

TEMPORARY EASEMENT DEED

500

**Griffin Lake Trace**

**STATE OF ALABAMA)  
SHELBY COUNTY)**

**PID 58 09 3 07 0 002 002.009**

**Clayton Properties Group, LLC**

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 temporary 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 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 **Instrument number 20170711000247630**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

A temporary waterline easement situated in the NE 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of Lot B-118 of Griffin Park at Eagle Point Sector 2 Phase 1 as recorded in Map Book 48 Pages 98A through 98E in the Office of the Judge of Probate in Shelby County, Alabama; thence S 87°49'27" W along the south line of Lot B-118 a distance of 137.18 feet to the SW corner of Lot B-118, said point also being a point on the easterly right-of-way of Griffin Lake Trace and a point on a non-tangent curve to the right having a central angle of 0°42'26" and a radius of 330.00 feet, said curve subtended by a chord bearing S 1°49'20" E and a chord bearing of 4.07 feet; thence along the arc of said curve and said right-of-way a distance of 4.07 feet to the POINT OF BEGINNING, said point also being a point on a compound curve having a central angle of 4°25'05" and a radius of 330.00 feet, said curve subtended by a chord bearing S 0°44'26" W and a chord distance of 25.44 feet; thence leaving said right-of-way along the arc of said curve a distance of 25.45 feet to a point; thence N 87°03'02" W for a distance of 20.00 feet to a point on a curve to the left having a central angle of 4°25'05" and a radius of

310.00 feet, said curve subtended by a chord bearing N 0°44'26" E and a chord distance of 23.90 feet; thence along the arc of said curve a distance of 23.90 feet to a point on the southerly right-of-way of Griffin Lake Trace; thence N 88°31'53" E along said right-of-way a distance of 20.00 feet to the POINT OF BEGINNING.

The temporary easement shall expire upon recording of dedicated right-of-way and permanent easements.

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 line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will by a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 25<sup>th</sup> day of January, 20 18.

By: [Signature]

By: Grant McCaleb  
**Authorized Representative**

WITNESSES:

[Signature]  
Michael

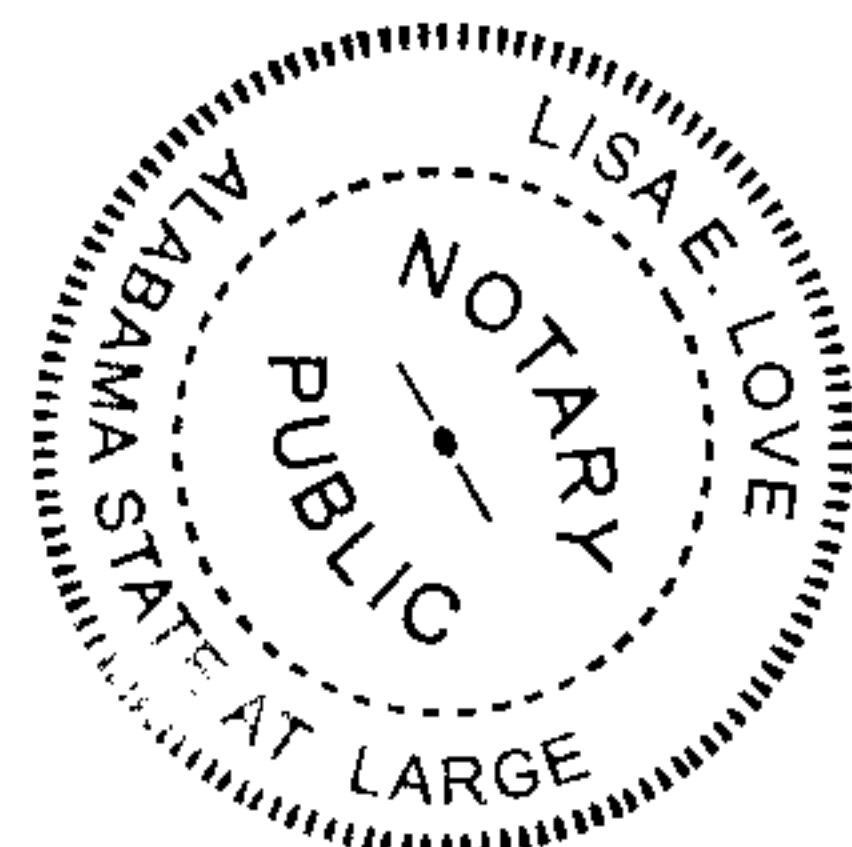
[Signature]  
[Signature]

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Grant McCaleb whose name is signed to the foregoing certificate as Agv. Dev. Manager, 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 25<sup>th</sup> day of January, 20 18

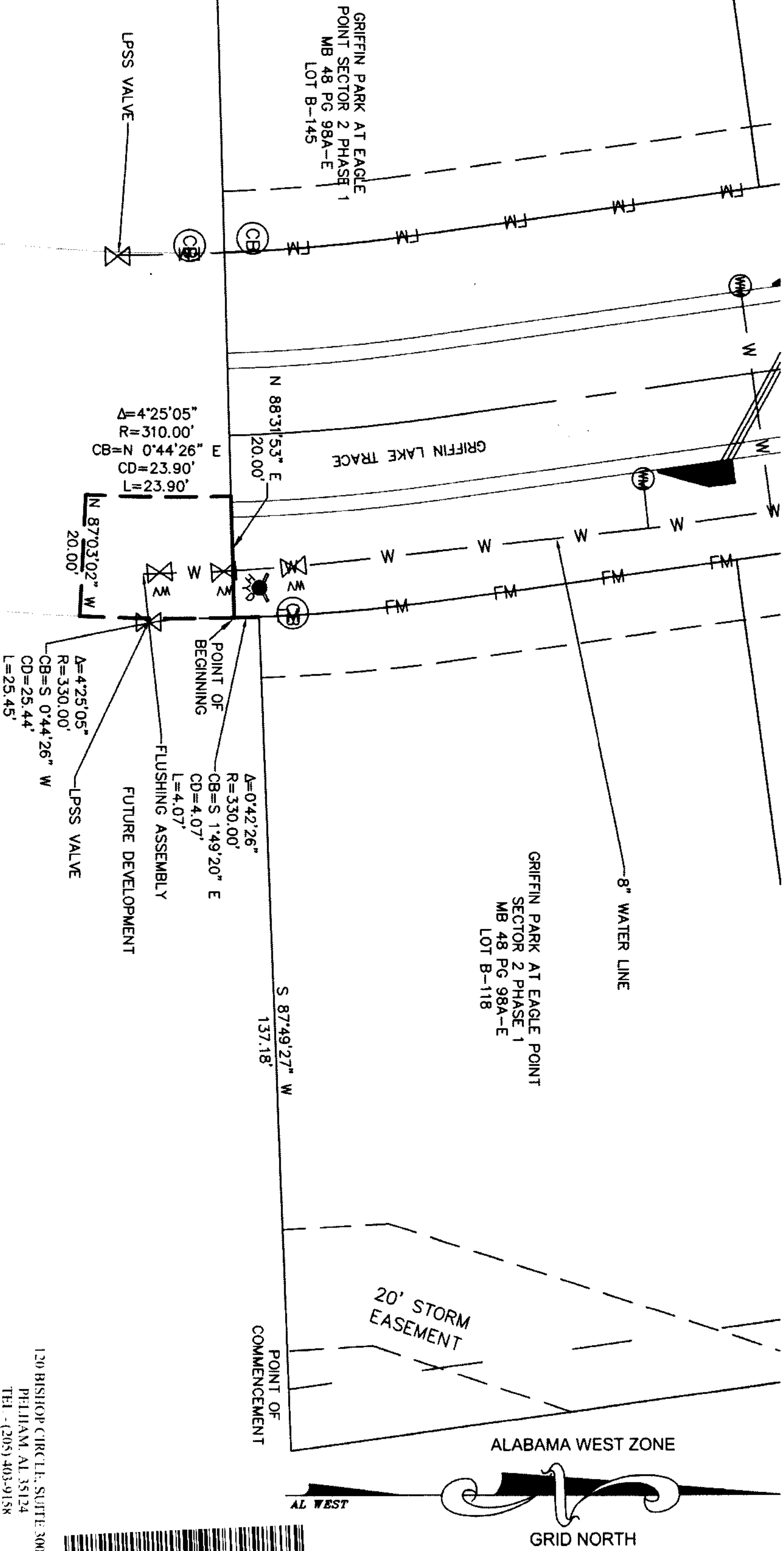
[Signature]  
Notary Public for the State of Alabama  
My commission expires October 13, 2019



20180125000025770 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/25/2018 01:35:52 PM FILED/CERT



GRIFFIN PARK AT EAGLE POINT SECTOR 2 PHASE  
 I GRIFFIN LAKE TRACE TEMPORARY WATERLINE  
 EASEMENT EXHIBIT



SCALE: 1" = 20'



**EDG**  
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