

PERMANENT UTILITY EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County Schools

PID #: 15 2 03 0 001 004.003

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 Shelby County, Alabama, a political subdivision of the State of Alabama (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 Instrument Number: 20120119000023520, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

Two waterline easements located in the NE ¼ of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

EASEMENT 1

Commence at the NE corner of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 88°32'16" W along the north line of the NE ¼ of said section a distance of 2055.20 feet to a point; thence S 1°27'44" E and leaving said ¼ line a distance of 254.52 feet to a point on the proposed southern right-of-way of Hornet Drive, said point also being the POINT OF BEGINNING; thence S 58°42'04" E along said right-of-way a distance of 93.80 feet to a point of curve to the left having a central angle of 8°08'44" and a radius of 2090.00 feet, said curve subtended by a chord bearing S 62°46'26" E and a chord distance of 296.88 feet; thence along the arc of said curve and along said right-of-way a distance of 297.13 feet to a point; thence S 66°50'49" E along said right-of-way a distance of 35.38 feet to a point of curve to the

left having a central angle of 2°56'31" and a radius of 2090.00 feet, said curve subtended by a chord bearing S 68°19'04" E and a chord distance of 107.30 feet; thence along the arc of said curve and along said right-of-way a distance of 107.31 feet to a point; thence S 20°12'40" W and leaving said right-of-way a distance of 20.00 feet to a point of non-tangent curve to the right having a central angle of 2°56'31" and a radius of 2110.00 feet, said curve subtended by a chord bearing N 68°19'04" W and a chord distance of 108.33 feet; thence along the arc of said curve and parallel to the southern right-of-way of Hornet Drive a distance of 108.34 feet to a point; thence N 66°50'49" W and parallel to said right-of-way a distance of 35.38 feet to a point of curve to the right having a central angle of 6°14'45" and a radius of 2110.00 feet, said curve subtended by a chord bearing N 63°43'26" W and a chord distance of 229.90 feet; thence along the arc of said curve and parallel with said right-of-way a distance of 230.01 feet to a point; thence S 29°23'57" W a distance of 12.74 feet to a point; thence N 60°36'03" W a distance of 10 feet to a point; thence N 29°23'57" E a distance of 12.76 feet to a point on a non-tangent curve to the right having a central angle of 1°37'41" and a radius of 2110.00', said curve subtended by a chord bearing N 59°30'55" W and a chord distance of 59.96 feet; thence along the arc of said curve and parallel with said right-of-way a distance of 59.96 feet to a point; thence N 58°42'04" W and parallel to said right-of-way a distance of 93.80 feet to a point; thence N 31°17'56" E a distance of 20.00 feet to the POINT OF BEGINNING.

EASEMENT 2

Commence at the NE corner of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 88°32'16" W along the north line of the NE ¼ of said section a distance of 2223.83 feet to a point; thence S 1°27'44" E and leaving said ¼ line a distance of 139.96 feet to a point on the proposed southern right-of-way of Hornet Drive, said point also being the POINT OF BEGINNING of the centerline of a 10' waterline easement; thence S 38°15'16" W along said centerline and leaving said right-of-way a distance of 7.09 feet to a point; thence N 87°49'46" W along said centerline a distance of 33.35 feet; thence S 41°42'18" W along said centerline a distance of 26.20 feet to the end of said centerline.

The approximate alignment and orientation of easement is as shown on the attached Exhibit A.

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.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 8th day of May, 2013.

COUNTY BOARD OF EDUCATION
OF SHELBY COUNTY, ALABAMA

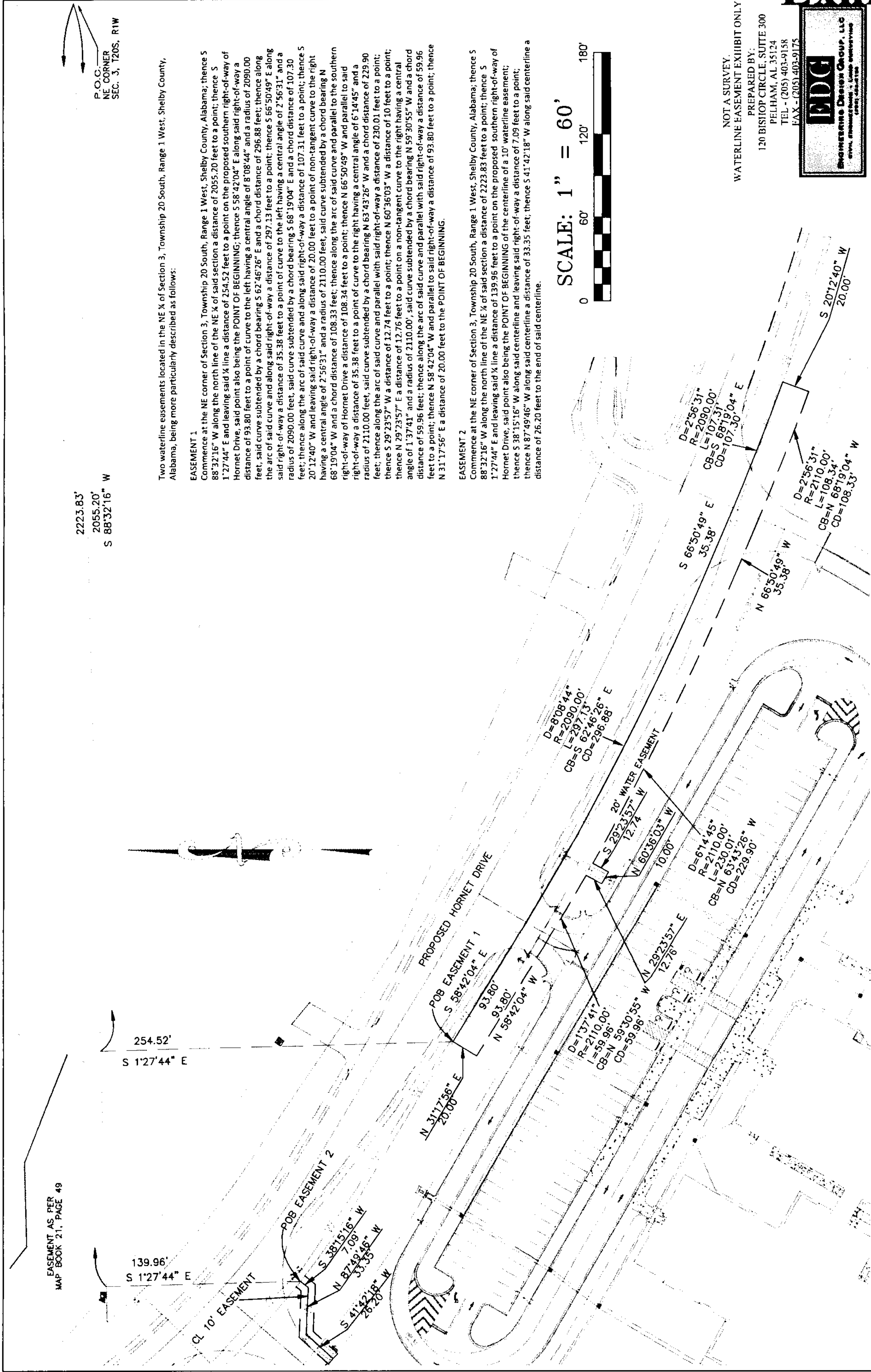
By: Randy Fuller
Randy Fuller, Superintendent of Education

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Fuller, whose name as Superintendent of Education of County Board of Education of Shelby County, Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said County Board of Education of Shelby County, Alabama.

Given under my hand and official seal, this the 8th day of May, 2013.

Sharon A. Lee
Notary Public



2223.83'
2055.20'
S 88°32'16" W

P.O.C.
NE CORNER
SEC. 3, T20S, R1W

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SCALE: 1" = 60'



NOT A SURVEY
WATERLINE EASEMENT EXHIBIT ONLY

PREPARED BY:
120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175



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Shelby Cnty Judge of Probate, AL
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