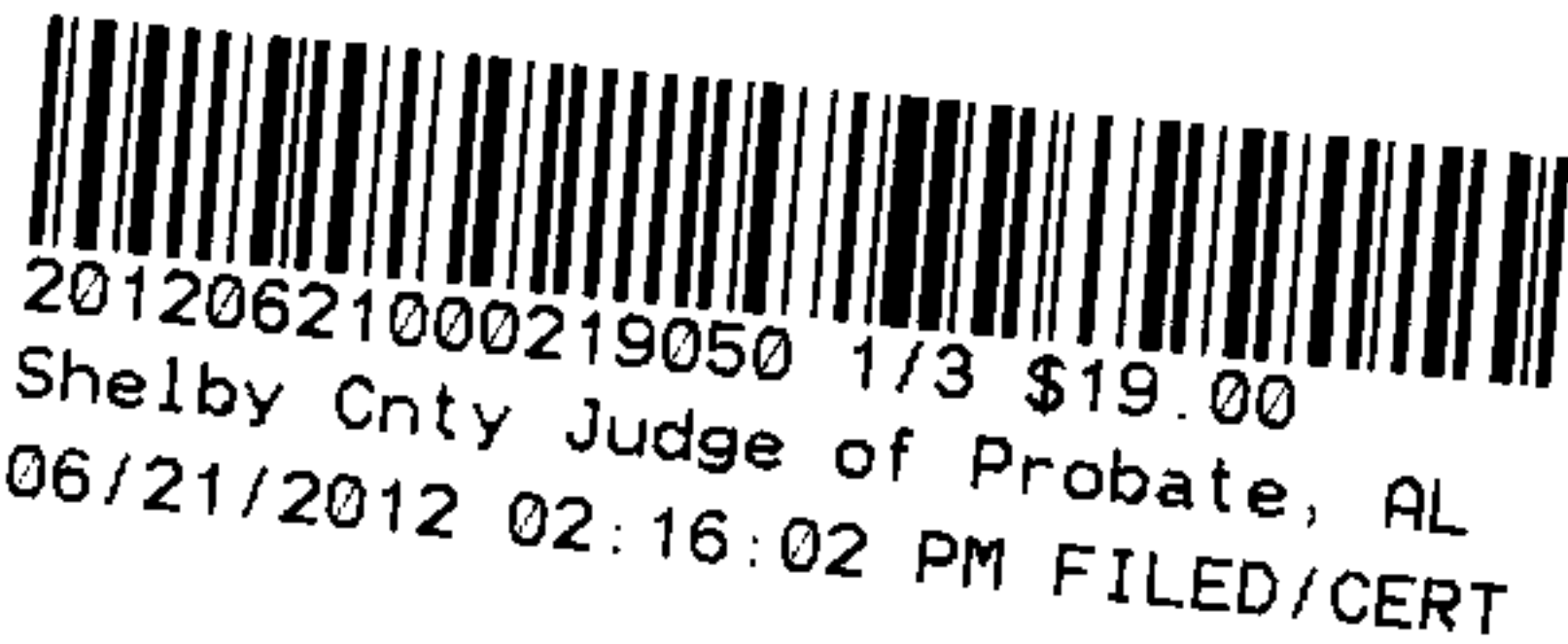
Supreme Partners, LLC.
By: *Wes Taylor* (SEAL)
Wes Taylor
As its *MEMBER*

The State of Alabama
Shelby County

I, the undersigned authority, in and for said County, in said State, hereby certify that Wes Taylor, whose name as member of Supreme Partners, Inc. 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, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of May, 2012.

Wendy Drennon Hyl
Notary Public



COMMENCE AT THE NORTHEASTERN CORNER OF LOT 1, VALLEY COMMERCE PARK, AS RECORDED IN MAP BOOK 40, PAGE 20, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY NO. 33; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 1 FOR 133.31 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE SANITARY SEWER EASEMENT, LYING 10 FOOT EACH SIDE OF, PARALLEL TO AND ABUTTING SAID CENTERLINE; THENCE TURN TO THE RIGHT OF 92°45'34" AND RUN SOUTHWESTERLY ALONG SAID CENTERLINE FOR 144.44 FEET TO A POINT; THENCE TURN AN ANGLE TO THE LEFT OF 78°30'07". AT THIS POINT, THE EASEMENT WILL BECOME 15 FOOT WIDE, 7.5 FEET EACH SIDE OF AND PARALLEL TO SAID CENTERLINE; THENCE RUN 112.95 FEET TO THE END OF SAID CENTERLINE OF SANITARY SEWER EASEMENT.



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Shelby Cnty Judge of Probate, AL
06/21/2012 02:16:02 PM FILED/CERT

