

\$500.00

PERMANENT EASEMENT DEED

GRANTOR: Hilltop Montessori School Inc

STATE OF ALABAMA)
SHELBY COUNTY)

PID #: 09-2-03-1-001-016.004

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 the Shelby County (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 20160202000034540: in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

An easement lying on a part of Lot 1-03 according to the Final Plat of the Private Subdivision of Mt. Laurel Resurvey of Lots 1-03 and 1-04C as recorded in Map Book 45, Page 96, in the probate office of Shelby County, Alabama

COMMENCE AT THE NORTHERN MOST CORNER OF SAID LOT 1-03, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF KESSLER AVENUE; THENCE RUN WESTERLY ALONG SAID RIGHT OF WAY LINE FOR 184.98 FEET, TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 22°56'12" ; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE FOR 188.15 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE RUN WESTERLY ALONG THE TANGENT OF SAID CURVE AND RIGHT OF WAY LINE FOR 24.61 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID RIGHT OF WAY LINE FOR 11.00 FEET; THENCE TURN 90°00'00" LEFT AND RUN SOUTHEASTERLY FOR 4.00 FEET; THENCE TURN 90°00'00" LEFT AND RUN NORTHEASTERLY FOR 11.00 FEET; THENCE TURN 90°00'00" LEFT AND RUN NORTHWESTERLY FOR 4.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

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 15th day of May, 20 17.

By: Michelle Scott Wilensky

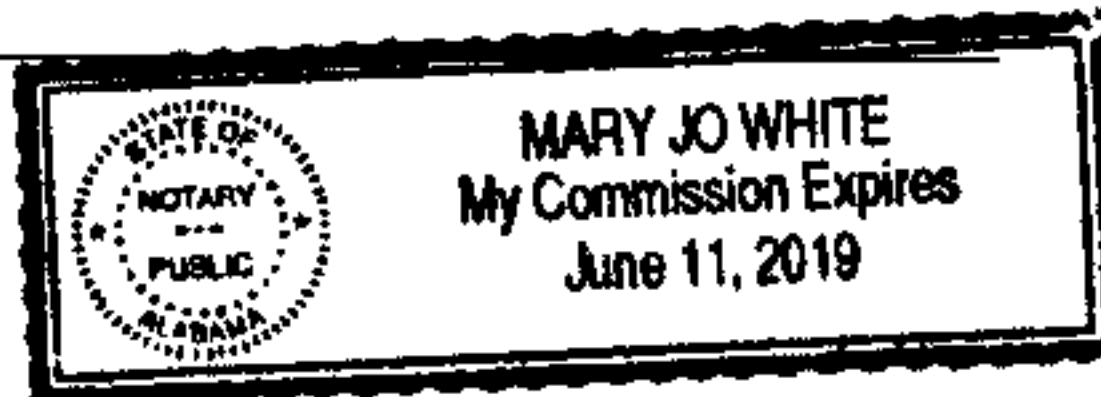
STATE OF Alabama
Shelby COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Michelle Scott Wilensky, an Authorized Representative of [GRANTOR], whose name is signed to the foregoing certificate as Grantor, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 15th day of May, 20 17.

Mary Jo White
Notary Public for the State of Alabama

My commission expires _____



20170517000171630 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
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WATER LINE EASEMENT EXHIBIT

KESSLER AVENUE
(60' PRIVATE ROAD R.O.W.)

POINT OF COMMENCEMENT
5/8" REBAR

184.98'

POINT OF BEGINNING
EASEMENT

FOUND IRON
(CAPPED ALA ENG)

A=188.15'
R=470.00'
 $\Delta=22^{\circ}56'12''$

WATER LINE
EASEMENT

LOT
1-03A



20170517000171630 4/4 \$25.00
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SCALE: 1" = 100'

 **ARRINGTON ENGINEERING**
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