

**UTILITY (WATER LINE) EASEMENT**

FOR AN IN CONSIDERATION of the sum of Ten and no/100...Dollars (\$10.00), and in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALLEN H. BAILEY and wife, ANNE E. BAILEY** ("Grantors") hereby grant and convey to **ANDERSON J. LOCKLIN, III and RUTH M. LOCKLIN** ("Grantees"), their, heirs, successors and assigns, a perpetual, non-exclusive right of way and easement for the purpose of construction, installation, maintaining and repairing water lines over, across, through and under the lands hereinafter described, together with the right to remove trees, brush, undergrowth and other obstructions interfering with the location, construction, installation and maintenance of said easement, together with all the necessary rights of access, ingress and egress thereto and therefrom, in, under, over and along the following described parcel of land, located in Shelby County, Alabama, to-wit:

**A waterline easement situated in Lot 13, INDIAN HIGHLANDS ESTATES, as recorded in Map Book 13, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:**


**Begin at the Southeast corner of said Lot 13, said point also being on the West right-of-way line of Woodfern Drive, as recorded in said INDIAN HIGHLANDS ESTATES; thence run South 78 degrees, 16 minutes, 00 seconds West along the South line of said Lot 13 for a distance of 138.48 feet to a point; thence run North 00 degrees, 03 minutes, 41 seconds East along the West line of said Lot 13 for a distance of 15.32 feet to a point; thence run North 78 degrees, 16 minutes, 00 seconds East for a distance of 135.35 feet to a point on the East line of said Lot 13, said point also being on the West right-of-way line of Woodfern Drive; thence run South 11 degrees, 44 minutes, 00 seconds East along the East line of said Lot 13 and also along said West right-of-way line for a distance of 15.00 feet to the point of beginning; said waterline easement containing 2,053 square feet, more or less.**

Any other persons, parties or entities who may later accept the benefits of the easement hereby granted, shall also share equally in the costs of installation and maintenance of said easement.

Said easement is given for the sole purpose above mentioned, and is not to be Construed as an easement given to the exclusion of the Grantors, their heirs, successors and assigns. This easement inures to the benefit of the Grantors and Grantees and to their heirs, successors and assigns and is a perpetual easement and shall run with the land.

This Easement shall be governed by, and shall be construed and enforced in accordance with the laws of the State of Alabama.

Shelby County, AL 02/22/2017  
State of Alabama  
Deed Tax: \$.50

  
20170222000061710 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/22/2017 08:13:14 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_  
day of February, 2017.

  
ALLEN H. BAILEY

  
ANNE E. BAILEY

STATE OF ALABAMA:  
COUNTY OF SHELBY:


I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that **ALLEN H. BAILEY and wife, ANNE E. BAILEY**, whose names are signed  
to the foregoing conveyance, and who are known to me, acknowledged before me on this  
date that, being informed of the contents of this conveyance, they executed the same  
voluntarily on the day the same bears date.

Given under my hand and seal this 21<sup>st</sup> day of February, 2017.

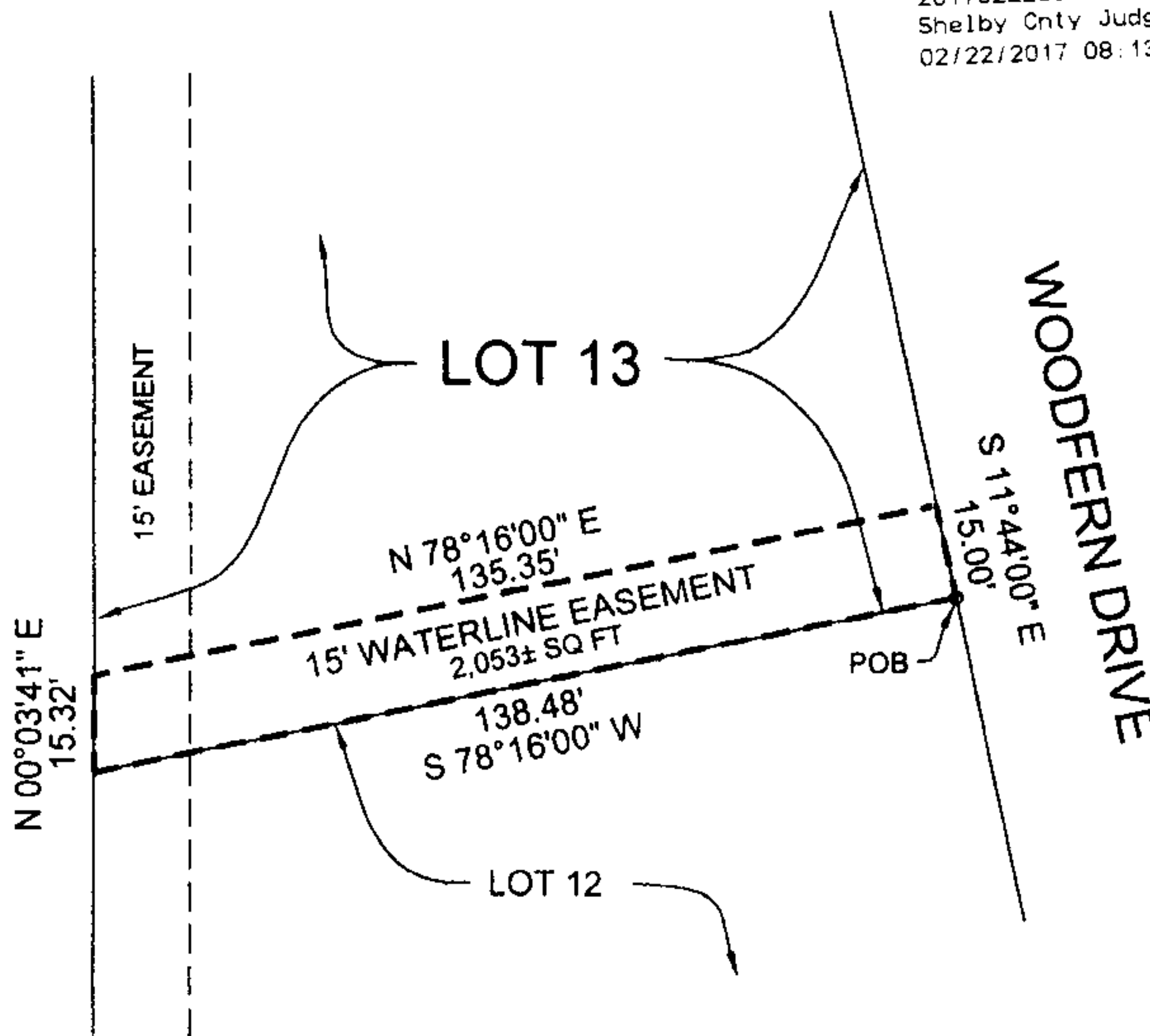
  
NOTARY PUBLIC

My Commission Expires: 9/1/2019

Prepared by: Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, AL 35216

  
20170222000061710 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/22/2017 08:13:14 AM FILED/CERT

SCALE: 1"=40'



20170222000061710 3/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
02/22/2017 08:13:14 AM FILED/CERT

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION**  
**THIS IS NOT A SURVEY**

PREPARED BY:  
SURVEYING SOLUTIONS, INC.  
2232 CAHABA VALLEY DRIVE SUITE M  
BIRMINGHAM, AL 35242  
TEL: (205) 991-8965

**LEGAL DESCRIPTION**

A waterline easement situated in Lot 13, INDIAN HIGHLANDS ESTATES, as recorded in Map Book 13, Page 69 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of said Lot 13, said point also being on the West right-of-way line of Woodfern Drive, as recorded in said INDIAN HIGHLANDS ESTATES; thence run South 78 degrees, 16 minutes, 00 seconds West along the South line of said Lot 13 for a distance of 138.48 feet to a point; thence run North 00 degrees, 03 minutes, 41 seconds East along the West line of said Lot 13 for a distance of 15.32 feet to a point; thence run North 78 degrees, 16 minutes, 00 seconds East for a distance of 135.35 feet to a point on the East line of said Lot 13, said point also being on the West right-of-way line of Woodfern Drive; thence run South 11 degrees, 44 minutes, 00 seconds East along the East line of said Lot 13 and also along said West right-of-way line for a distance of 15.00 feet to the point of beginning; said waterline easement containing 2,053 square feet, more or less.

I, Carl Daniel Moore, a registered Land Surveyor, certify that all parts of the above legal description and sketch have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Carl Daniel Moore  
Carl Daniel Moore, Reg. L.S. # 12159

2-14-17  
Date of Signature

