

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

DEED FOR EASEMENT

500

STATE OF ALABAMA

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 Southern Landmark Development, Inc. (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 public 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 4

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 14th day of June, 2017.

SOUTHERN LANDMARK DEVELOPMENT, INC.

By: Ray L. Martin

Name: Partner

Title:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray L. Martin, as Partner of Southern Landmark Development, Inc. 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 corporation.

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

Barbara D. Edwards
Notary Public

My Commission Expires: Aug 1, 2018

20170719000257480 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/19/2017 09:57:28 AM FILED/CERT

Tract 4

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 # 131123001011001 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 00° 14' 44" W for a distance of 678.80 feet to a point, thence run S 89° 45' 16" E for a distance of 156.49 feet to a point located on the eastern right-of-way line of Court Way, said point also being the Point of Beginning of herein described easement;

Thence run S 62° 55' 38" E for a distance of 37.82 feet to a point;

Thence run S 26° 26' 51" W for a distance of 7.35 feet to a point;

Thence run N 63° 33' 09" W for a distance of 10.99 feet to a point;

Thence run S 27° 06' 46" E for a distance of 101.02 feet to a point;

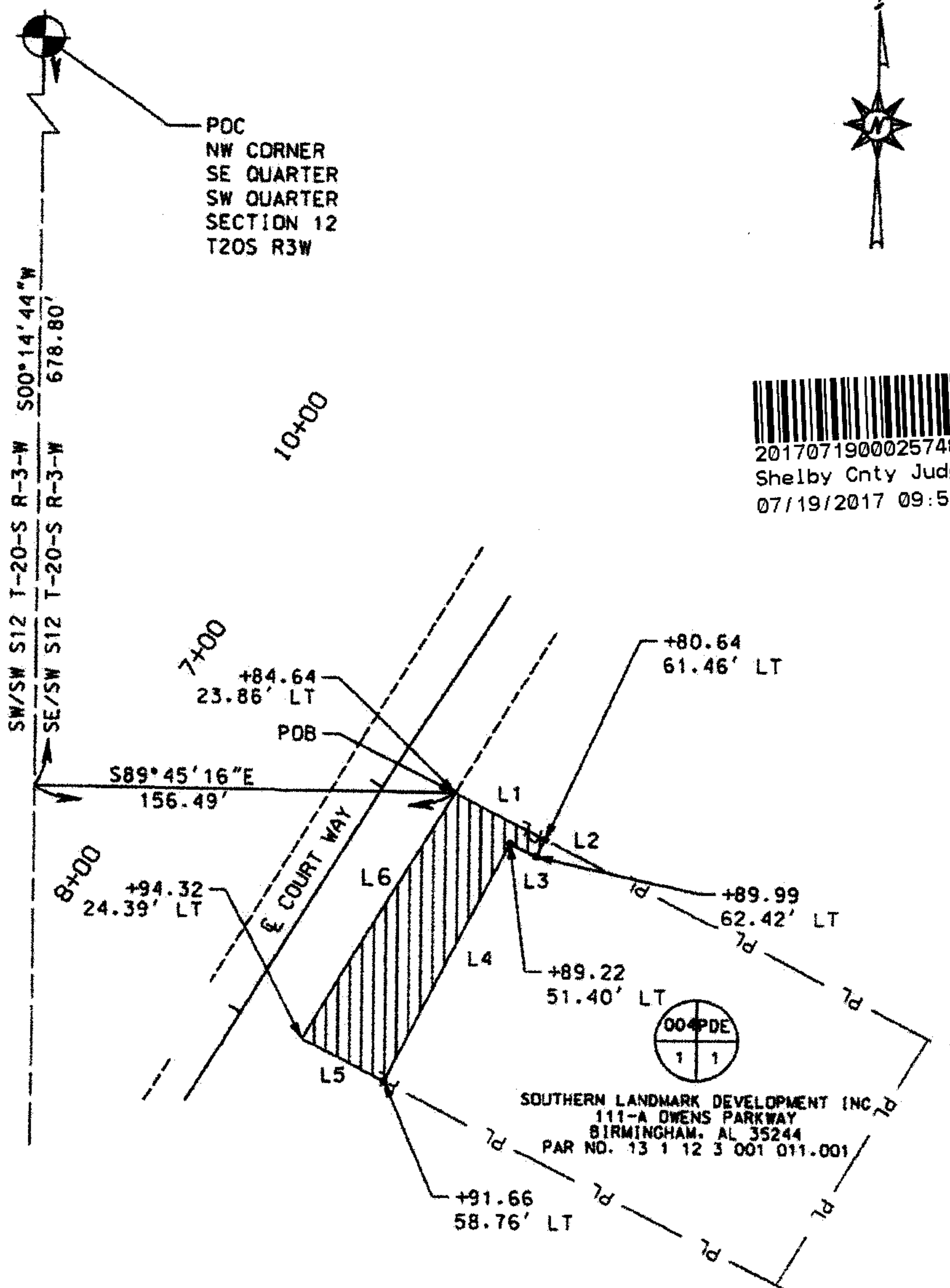
Thence run N 63° 09' 20" W for a distance of 34.47 feet to a point on the eastern right-of-way line of Court Way;

Thence run N 31° 05' 45" E along said eastern right-of-way line for a distance of 108.89 feet to a point, said point also being the Point of Beginning.



20170719000257480 2/3 \$22.00
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*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.



20170719000257480 3/3 \$22.00
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LINE TABLE		
NAME	LENGTH	DIRECTION
L1	37.82'	S 62° 55' 38" E
L2	7.35'	S 26° 26' 51" W
L3	10.99'	N 63° 33' 09" W
L4	101.02'	S 27° 06' 46" W
L5	34.47'	N 63° 09' 20" W
L6	108.89'	N 31° 05' 45" 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: 0.49 AC±
TRACT NUMBER: 004	P.D.E. REQUIRED: 0.08 AC±
COUNTY: SHELBY	*REMAINING ACRES: 0.49 AC±
OWNER: SOUTHERN LANDMARK DEVELOPMENT, INC.	

SCALE: 1"=60' DATE: 05-24-17 REVISED:
SHEET 1 OF 1