

PERMANENT EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

value 500
20130510000194560 1/2 \$15.50
Shelby Cnty Judge of Probate, AL
05/10/2013 11:22:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by William C. Reid, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Southwest Water Company (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 sanitary sewer mains, pipes, with appurtenances. Said strip of land being located within the property of the undersigned Grantors as described in Instrument # 20110208000045790, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

An easement, ten feet in width, situated in the Southeast Quarter of Section 6, Township 19 South, Range 1 West, Huntsville Principal Meridian, Shelby County, Alabama, and being a part of Lot 49, Little Ridge Estates, as recorded in Map Book 9 at Pages 174 A & B, in the Office of Probate Judge, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast Corner of Lot 49, Little Ridge Estates, as recorded in Map Book 9 at Pages 174 A & B, in the Office of Probate Judge, Shelby County, Alabama, said point being the point of beginning of an easement, ten feet in width, being bounded on the South side by the South Line of said Lot 49 and being bounded on the North side by a line ten feet northerly of the following described line: thence, in a westerly direction, along and with the South Line of said Lot 49, 107.71 feet to the Southwest Corner of said Lot 49, also being the southeasterly right-of-way margin of Cahaba Valley Road, also known as Alabama Highway 119, and the point of ending of said line and said easement.

The North line of this easement shall be lengthened or shortened, at the point of beginning to coincide with the Southeasterly Line of said Lot 49 and at the point of ending to coincide with the Northwestern Line of said Lot 49, also being the Southeasterly right-of-way margin of Cahaba Valley Road, also known as Alabama Highway 119.

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.

Shelby County, AL 05/10/2013
State of Alabama
Deed Tax: \$.50

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 do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 10th day of May, 2013.

By: _____

Mark N. Clark

Bonnie Clark

Elizabeth A. Aldridge
notary public - exp 2/10/16

WITNESSES:



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