

Flemming Farms Phase 2

This instrument prepared by:  
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1214 Alford Ave, Ste 200  
Hoover, AL 35226

STATE OF ALABAMA)

JEFFERSON COUNTY)

20180705000238630 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/05/2018 09:57:27 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 Jefferson County, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby grant, bargain, sell and convey unto the said Jefferson County, 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:

A parcel of land situated in the Southeast ¼ of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an uncapped rebar that is locally accepted as the Northwest corner of the Northeast ¼ of Section 4, Township 20 South, Range 3 West and run East along the North line of said ¼ section for a distance of 1291.19 feet; thence leaving said North line turn a deflection angle of 90°00'00" to the right and run South for a distance of 2721.72 feet; thence turn a deflection angle of 106°15'45" left and run in a Northeasterly direction for a distance of 10.00 feet to the POINT OF BEGINNING of a variable width sanitary sewer that is bounded on the both sides by a line lying 10 feet on both sides of, parallel to and abutting the following described centerline; thence turn a deflection angle of 180°00'00" to the right and run in a Southwesterly direction for a distance of 132.67 feet to a point; thence turn a deflection angle of 69°13'47" left and run in a Southerly direction for a distance of 194.98 feet; beginning at this point the easement is bounded on the right side by a line lying 13 feet on the right (Northwest) side of, parallel to and abutting the following described centerline and on the left side by a line lying 10 feet on the left (Southeast) side of, parallel to and abutting the following described centerline; thence turn a deflection angle of 44°49'59" right and run in a Southwesterly direction for a distance of 65.91 feet to the end of this sanitary sewer easement.

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 the Jefferson County Commission 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 Jefferson County, the State of Alabama, and/or the United States of America, and/or any of their agents, 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 Jefferson County 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.

3<sup>rd</sup> IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this July day of 2018.

(Signature) (SEAL)

(Signature) (SEAL)

STATE OF ALABAMA)

JEFFERSON COUNTY)

**I, THE UNDERSIGNED AUTHORITY**, in and for said County, in said State, hereby certify that Jonathan Belcher whose name as President of SB Dev. Corp., an Alabama 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 3<sup>rd</sup> day of July, 2018.

My commission expires 4-5-2020

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

(Signature)  
Notary Public  
GARY JONES  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE