

PERMANENT EASEMENT DEED

**CHELSEA PARK**  
**7<sup>TH</sup> SECTOR**  
**3<sup>RD</sup> ADDITION**

STATE OF ALABAMA)  
SHELBY COUNTY)

500

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 Ridge Utility Systems LLC, receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto Shelby Ridge Utility Systems LLC (Grantee), its agents, successors, and assigns a permanent 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 sanitary sewer mains, pipes, and appurtenances. Said strip of land being located within the property of the undersigned Grantors as described in Deed Book 20110915000274040 Pages 1-13, in the office of the Judge of Probate, Shelby County, Alabama said strip being shown on "Exhibit A" and more particularly described as follows:

SANITARY SEWER EASEMENT 7-3A:

A 20.00 FOOT WIDE SANITARY SEWER EASEMENT, SAID EASEMENT BEING 10.00 FOOT WIDE ON BOTH SIDES OF A CENTERLINE AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 31 AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST CORNER OF LOT 7-114, ACCORDING TO THE SURVEY OF "CHELSEA PARK 7<sup>TH</sup> SECTOR FIRST ADDITION" AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 55°47'52" WEST ALONG THE NORTHERLY LINE OF SAID LOT 7-114 FOR 135.00 FEET; THENCE RUN NORTH 59°49'55" WEST FOR 29.23 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF EASEMENT HEREIN DESCRIBED; THENCE RUN NORTH 39°24'45" EAST FOR 236.13 FEET; THENCE RUN NORTH 51°10'53" EAST FOR 270.17 FEET; THENCE RUN NORTH 53°56'25" EAST FOR 395.15 FEET; THENCE RUN NORTH 54°23'38" EAST FOR 393.86 FEET; THENCE RUN NORTH 69°02'46" EAST FOR 131.55 FEET; THENCE RUN SOUTH 77°03'16" EAST FOR 167.13 FEET; THENCE RUN SOUTH 00°49'13" WEST FOR 107.53 FEET; THENCE RUN SOUTH 06°00'11" EAST FOR 20.85 FEET TO THE END OF SAID EASEMENT CENTERLINE.

Shelby County, AL 08/10/2018  
State of Alabama  
Deed Tax: \$.50

  
20180810000285960 1/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
08/10/2018 09:19:37 AM FILED/CERT

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 and/or sanitary sewer line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

  
20180810000285960 2/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
08/10/2018 09:19:37 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 24th day of July, 20 2018

By:

Douglas D. Eddleman  
President, Chelsea Park Holding, LLC

WITNESSES:

Anna C. McConathy  
ANNA C. McCONATHY

Wayne Standifer  
Wayne Standifer

STATE OF ALABAMA )

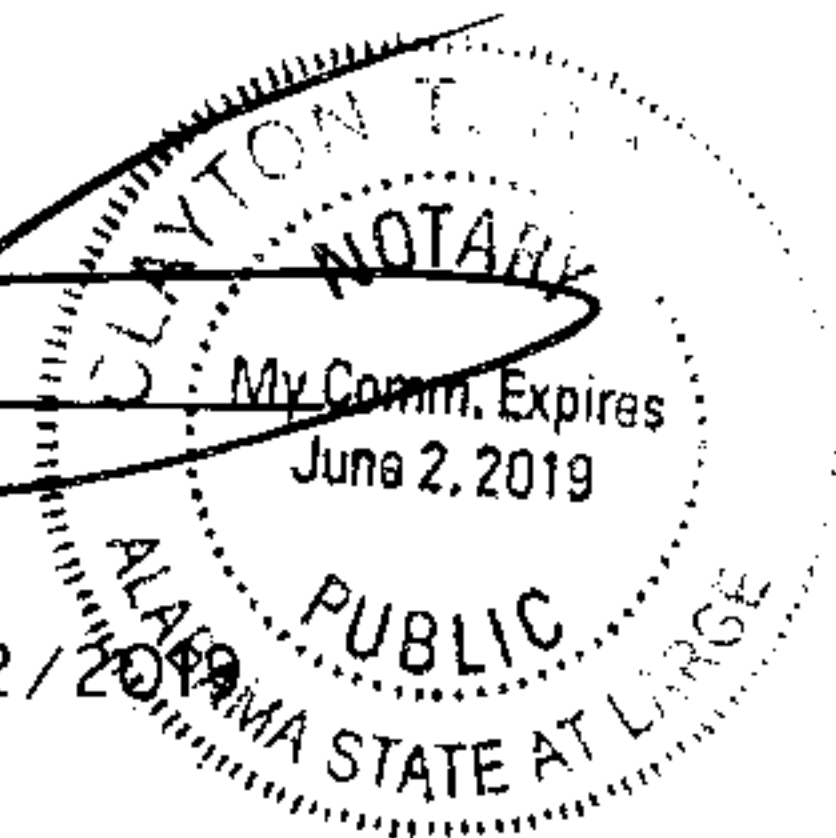
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Managing Member and President of Chelsea Park Holding, LLC, a Delaware limited liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such managing member and president, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 24th day of July, 2018.

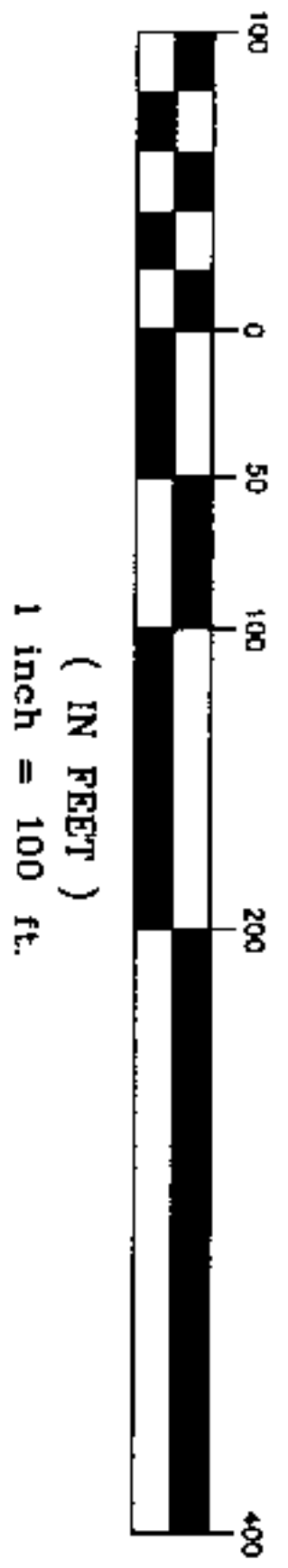
[Signature]  
NOTARY PUBLIC

My Commission Expires: 06/02/2019



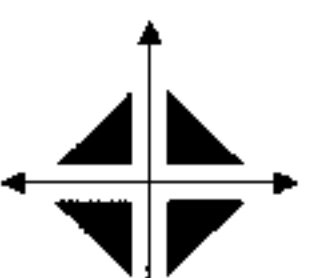
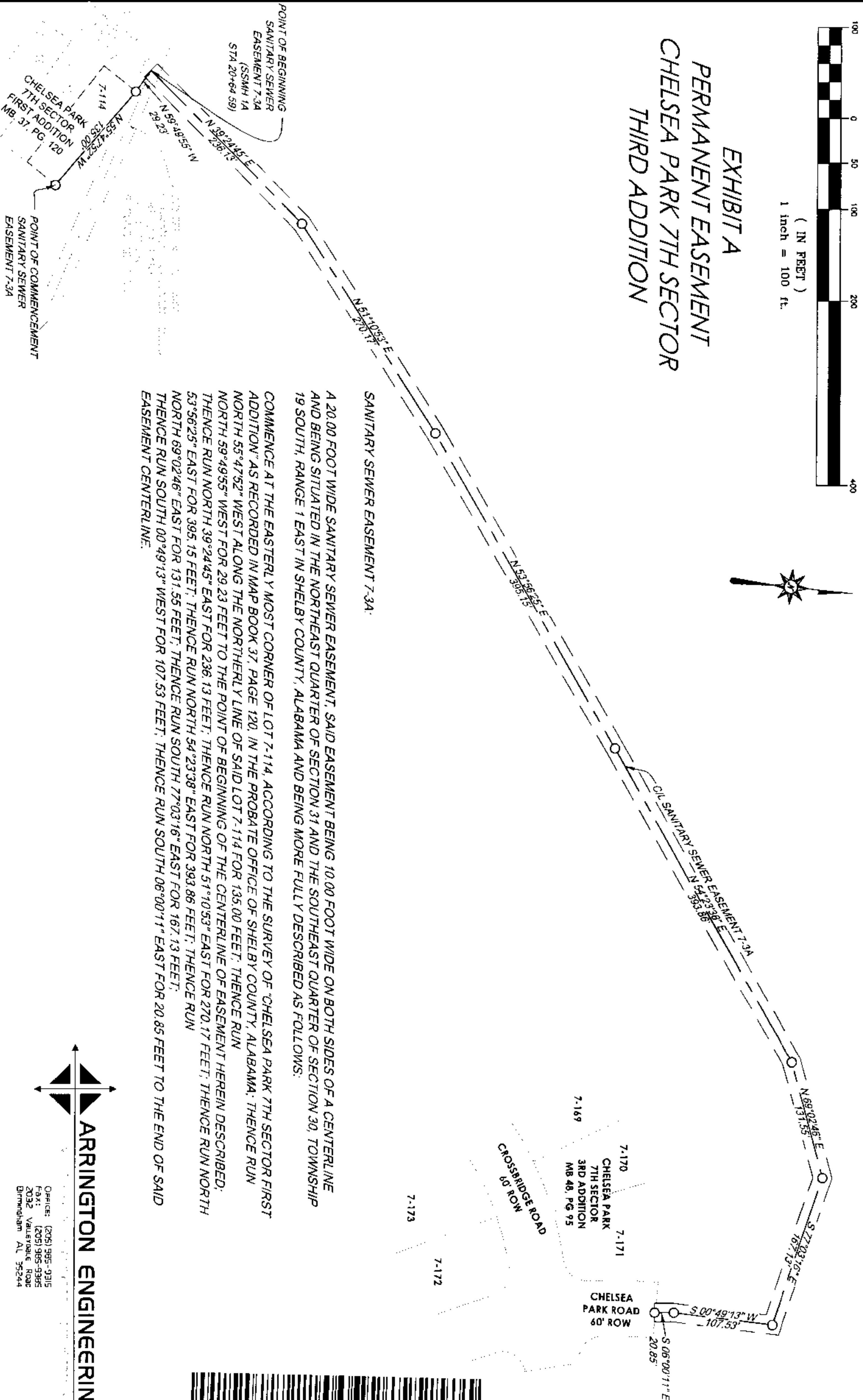
20180810000285960 3/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
08/10/2018 09:19:37 AM FILED/CERT

# GRAPHIC SCALE



## EXHIBIT A

### PERMANENT EASEMENT CHELSEA PARK 7TH SECTOR THIRD ADDITION



**ARRINGTON ENGINEERING**

OFFICE: (205) 985-9315  
FAX: (205) 985-9345  
2032 Valleydale Road  
Birmingham AL 35244



20180810000285960 4/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
08/10/2018 09:19:37 AM FILED/CERT