



20170719000257450 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/19/2017 09:57:25 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WILLIAM R. JUSTICE
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

DEED FOR EASEMENT

STATE OF ALABAMA

500

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and no/100 (\$1.00) in hand paid, receipt whereof is hereby acknowledged, the undersigned Big O Enterprises, LLC (Grantor) has this day bargained and by these presents does hereby grant, bargain, convey, transfer, and deliver unto the City of Pelham, Alabama (Grantee), a permanent easement and right of way for the following purposes, to-wit: for drainage and utilities, including the right to enter upon the hereinafter described land and install and maintain pubic utilities and storm drainage structures as may be necessary, on, over, and across the ground embraced within the boundaries of a tract or parcel of Grantor's land situated in the County of Shelby, State of Alabama.

The easement and right of way hereby granted is more particularly located and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF TRACT 1

And as shown on the Property Sketch attached hereto and made a part hereof.

To have and to hold the said easement and right of way unto Grantee and unto its successors and assigns forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of the tract or parcel of land described above; that Grantor has a good and lawful right to convey it; that it is subject to all encumbrances of record; and that Grantor will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

In witness whereof the Grantor has hereunto set its hand and seal this the 14 day of June, 2017.

BIG O ENTERPRISES, LLC

By:
Name:
Title:

Margie Minter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEVE ISSIS, as MANAGING MEMBER of Big O Enterprises, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily for and as the act of the company.

Given under my hand and official seal the 14 day of JUNE, 2017.

Frank A. Roberts
Notary Public

My Commission Expires: _____

My Commission Expires 7/19/2020

Tract 1

A permanent drainage and utility easement for the purpose of installing and maintaining public utilities and storm drainage structures owned by the City of Pelham and within Parcel # 131123001008000 from Shelby County Tax Map of land being in the Section 12, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

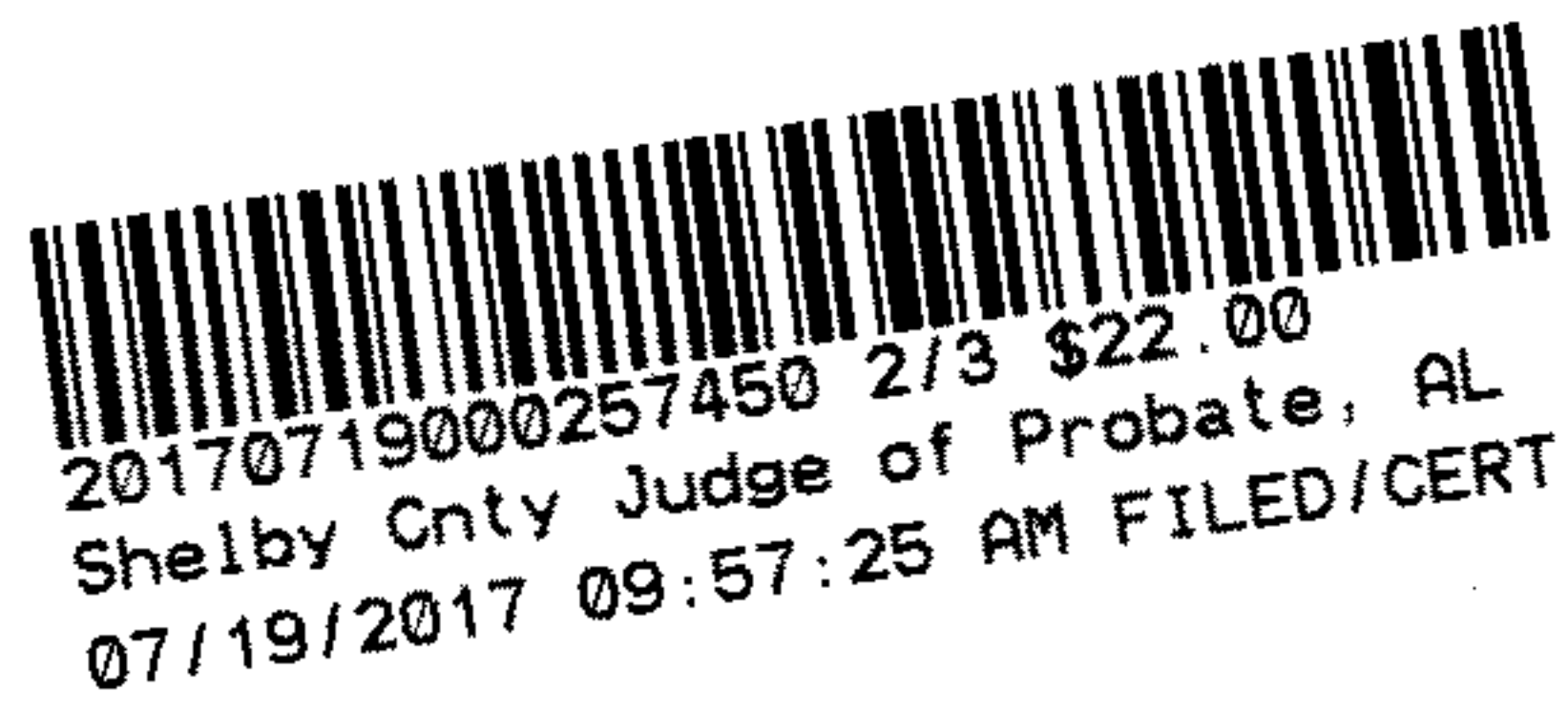
Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 3 West and run S 88° 00' 01" E for a distance of 521.39 feet to a point, thence run S 01° 59' 59" W for a distance of 63.90 feet to a point located on the southern right-of-way line of Pelham Park Boulevard and the eastern right-of-way line of Court Way, said point also being the Point of Beginning of herein described easement;

Thence run S 88° 54' 04" E along the southern right-of-way line of Pelham Park Boulevard for a distance of 8.25 feet to a point;

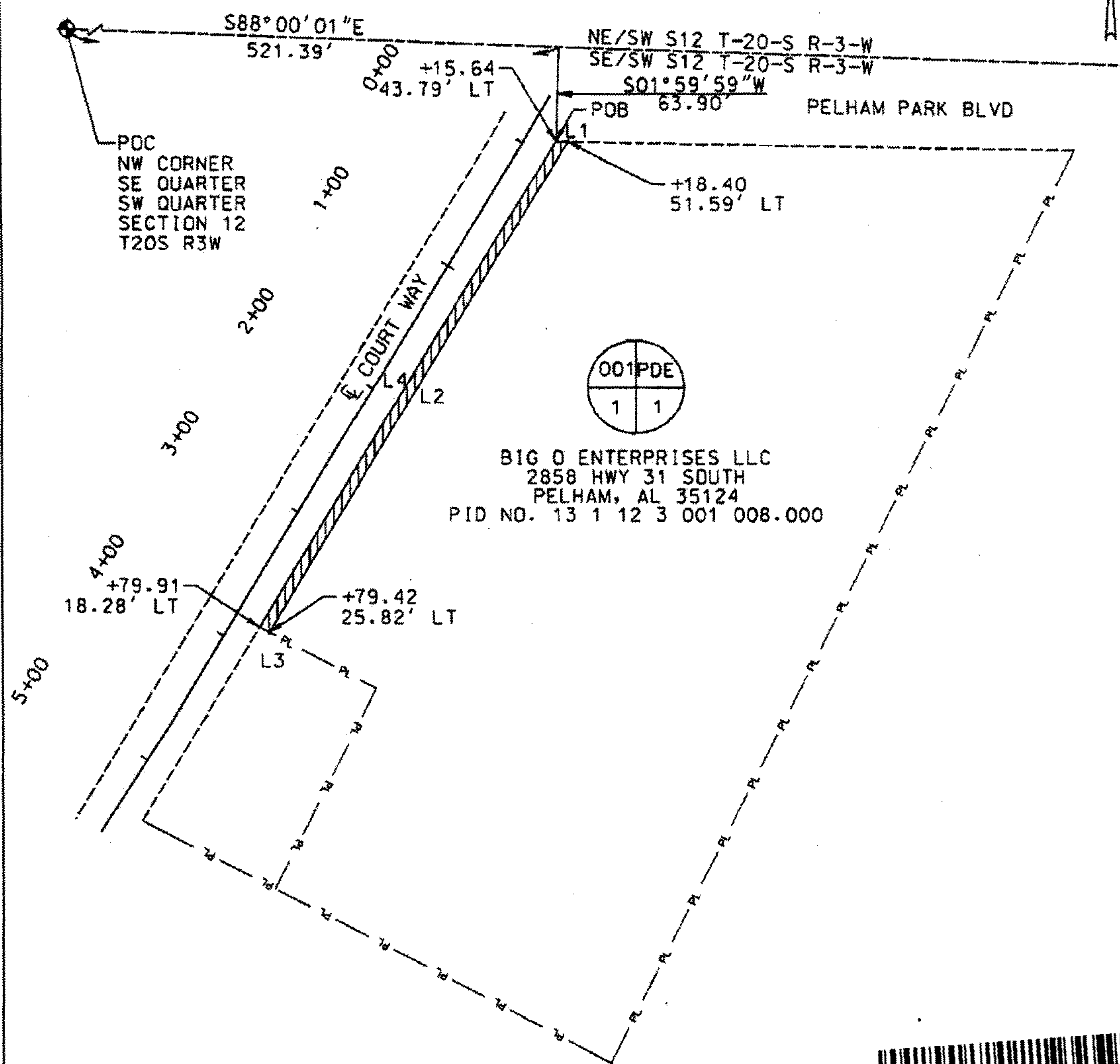
Thence run S 31° 19' 28" W for a distance of 398.43 feet to a point;

Thence run N 62° 33' 55" W for a distance of 7.56 feet to a point on the eastern right-of-way line of Court Way to a point;

Thence run N 31° 22' 48" E along said eastern right-of-way line for a distance of 394.77 feet to the Point of Beginning.



*THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH.



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LINE TABLE		
NAME	LENGTH	DIRECTION
L1	8.25'	S 88° 54' 04" E
L2	398.43'	S 31° 19' 28" W
L3	7.56'	N 62° 33' 55" W
L4	394.77'	N 31° 22' 48" E

THIS IS NOT A SURVEY.
THIS IS A SKETCH FOR
INFORMATIONAL PURPOSES
ONLY.

CITY OF PELHAM

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: CBHM170026	ORIGINAL ACREAGE: 4.54 AC±
TRACT NUMBER: 001	P.D.E. REQUIRED: 0.07 AC±
COUNTY: SHELBY	*REMAINING ACRES: 4.54 AC±
OWNER: BIG O ENTERPRISES LLC	
SCALE: 1"=100'	DATE: 05-24-17
SHEET 1 OF 1	REVISED: