



20160826000308790 1/8 \$36.50
Shelby Cnty Judge of Probate: AL
08/26/2016 10:41:39 AM FILED/CERT

R/W NO: 401:230

CATHODIC PROTECTION EASEMENT

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars (\$10.00), the receipt and adequacy of which is hereby acknowledged, HWY 13 LLC, hereinafter referred to as Grantor (whether one or more), does hereby grant, bargain, sell, convey and warrant unto COLONIAL PIPELINE COMPANY, a Delaware Corporation, its successors and assigns, hereinafter referred to as Grantee, an easement to construct, install, maintain, inspect, operate, protect, repair, replace, or remove cathodic protection facilities consisting of poles, power lines, cables, meters, anodes, ground beds and fittings for the control of electrolytic action on Grantee's pipelines on, over, and through the following described lands, of which Grantor warrants it is the owner in fee simple, situated in SHELBY County, State of ALABAMA, to wit:

That parcel of land identified as Red Oak Farms, situated in Shelby County, Alabama. Survey recorded in Map Book 45, Page 95A, 95B, 95C and 95D, copies attached hereto as EXHIBIT B, Pages 1-4. More specifically shown on the below referenced EXHIBIT A, as being that portion of the property located along the western edge of that private gravel road known as Red Oak Road, with a 60' wide right of way, running northerly and southerly across the Colonial Pipeline Right of Way.

Said facilities and appurtenances are more particularly shown on Colonial Pipeline Company drawing entitled Colonial Pipeline Company Red Oak Farms Rectifier Site and Cathodic Protection Anode Cable, dated 6-10-16, which is labeled EXHIBIT A, and attached hereto and made a part hereof.

Grantee shall have the right of ingress and egress to and from said lands, on, over, and through Grantor's above-described land, specifically including along and over Red Oak Road, for any and all purposes necessary and incident to the exercise by said Grantee of the rights granted hereunder. Grantor agrees not to impound water or construct any permanent structures over the cathodic protection facilities unless authorized in writing by Grantee. These shall be covenants running with the land and shall be binding on Grantor, its successors and assigns.

Delay of Grantee in the use or exercise of any right or easement hereby granted, or in installing said facilities shall not result in the loss, limitation or abandonment of any of the rights, title, interest, easement or estate hereby granted.

The terms, covenants and provisions of this right of way easement shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor herein has hereunto set its hand and seal this 10th day of August, 2016.

Signed, sealed and delivered
In the presence of:

Signature

Witness Name Printed:

Signature

Notary Name Printed:

GRANTOR: HWY 13 LLC

Signature

Grantor Name Printed: CONNOR FARMER

By/Title:

Shelby County: AL 08/26/2016
State of Alabama
Deed Tax: \$.50

NOTARY ACKNOWLEDGEMENT
(individual)



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STATE OF ALABAMA

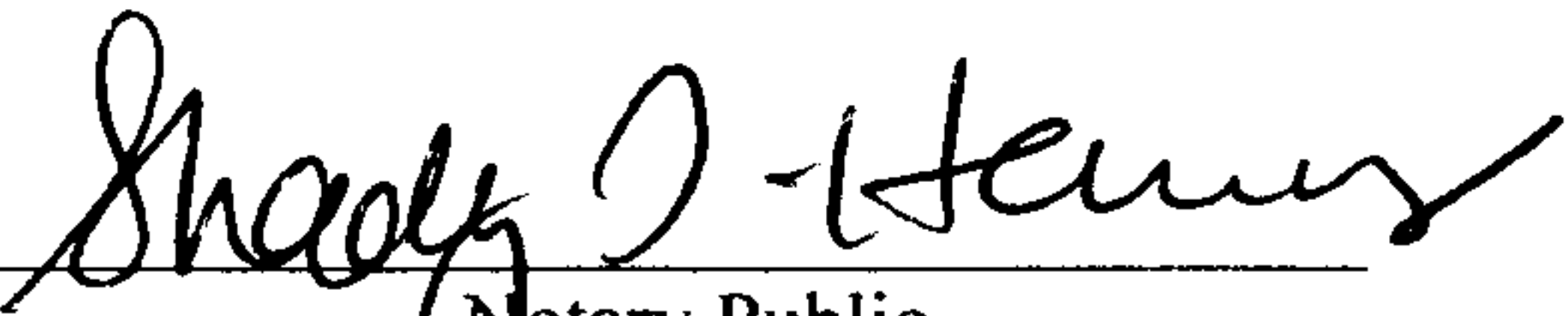
COUNTY OF SHELBY

I, the undersigned authority in and for said County and State, do hereby certify that

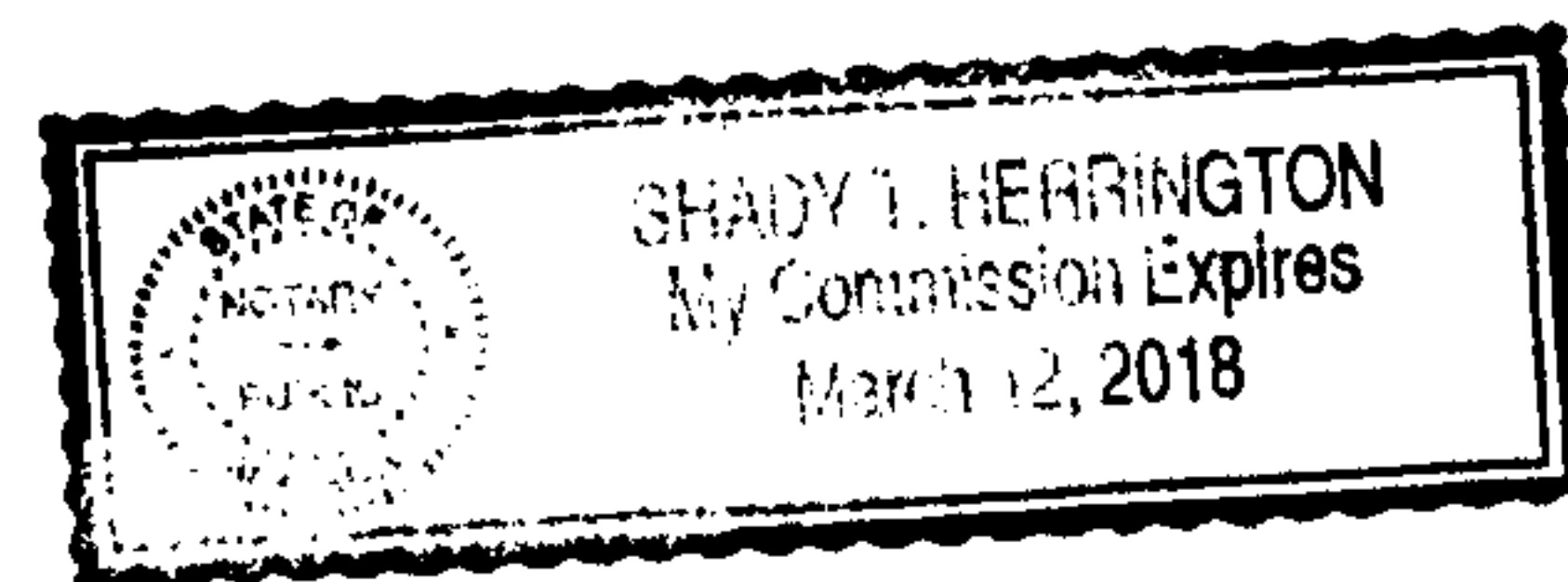
CONNOR FARMER, whose name is signed to the foregoing instrument and who is

known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily as his/her act and deed.

Given under my hand and official seal this the 10th day of August, 2016.


Notary Public

My commission expires March 12, 2018



NOTARY ACKNOWLEDGEMENT
(Corporate or LLC)

STATE OF ALABAMA

COUNTY OF SHELBY

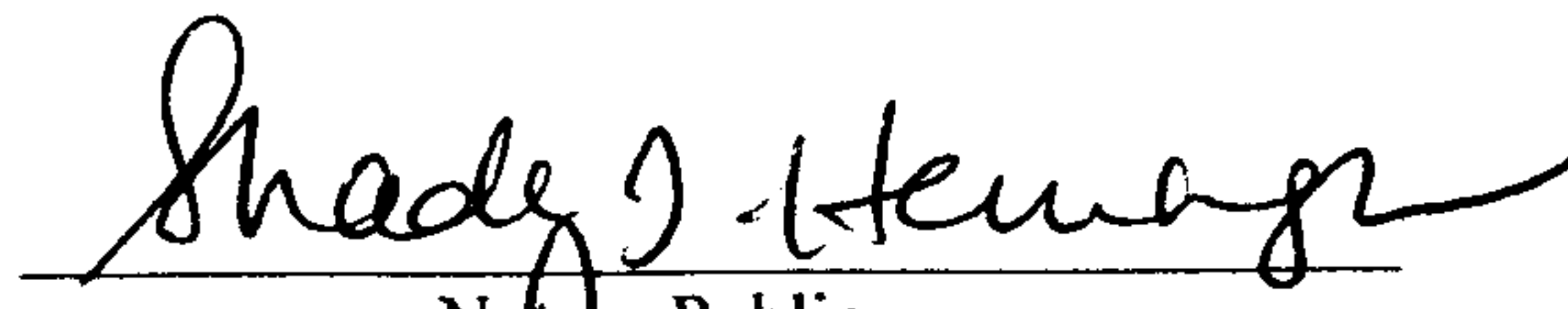

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Shelby Cnty Judge of Probate, AL
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I, the undersigned authority in and for said County and State, do hereby certify that

CONNOR FARMER, whose name as Connor Farmer, signed to the foregoing

instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for the act and deed of said corporation or LLC.

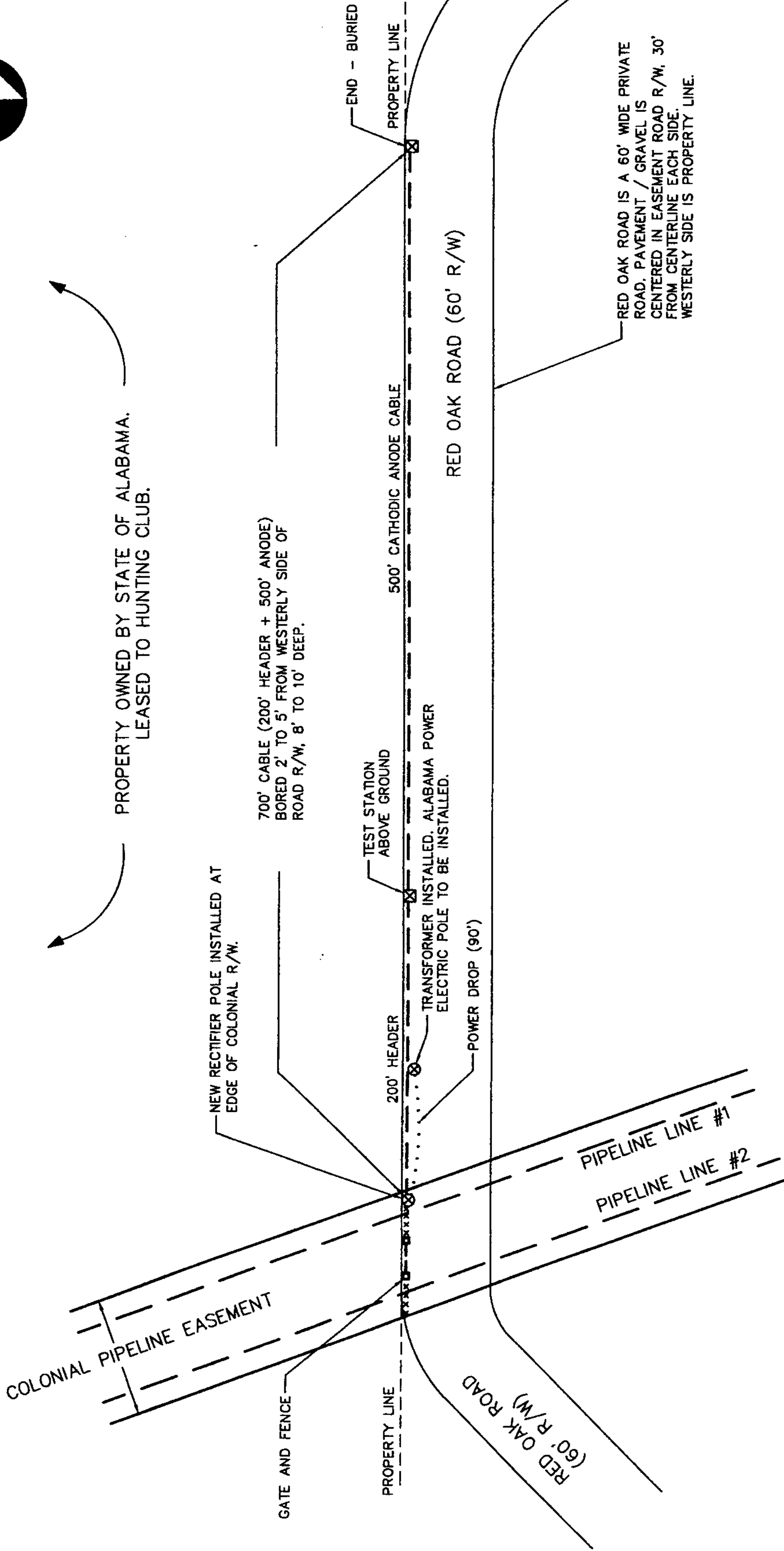
Given under my hand and official seal this the 10th day of August, 2016.


Notary Public

My commission expires March 12, 2018



EXHIBIT A



PIPELINE CONTROLS & SERVICES, INC.		COLONIAL PIPELINE COMPANY		DRAWN BY	
845 Mainline Park Drive Suite 80		ATLANTA, GA		NOTES	
Boswell, Georgia 30076		RED OAK FARMS RECTIFIER SITE		SCALE: N.T.S.	
770-418-6666		AND CATHODIC PROTECTION ANODE CABLE		DATE: 8-10-18	
		SHELBY COUNTY, ALABAMA		CHECKED BY	

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Shelby Cnty Judge of Probate, AL

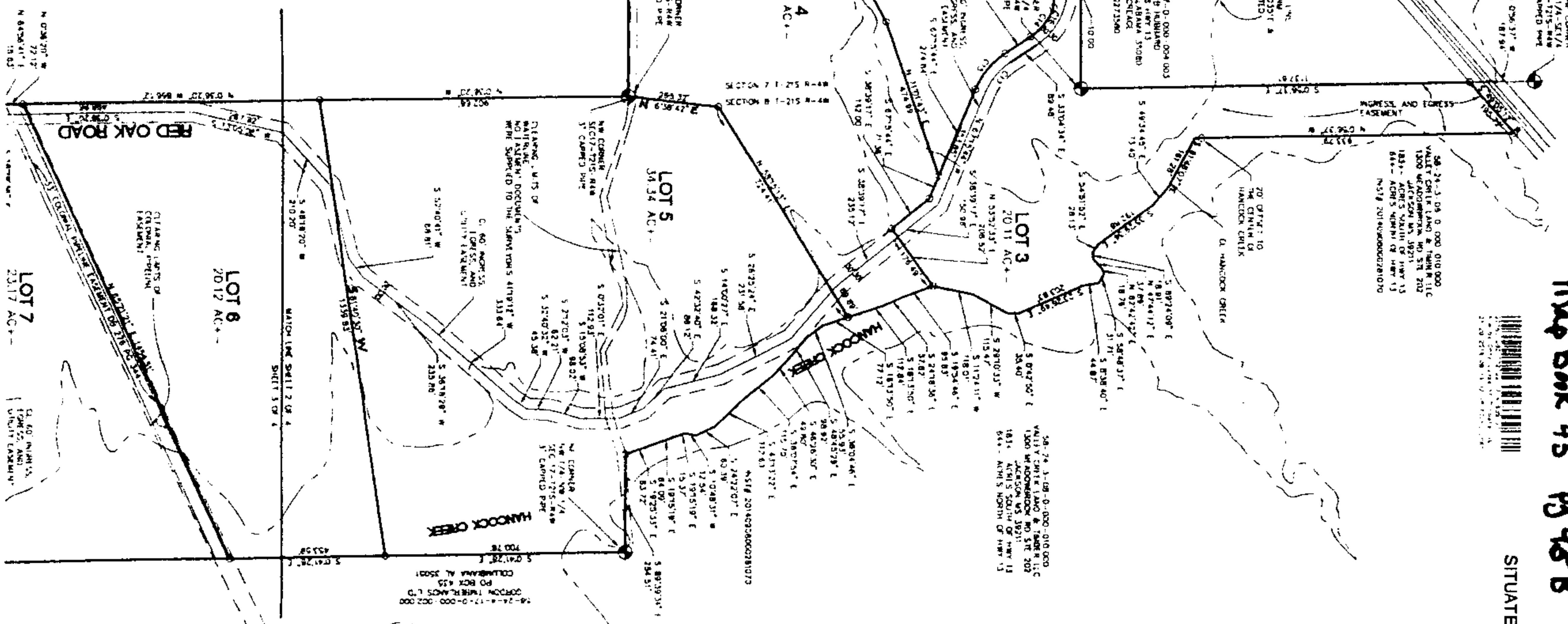
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Scale: 1" = 200'



Minimum Height of Structure	Minimum Yard	Minimum Side Yard	Minimum Front Yard	Minimum Rear Yard
1st Floor	5	5	5	5
2nd Floor	10	10	10	10
3rd Floor	15	15	15	15
4th Floor	20	20	20	20
5th Floor	25	25	25	25
6th Floor	30	30	30	30
7th Floor	35	35	35	35
8th Floor	40	40	40	40
9th Floor	45	45	45	45
10th Floor	50	50	50	50

A-1 LOT REQUIREMENTS



Lot	Area	Perimeter	Area	Perimeter
1	21.19	1,153.34'	20.29	1,048.48'
2	20.29	1,048.48'	20.11	1,048.48'
3	20.11	1,048.48'	20.07	1,048.48'
4	20.07	1,048.48'	34.34	1,648.48'
5	34.34	1,648.48'	20.17	1,048.48'
6	20.17	1,048.48'	20.17	1,048.48'
7	20.17	1,048.48'		

Map Book 45 PG 958

RED OAK FARMS

SITUATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA.

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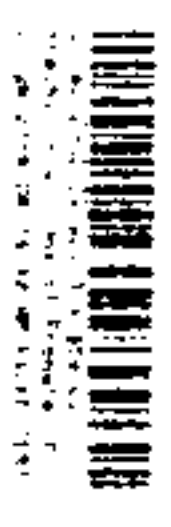
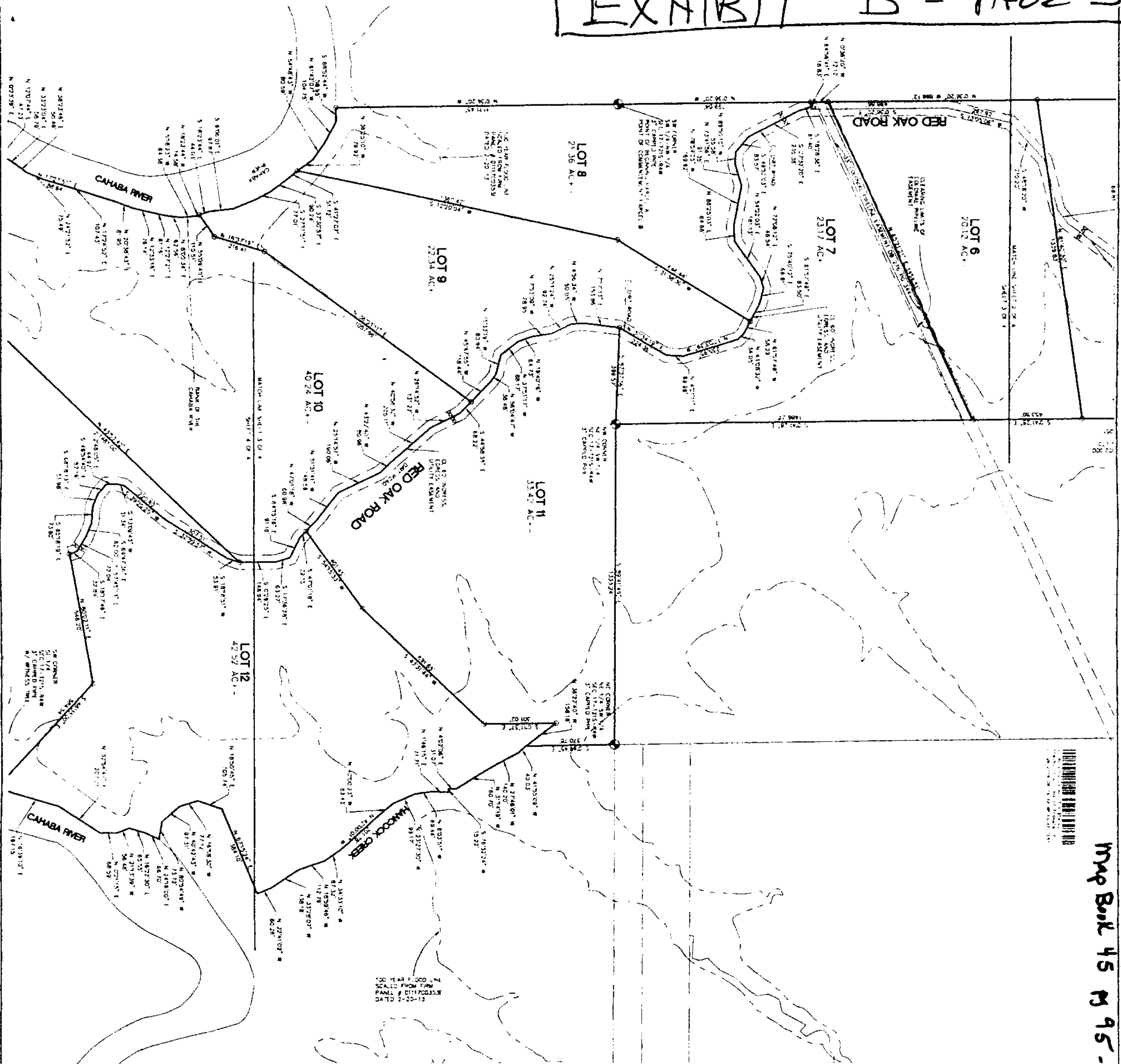


120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

PROJECT: RED OAK FARMS SITUATED IN SECTION 7 & 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA
TITLE: FINAL PLAT

DRAWN BY: RES
CHECKED BY: JS
PROJECT NO: H-00019
H-00019 SHEET NO: 13 OF 13
SCALE: 1" = 200'

REVISIONS



Map Book 45 M 95-c

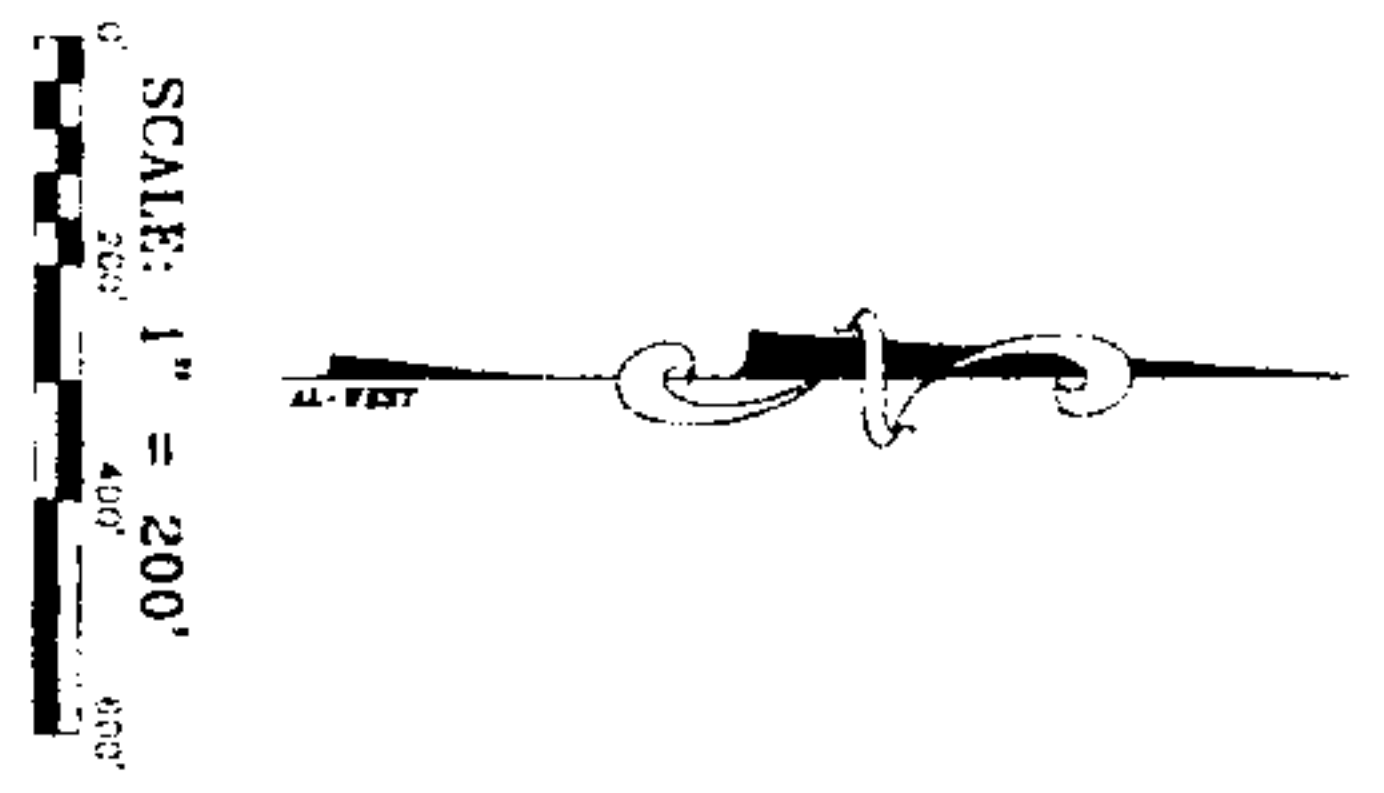
SITUATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA.

RED OAK FARMS

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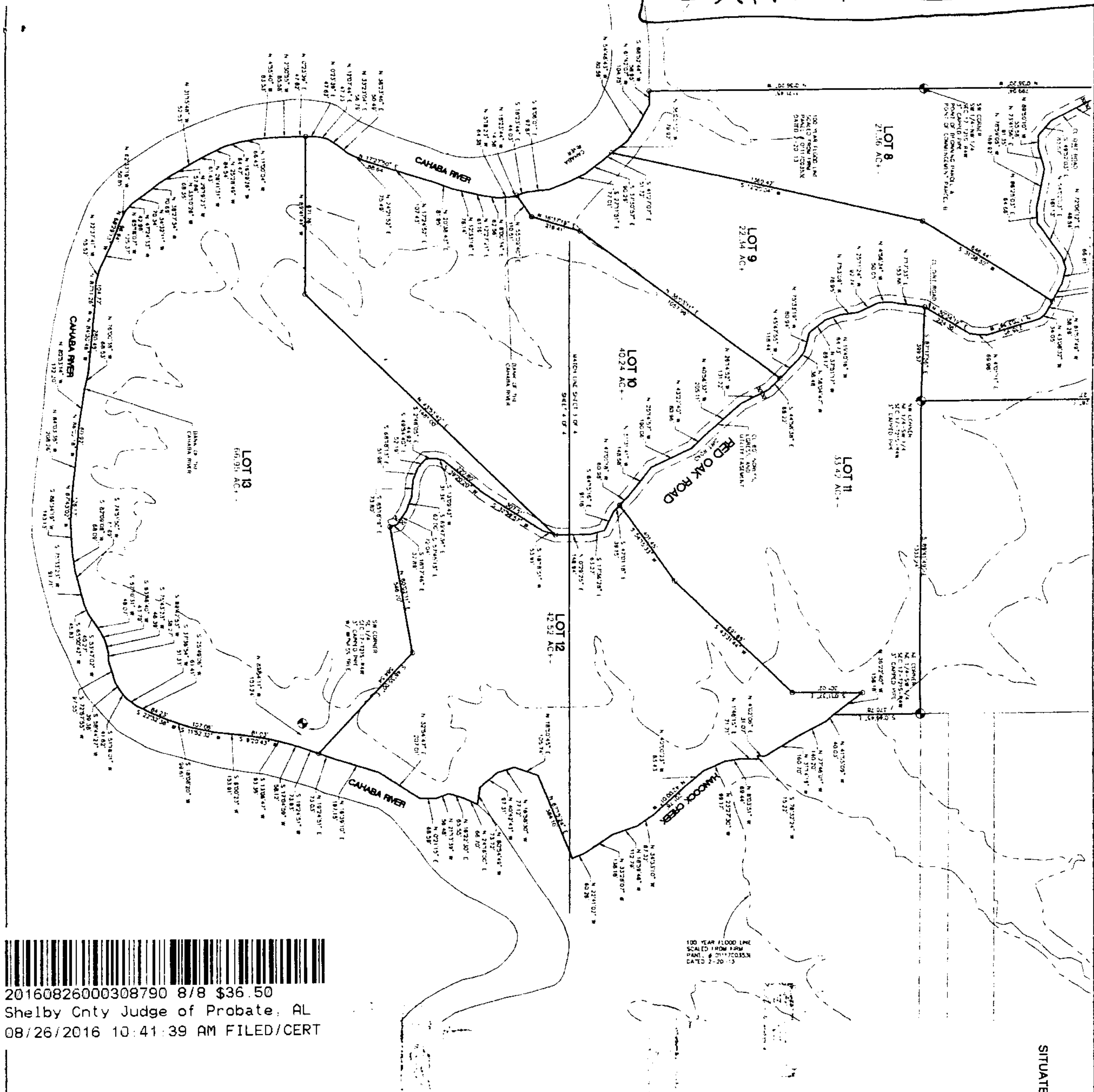
Line #	Length	Area	Perimeter	Area	Perimeter
1	1.00	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00	1.00

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A-1 LOT REQUIREMENTS

Minimum Height of	Minimum Area	Minimum Sub Area	Minimum Lot Area	Minimum Part Area	Minimum Lot Width
Feet	Acres	Acres	Acres	Acres	Feet
10	20	20	20	20	100



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RED OAK FARMS
SITUATED IN THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF SECTION 8, TOWNSHIP
21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA.
Map Book 45 Pg. 95 D

Curve Length	Radius	Chord Distance	Chord Length
0.1	100.00	100.00	100.00
0.2	200.00	199.98	199.98
0.3	300.00	299.94	299.94
0.4	400.00	399.89	399.89
0.5	500.00	499.83	499.83
0.6	600.00	599.76	599.76
0.7	700.00	699.68	699.68
0.8	800.00	799.59	799.59
0.9	900.00	899.49	899.49
1.0	1000.00	999.38	999.38

A-1 LOT REQUIREMENTS					
Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
Width	Length	Area	Per Acre	Per Acre	Per Acre
30	40	1200	1.00	1.00	1.00

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