

STATE OF ALABAMA)
 :
SHELBY COUNTY)

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ESMTAROW 1/3

SANITARY SEWER EASEMENT

\$10,000.00

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and no/100s Dollars (\$10.00) cash in hand paid by **TOWN BUILDERS, INC.**, an Alabama corporation, ("**Grantee**") to **EBSCO DEVELOPMENT CO., INC.**, an Alabama limited liability company, ("**Grantor**"), the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, a non-exclusive right-of-way and easement for underground sanitary sewer purposes, including the installation and maintenance of underground sewer pipelines, and the following surface support facilities: access points, stubouts and manholes (the "**Sewer Easement**")

The Sewer Easement shall be for the benefit of that certain real property located in Shelby County, Alabama, and described as:

Lot 20-19 according to the Survey of Mt. Laurel – Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama (hereinafter the "**Benefitted Property**").

The Sewer Easement shall burden, and be encumbered upon that certain real property located in Shelby County, Alabama and described as:

A parcel of land situated in the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of lot 20-19 according to the survey of Mt Laurel – Phase IIIB, Sector 2 as recorded in Map Book 41, Page 44 in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northwest corner of lot 20-20 according to said survey and run in a Southwesterly direction along the common lot line of said lots 20-19 and 20-20 for a distance of 115.00 feet to the POINT OF BEGINNING of a 15 foot wide sanitary sewer easement lying 7.5 feet on both sides of the following described centerline; thence continue along the last described course, and along the extension of said common lot line for a distance of 38.00 feet to the POINT OF ENDING of the easement herein described, (hereinafter the "**Burdened Property**").

For the consideration aforesaid, the undersigned Grantor does further grant unto the said Grantee, the Sewer Easement over, under, and across the Burdened Property, for the benefit of the Benefitted Property, the non-exclusive right and privilege of a perpetual use of said lands for such purpose, including the non-exclusive right to cut and keep clear all trees, undergrowth and other obstructions on the strip

described above when reasonably necessary for the avoidance of danger in said use of said strip, and the right to prohibit the construction of any obstruction on said strip without the written permission of the Grantee, provided such permission is not unreasonably withheld or delayed.

The Sewer Easement shall run with the land, in perpetuity, and may only be modified by the written agreement of the Benefitted Property and the Burdened Property.

For convenience and reference the attached Exhibit A shows by hatched area the Sewer Easement for the benefit of the Benefitted Property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 17th day of SEPTEMBER 2018.

GRANTOR:

EBSCO DEVELOPMENT CO., INC.

By: Bryan Phillips
Its: Vice President

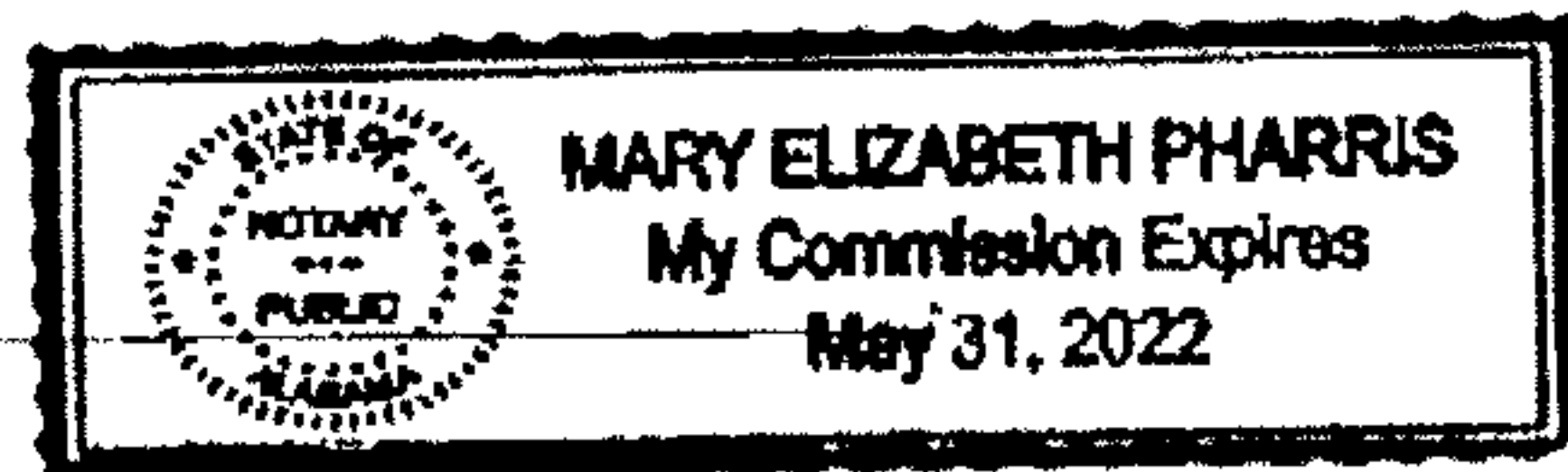
STATE OF ALABAMA)

Shelby COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Bryan Phillips whose name as Vice President of the EBSCO DEVELOPMENT CO., INC., 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, as such officer, and with full authority, has executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal, this 17th day of September, 2018.

My commission expires:

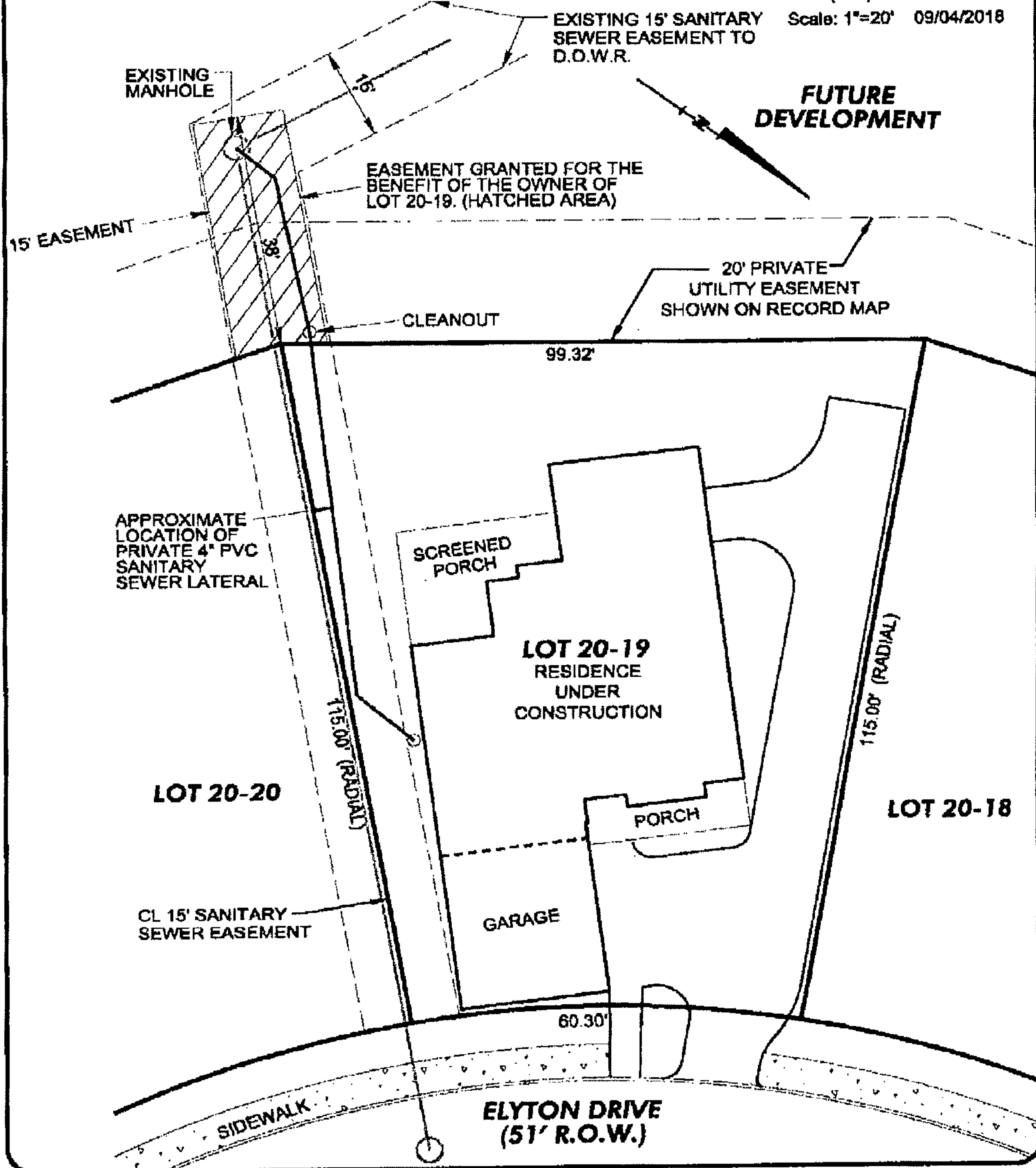


Mary Elizabeth Pharris
Notary Public

**EXHIBIT A
SANITARY SEWER LOCATION
EXHIBIT FOR MT LAUREL LOT 20-19**

Alabama Engineering Co., Inc.
1214 Afford Avenue, Suite 200
Hoover, Alabama 35226
(205) 803-2161

Scale: 1"=20' 09/04/2018



Allen S. Bayl

(PS)