

\$ 500

STATE OF ALABAMA)
COUNTY OF SHELBY)

**UNDERGROUND STORMWATER
EASEMENT AGREEMENT**

WHEREAS, **Western REI**, (Hereinafter referred to as REI), as owner of Lots 2-25 Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama and **Marc 1, Inc.**, (Hereinafter referred to as Marc 1), as owner of Lot 1 in Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama are entering into an agreement to address the creation of an easement.

WHEREAS, on this date REI and Marc 1 enter into an agreement as follows:


- 1) That Marc 1, Inc., is the owner of Lot 1 in Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama.
- 2) That Marc 1, Inc., agrees to established an easement as described below and presented in "Exhibit A" attached hereto:

10 FOOT DRAINAGE EASEMENT ACROSS LOT 1, KENT FARM
COMMERCIAL COMPLEX, RECORDED IN MAP BOOK 40, PAGE
52, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY MOST CORNER OF LOT
1, KENT FARMS COMMERCIAL COMPLEX, RECORDED IN MAP
BOOK 40, PAGE 52, IN THE OFFICE OF THE JUDGE OF PROBATE
OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH
27°19'46" WEST ALONG THE EASTERLY LINE OF SAID LOT 1
FOR 26.82 FEET TO THE CENTERLINE OF A 10 FOOT WIDE
DRAINAGE EASEMENT AND POINT OF BEGINNING, SAID
DRAINAGE EASEMENT IS 10 FOOT WIDE, 5 FOOT EACH SIDE OF,
PARALLEL TO AND ABUTTING SAID CENTERLINE; THENCE
RUN NORTH 49°53'52" WEST FOR 25.87 FEET ALONG SAID
CENTERLINE; THENCE RUN NORTH 65°50'46" WEST ALONG
SAID CENTERLINE FOR 186.28 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF KENT STONE WAY AND
THE END OF SAID 10 FOOT DRAINAGE EASEMENT.

- 3) The purpose of this easement is to allow an underground pipe to be installed that will carry storm water runoff from the retention pond servicing Lot 1, Kent Farms

Shelby County, AL 11/06/2015
State of Alabama
Deed Tax: \$.50


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Commercial Complex & Lots 2-25 Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama.

- 4) That the maintenance of said underground pipe in the above mentioned easement shall be the responsibility of Marc 1, and shall include ensuring the functionality and operation of the underground drainage pipes that may be used to channel water to and from a retention pond servicing Lot 1, Kent Farms Commercial Complex & Lots 2-25 Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama or any surrounding storm water runoff.
- 5) That additionally, this easement and responsibilities for said easement shall follow the ownership of Lot 1 in Kent Farms Commercial Complex, as recorded in Map Book 40, Page 25, Shelby County, Alabama.
- 6) Any modification, termination, or replacement of this agreement will be invalid UNTIL it is filed with the Probate Office of Shelby County, Alabama.


Signed this the _____ day of October, 2015.



Marcus Kitrell, President
Marc 1, Inc.



Jason Spinks, President
Western REI



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