

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**SANITARY SEWER EASEMENT**

\$500.00

**KNOW ALL MEN BY THESE PRESENTS:** that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid by , **SWWC UTILITIES, INC**, a Delaware corporation, (**Company**) the receipt whereof is hereby acknowledged, **SB DEV. CORP.**, an Alabama corporation (**Grantor**) does hereby grant and convey unto the Company, its successors and assigns, a permanent, non-exclusive easement for sanitary sewer purposes on the following described real property (**Easement Property**) situated in Shelby Company, Alabama:

Which easement shall be used for the installation and maintenance of underground sewer pipelines and underground and surface support facilities, including access points, stubouts, manholes air release valves and clean outs.

A parcel of land situated in the North ½ of NW ¼ of Section 26 and the North ½ of NE ¼ of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

A 10 foot (10') wide private sanitary sewer easement lying parallel to and North of the following described proposed right-of-way boundary of Brock Circle (a proposed public road).

COMMENCE at the Northwest corner of Lot 8 according to the survey of Brock Point Phase 1A as recorded in Map Book 46 , Page 67 in the Probate Office of Shelby County, Alabama, and run in a Northwesterly direction along the R.O.W. of Brock Circle for a distance of 50.00 feet to the POINT OF BEGINNING, said point being on a curve to the left having a central angle of 18°54'21" and a radius of 400.00 feet; thence turn an angle left of 90°00'00" and run in a Southwesterly direction for a distance of 131.99 feet along said curve; thence run tangent from said curve, in an Southwesterly direction, for a distance of 183.85 feet to a P.C. (Point of Curvature) of a curve to the right having a central angle of 92°17'45" and a radius of 205.00 feet; thence run in a Southwesterly direction for a distance of 330.23 feet along said curve; at this point, the 10 foot wide private sanitary sewer easement is lying parallel to and South of the following described line; thence turn an angle of 90°00'00" to the left (angle measured from tangent) and run in a Southwesterly direction for a distance of 48.42 feet; thence turn an angle right of 36°20'35" and run in a Northwesterly direction for 70.42 feet to the Eastern boundary of the SouthWest Water Pump Station property (Shelby County parcel ID 03 8 27 0 011 018.001) and the POINT OF ENDING of the easement herein described.

For the consideration aforesaid, Grantee does grant and convey unto the Company the right and privilege of use of the Easement Property for the aforesaid purposes 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 Easement Property; provided, however, that Grantor, its successors and assigns, shall (1) have the right to grade, excavate and fill the Easement Property and construct, install, maintain, repair and replace from time to time on the Easement Property a roadway within a sixty foot (60') right-of way to be dedicated to the City of Hoover and any necessary curbing, gutters, storm drainage and utility facilities incidental to the foregoing including but not limited to fencing and landscaping (2) that Company does not have right, in the grading, excavation or use of the Easement Property, to damage any of the roadway, paving curbing, gutters, storm drainage improvements, underground utility lines and support facilities previously constructed on any portion of the Easement Property by the Grantor.

A map of the Brock Point Sewer Easement is attached hereto as Exhibit A and incorporated herein by reference.

Grantor covenants with the Company that it has a good right to convey the Easement Property for the purposes set forth above.

*[signature on following page]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative on this 7 day of September, 2016, 2016.

SB DEV.CORP., an Alabama corporation

By: [Signature]

Its: Vice President

STATE OF ALABAMA     )  
COMPANY OF SHELBY    )

I, the undersigned, a Notary Public in and for said Company, in said State, hereby certify that Scott Rohrer, whose name as Vice President of SB Dev. Corp., an Alabama cooperation, 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 said instrument, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said general partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2 day of September, 2016.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

LINDA S MAYO  
Notary Public, Alabama State At Large  
My Commission Expires April 18, 2020

Exhibit A

BROCK POINT SEWER EASEMENT MAP

SEE ATTACHED



