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01/29/2018 11:52:34 AM

DEEDS 1/3

This instrument prepared by:
Robert W. Easley, IV.
Alabama Engineering Co., Inc.
1214 Alford Avenue, Suite 200
Hoover, Alabama 35226

STATE OF ALABAMA

EASEMENT AGREEMENT

COUNTY OF SHELBY

\$500.00

For and in consideration of One Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SB Dev. Corp., hereinafter called "GRANTOR"), does hereby GRANT, BARGAIN, SELL and CONVEY to SouthWest Water Company, its successors and assigns (hereinafter called "GRANTEE"), a sanitary sewer easement, the location of which has been agreed to by the parties herein as shown on the plat attached hereto as Exhibit A and made a part hereof, to construct, maintain, operate, repair, alter, replace and remove sanitary sewer pipelines and appurtenant facilities which include above and below ground valves and structures, all within the perimeter of the easement described above, under and upon the lands of GRANTOR in the County of Shelby, State of Alabama, and described as follows:

A parcel of land situated in the NW ¼ of Section 26, Township 18 South, Range 1 West, Shelby County Alabama being more particularly described as follows:

COMMENCE at the Northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County Alabama and run in a Southerly direction along the West line of said section for a distance of 1070.06 feet to a point; thence turn a deflection angle of 90°00'00" to the left and run in an Easterly direction for a distance of 508.97 feet to THE POINT OF BEGINNING, said point being on the Southerly right-of-way of Brock Circle as recorded in Map Book 48, Page 70 in the probate court of Shelby County, Alabama as well as being the beginning of the centerline of a 10' sanitary sewer easement, and being on a non-tangent curve to the right having a radius of 145.00 feet and a central angle of 34°28'14"; thence turn a deflection angle of 100°39'49" to the right (angle measured to tangent) and run in a Southwesterly direction along the arc of said curve, for a distance of 87.24 feet to the P.C. (Point of Curvature) of a curve to the left having a radius of 510.00 feet and a central angle of 17°59'31"; thence run in a Southwesterly direction along the arc of said curve, for a distance of 160.15 feet; thence run tangent from said curve, in a Southwesterly direction, for a distance of 52.96 feet to the P.C. of a curve to the right having a radius of 490.00 feet and a central angle of 27°06'55"; thence run in a Southwesterly direction along the arc of said curve for a distance of 231.89 feet to the P.C. of a curve to the right having a radius of 20.00 feet and a central angle of 74°47'13"; thence run in a Westerly direction along the arc of said curve for a distance of 26.11 feet to the P.C. of a curve to the left having a radius of 55.00 feet and a central angle of 246°22'47"; thence run in a Westerly thence Southerly thence Easterly thence Northeasterly direction along the arc of said curve for a distance of 236.51 feet to the P.C. of a curve to the left having a radius of 550.00 feet and a central angle of 35°31'21"; thence run in a Northeasterly direction along the arc of said curve for a distance of 340.99 feet; thence run tangent from said curve, in a Northeasterly direction, for a distance of 52.96 feet to the P.C. of a curve to the right having a radius of 450.00 feet and a central angle of 17°59'31"; thence run in a Northeasterly direction along the arc of said curve for a distance of 141.31 feet to the P.C. of a curve to the left having a radius of 205.00 feet and a central angle of 24°44'19"; thence run in a Northeasterly direction along the arc of said curve for a distance of 88.51 feet to the P.C. of a curve to the right having a radius of 20.00 feet and a central angle of 96°06'20"; thence run in a Northeasterly thence Southeasterly direction along the arc of said curve for a distance of 33.55 feet; thence run tangent from said curve, in a Southeasterly direction, for a distance of 139.48 feet to a point on the Northwesterly property line of Lot 73 as recorded in "Brock Point Phase 2A" as recorded in Map Book 48, Page 70 in the probate court of Shelby County, Alabama.

Said easement containing 0.37 acres, more or less.

GRANTEE shall have all of the rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same, to the free right of ingress to and egress over and across said lands to and from said easement, the right to use all roads over and across said lands, and the right from time to time to cut all trees and undergrowth and remove other obstructions that may injure, endanger or interfere with the use of said easement.

The rights herein granted are non-exclusive and GRANTOR reserves and retains the right, for himself, his heirs, executors, administrators, successors, assigns and invitees, to travel across said easement and to use the premises, provided that such use shall not materially interfere with the use of the said easement by GRANTEE, its agents, employees or contractors.

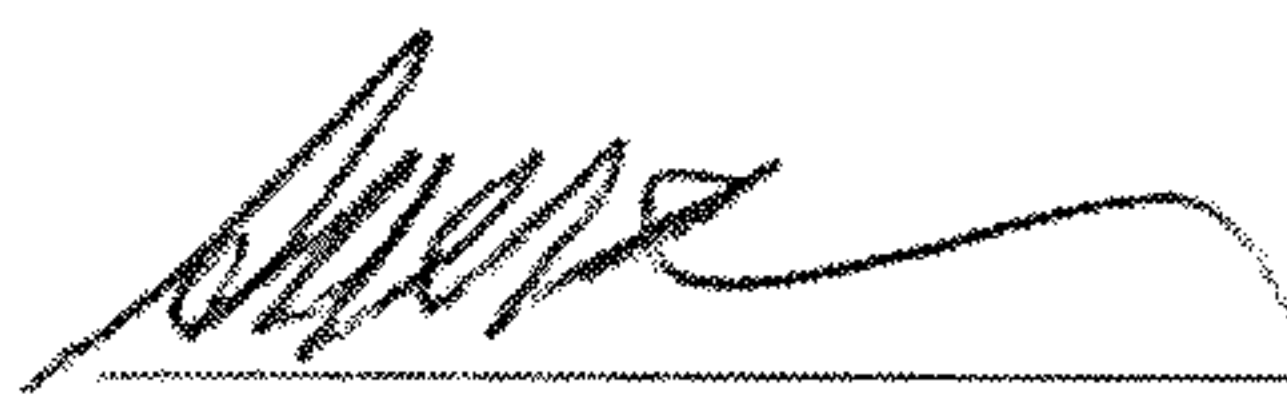
GRANTEE shall have the right to assign this grant in whole or in part.

TO HAVE AND TO HOLD UNTO GRANTEE, its successors and assigns, as permitted and subject to the above, for so long as the rights and easements herein granted, or any one of them, shall be used by GRANTEE for the purpose of transporting municipal wastewater, with ingress to and egress from the premises for the purpose of constructing, inspecting, repairing, maintaining, replacing and removing the property of the GRANTEE. And the undersigned hereby binds himself, his heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular said premises unto GRANTEE, and its successors and assigns, against every person whomsoever lawfully claiming to claim the same or any part thereof.

GRANTOR warrants that none of the above-described property constitutes "homestead" property under Alabama law.

IN TESTIMONY WHEREOF, the GRANTOR herein has executed this conveyance this
29th day of JANUARY, 2018.

GRANTOR:



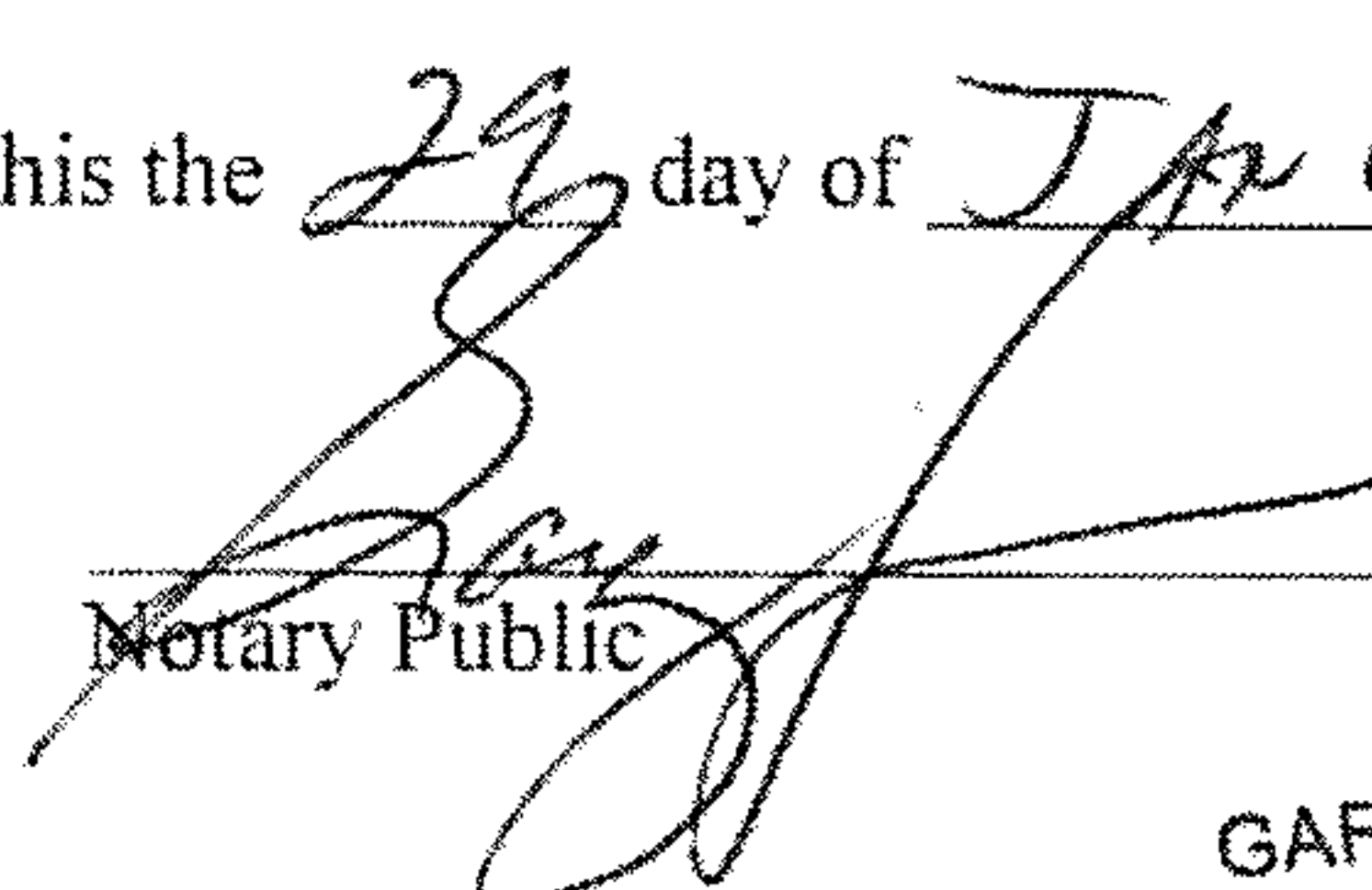
SB Dev. Corp.

STATE OF ALABAMA

SHELBY COUNTY

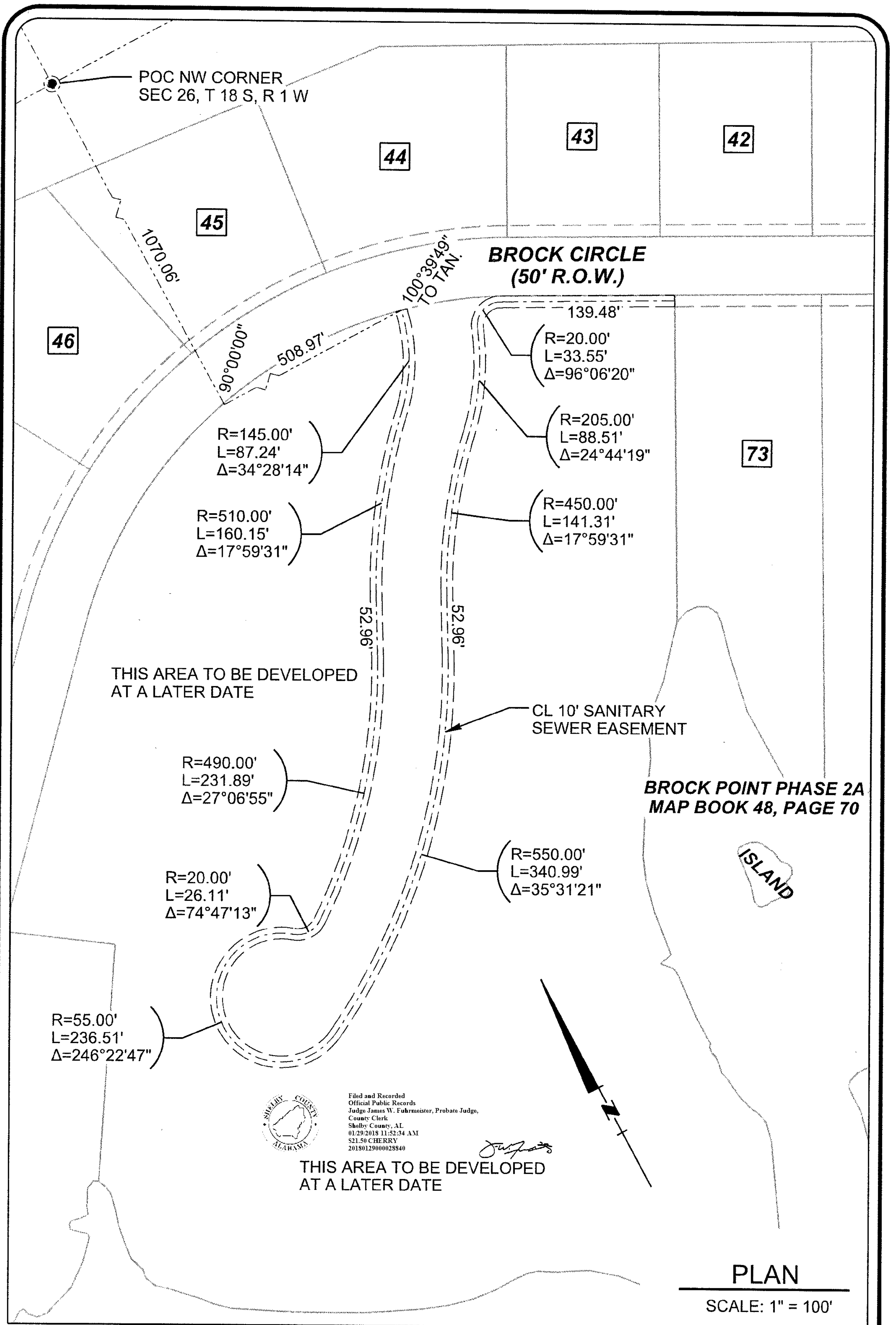
I, the undersigned, a Notary Public in and for said County and State hereby certify that Scott Rohrer, whose name is signed to this Easement Agreement as an authorized representative of SB Dev Corp, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificates, he executed same voluntarily as such individual with full authority thereof.

Given under my hand and official seal on this the 29 day of JANUARY, 2018.



Notary Public

GARY JONES
NOTARY PUBLIC, STATE OF ALABAMA
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 05, 2020



Alabama Engineering Company, Inc.
1214 Alford Avenue
Hoover, Alabama 35226
Phone (205) 803-2161
Fax (205) 803-2162

Sanitary Sewer Easement Exhibit
Brock Point - Phase 2
SB Dev. Corp.
12/26/2017