


**RIGHT-OF-WAY DEED (SEWER)**

Grey Oaks Sector 4

November 13, 2017

Shelby County, AL 11/14/2017  
State of Alabama  
Deed Tax: \$.50500  
This instrument prepared by:  
Engineering Design Group, LLC  
120 Bishop Circle, Suite 300  
Pelham, AL 35124**STATE OF ALABAMA)****SHELBY COUNTY)**  
20171114000411620 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
11/14/2017 10:59:32 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of One and no/100s Dollars (\$1.00) cash in hand paid by Double Oak Water Reclamation, LLC, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said Double Oak Water Reclamation, LLC, its successors and assigns, a right-of-way and easement for sanitary sewer purposes, including the installation and maintenance of sewer pipelines, underground and on the surface, and underground and surface support facilities, including stations, access points, stubouts and manholes, said right-of-way and easement being located in Shelby County, Alabama and described as follows, to-wit:

Description: Easement 1 - A 10' Low Pressure Sanitary Sewer Force Main Easement lying within the proposed Grey Oaks Sector IV, situated in the North ½ of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama;

COMMENCE at the Southeast Corner of Lot 119, according to the survey of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in the Probate Office of Shelby County, Alabama; Thence run North 16°47'19" East along the East line of Lot 119 a distance of 275.50 feet to the Northeast corner of Lot 119 and a point lying on the South right-of-way line of proposed Grey Oaks Court; Thence leaving Lot 119 run along the Proposed right-of-way of proposed Grey Oaks Court and along the adjoining proposed Lot 422 thru Lot 409 of Proposed Grey Oaks Sector IV the following courses: Thence run along the North line of proposed Lot 422 and along a non-tangent curve to the right with a radius of 390.32 feet, with a delta angle of 05°10'57", a chord bearing of North 73°13'59" East, and a chord length of 35.29 feet. Thence run along said curve and along North line of proposed Lot 422 a distance of 35.31 feet to a point; Thence run North 75°49'28" East along North line of proposed Lot 422 a distance of 56.96 feet to the POINT OF BEGINNING of a 10' Low Pressure Sanitary Sewer Force Main Easement, easement lying 10' parallel and beyond the described right of way; Thence run North 75°49'28" East along the North line of proposed Lot 422, 421, 420, and 419 a distance of 248.38 feet to a curve to the right with a radius of 475.00 feet, with a delta angle of 07°37'48", and a chord bearing of North 79°38'21" East; Thence run along North line of proposed Lot 419 a distance of 63.25 feet to a point; Thence run North 83°27'15" East along North line of proposed Lot 419, 418, and 417 a distance of 215.23 feet to a point to a curve to the right with a radius of 975.00 feet, with a delta angle of 09°12'44", a chord bearing of North 88°03'37" East; Thence run along said curve and along North line of proposed Lot 417, 416, and 415 a distance of 156.76 feet to a compound curve to the right with a radius of 25.00 feet, with a delta angle of 53°02'06", and a chord bearing of South 60°48'58" East; Thence run along said curve and along North line of proposed Lot 415 a distance of 23.14 feet to a reverse curve to the left with a radius of 55.00 feet, with a delta angle of 282°35'51", and a chord bearing of North 04°24'10" East; Thence run along said curve and along proposed Lot 415, 414, 413, and 412 a distance of 271.27 feet to a reverse curve to the right with a radius of 25.00 feet, with a delta angle of 49°43'40", a chord bearing of South 67°58'04" West; Thence run along said curve and along South line of proposed Lot 412 of Proposed Grey Oaks Sector IV a distance of 21.70 feet to a point lying on the northerly right-of-way of proposed Grey Oaks Court and to a reverse curve to the left with a radius of 1025.00 feet, with a delta angle of 09°22'39", and a chord bearing of South 88°08'35" West; Thence run along said curve and along the South line of proposed Lot 412 and 411 a distance of 167.76 to a point; Thence run South 83°27'15" West along said curve and along the South line of proposed Lot 411 and 410 a distance of 215.23 feet to a curve to the left with a radius of 525.00 feet, with a delta angle of 07°37'48", and a chord bearing of South 79°38'21" West; Thence run along said curve and along said curve and along the South line of proposed Lot 410 and Lot 409 a distance of 69.91 feet to a point; Thence run South 75°49'28" West along said curve and along the South line of proposed Lot 409 a distance of 99.91 feet to a curve to the right with a radius of 25.00 feet, with a delta angle of 90°00'00", and a chord bearing of North 59°10'32" West; Thence run along said curve and along said curve and along the South and West line of proposed Lot 409 and along right of way of Grey Oaks Lane and proposed Lot 411 for 39.27 feet to a point lying on the easterly right-of-way of proposed Grey Oaks Lane; Thence run along the right-of-way of proposed Grey Oaks Lane and proposed Lot 409, 408, 407, 406, 405, and 404 the following courses; Thence run North 14°10'32" West along the West line of proposed Lot 409 a distance of 91.90 feet to a curve to the right with a radius of 175.00 feet, with a delta angle of 32°47'03", and a chord bearing of North 02°12'59" East; Thence run along said curve and along the West line of proposed Lot 409 and 408 for 100.13 feet to a point; Thence run North 18°36'48" East along the West line of proposed Lot 408 a distance of 93.21 feet to a curve to the right with a radius of 25.00 feet, with a delta angle of 51°19'04", a chord bearing of North 44°16'20" East; Thence run along said curve and along the West line of proposed Lot 407 a distance of 22.39 feet to a reverse curve to the left with a radius of 55.00 feet, with a delta angle of 282°38'08", and a chord bearing of North 71°23'12" West; Thence run along said curve and along the adjoining proposed Lot 407, 406, 405, and 404 a distance of 271.31 feet to a point lying on the westerly right-of-way of proposed Grey Oaks Lane to a reverse curve to the right with a radius of 25.00 feet, with a delta angle of 51°19'04", and a chord bearing of South 07°02'44" East; Thence run along said curve and along the East line of proposed Lot 404 a



distance of 22.39 feet to a point; Thence run South 18°36'48" West along the East line of proposed Lot 404 and 403 a distance of 93.19 feet to a curve to the left with a radius of 225.00 feet, with a delta angle of 32°47'20", and a chord bearing of South 02°13'08" West; Thence run along said curve and along the East line of proposed Lot 403, 402, and 401 a distance of 128.76 feet to a point; Thence run South 14°10'32" East along the East line of proposed Lot 401 a distance of 12.07 feet to the POINT OF ENDING.

Description: Easement 2 - A 20' Low Pressure Sanitary Sewer Force Main Easement lying within the proposed Grey Oaks Sector IV, situated in the North ½ of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama;

COMMENCE at the most northerly corner of Lot 31, according to the survey of Grey Oaks Sector III, as recorded in Map book 47, Page 75, in the Probate Office of Shelby County, Alabama; Thence run South 60°14'56" West along the northwest line of Lot 31 a distance of 200.90 feet to the northwest corner of Lot 31 and the POINT OF BEGINNING of a 20' Low Pressure Sanitary Sewer Force Main Easement lying 10' to either side of and parallel to herein described centerline; Thence run North 80°04'35" West a distance of 91.55 feet to a point; Thence run South 54°55'24" West a distance of 14.14 feet to a point lying on common division line of Proposed Lot 405 and Lot 406; Thence run South 09°55'23" West and along the common division line of proposed Lots 405, and 406 a distance of 147.97 feet to the POINT OF ENDING of said easement lying on the west line of proposed Lot 406 and abutting North Line of 10.00' Sewer Easement as described in this document as Easement 1.

For the consideration aforesaid, the undersigned do grant bargain sell and convey unto the said County 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 of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions 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, and the right to prohibit the construction or Maintenance of any improvement or obstruction (except fencing) or the placement of spoil or fill dirt and/or heavy equipment over or on top of the easement/right-of-way without the written permission of Double Oak Water Reclamation, LLC or its authorized agent.

In consideration of the benefit to the property of the undersigned by reason of the construction of said sewer facility, the undersigned hereby release Double Oak Water Reclamation, LLC from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said improvement, and the undersigned do hereby admit and acknowledge that said sewer facility, if and when constructed, will be a benefit to the property of the undersigned.

The undersigned covenant with said Double Oak Water Reclamation, LLC that the undersigned are seized in fee-simple of said premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 13th day of November 2017.

Will Sanders, Jr.

STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that William G. Sanders, Jr. whose name as Member of Grey Oaks Properties, LLC a limited liability corporation, 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 or she, as such officer, and with full authority, has executed the same voluntarily for and as the act of said Corporation.

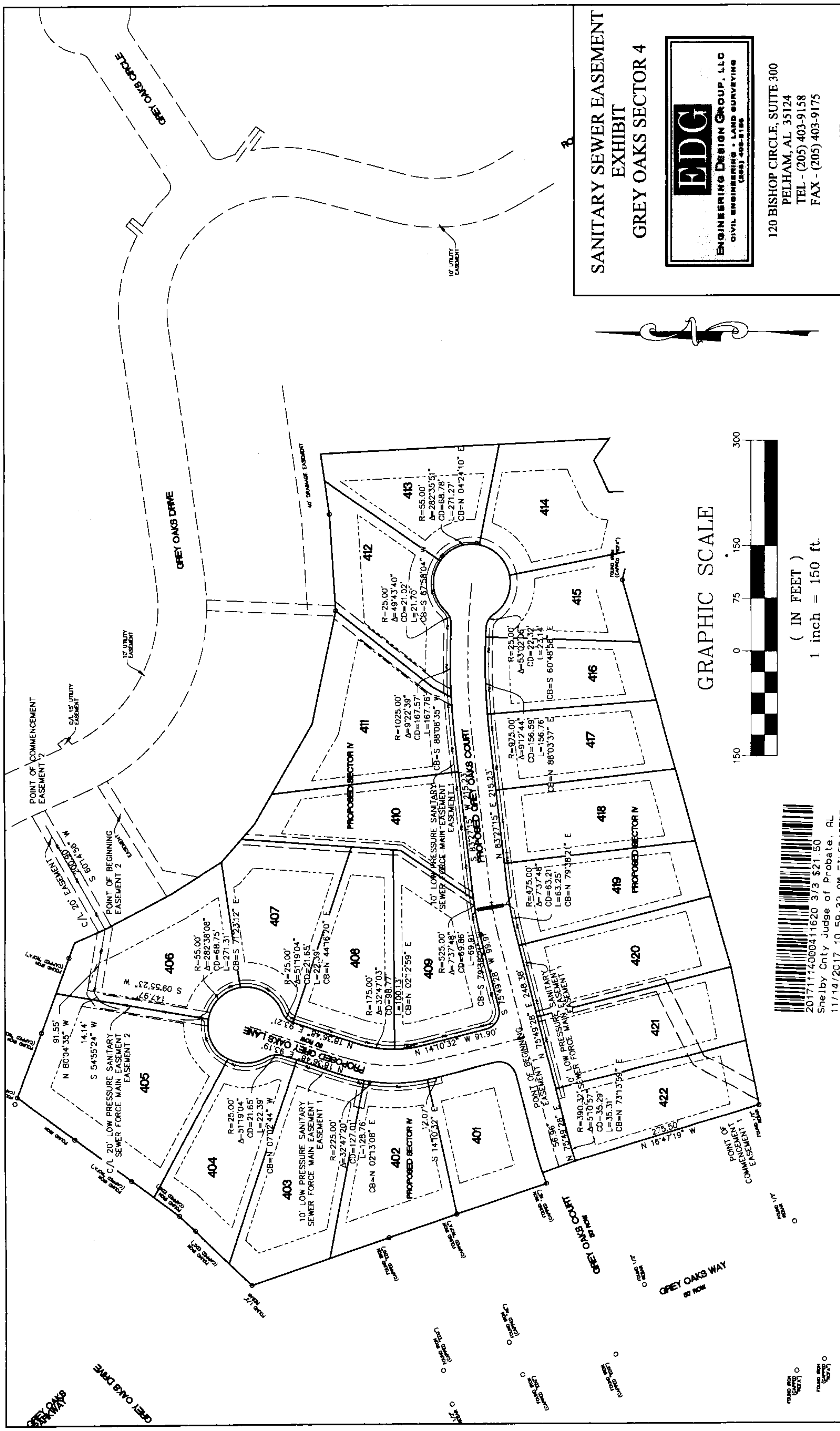
Given under my hand and official seal, this 13 day of November, 2017.

My commission expires 2/12/2020.

Carol Dean Johnson  
Notary Public

20171114C00411620 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
11/14/2017 10:59:32 AM FILED/CERT

CAROL DEAN JOHNSON  
My Commission Expires  
February 12, 2020



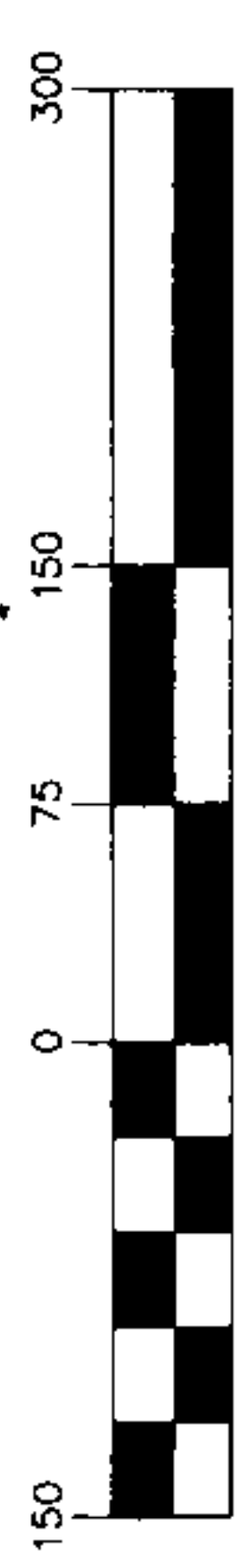
SANITARY SEWER EASEMENT  
EXHIBIT  
GREY OAKS SECTOR 4

EDG

ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING - LAND SURVEYING  
(205) 403-5125

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.



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