

THIS INSTRUMENT WAS PREPARED BY:

MIKE T. ATCHISON, ATTORNEY AT LAW, INC.
P.O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Hewitt L. Conwill, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Hewitt L. Conwill, and I am a sitting Circuit Court Judge in Shelby County, Alabama, over the age of 21 years, and I am familiar with the following facts:

Prior to my appointment to the bench, I prepared that certain Deed to a 20-foot Wide Permanent Sewer Easement from Charles E. McCombs, to City of Calera, Alabama, dated February 23, 2004, recorded in Instrument #20040226000099550, in Probate Office of Shelby County, Alabama. This deed was prepared using the description furnished to me by the City of Calera.

I have been shown a sketch showing the actual location of said sewer easement, which is attached hereto as Exhibit "A". I have also been shown a drawing, which is attached hereto as Exhibit "B", which shows the actual location of said easement versus the platted location based on the legal description used in the deed, which is attached as Exhibit "C" hereto.

The legal description used in that certain deed recorded in Instrument #20040226000099550, should have been as follows:

A 20-foot Wide Permanent Sewer Easement

Commence at a capped iron located at the Northeast corner of the SE ¼ of the NW ¼ of Section 36, Township 21 South, Range 2 West; thence run West along the North line of said forty 660 feet, more or less, to the NE corner of the W ½ of the SE ¼ of the NW ¼ of said Section 36; thence run Southerly along the East line of said half-quarter-quarter section a distance of 379 feet to the point of beginning of the following described centerline; the easement lies 5 feet parallel to the left and 15 feet parallel to the right of the centerline; thence turn 93 degrees 05 minutes 30 seconds left and run Easterly 487.80 feet; thence turn 40 degrees 36 minutes 07 seconds right and run Southeasterly 77.22 feet; thence turn 9 degrees 06 minutes 09 seconds right and run Southeasterly 121.70 feet; thence turn 9 degrees 26 minutes 53 seconds and run Southeasterly 57.90 feet to the point of tangent of a curve to the right having a radius of 188.68 feet; thence run 66.21 feet along the arc of the curve to the point of a reverse curve having a radius of 1623.26 feet; thence run 186.47 feet along the arc of the reverse curve to the point of a compound curve to the left having a radius of 397.33 feet; thence run 80.17 feet along the arc of the curve to the point of compound curvature to the left having a radius of 115.51 feet; thence run 47.29 feet along the arc of the curve to the point of tangency; thence run Southeasterly 218.84 feet to a point of a curve to the right having a radius of 180.00 feet; thence run 96.01 feet along the arc of the curve to the point of tangency; thence run Southeasterly 230.19 feet to the point of a curve to the left having a radius of 2777.73 feet; thence run 142.47 feet along the arc of the curve to the point of reverse curvature having a radius of 226.23 feet; thence run 141.03 feet along the arc of the reverse curve to the point of tangency; thence run Southwesterly 139.37 feet; thence turn 22 degrees 03 minutes 10 seconds left and run Southeasterly 109.55 feet; thence turn 12 degrees 35 minutes 54 seconds left and run Southeasterly 153.41 feet; thence 7 degrees 13 minutes 06 seconds left and run Southeasterly 109.29 feet; thence run 9 degrees 37 minutes 33 seconds left and run Southeasterly 138.83 feet to the point of a curve to the right having a radius of 150.00 feet; thence run Southeasterly 22.12 feet along the arc of the curve to the point of tangency; thence run Southeasterly for 115.48 feet; thence turn 15 degrees 19 minutes 58 seconds right and run Southeasterly 257.33 feet; thence turn 3 degrees 57 minutes 26 seconds left and run Southeasterly 22.84 feet to the point of a curve to the left having a radius of 179.24 feet; thence run Southeasterly 101.40 feet along the arc curve of the curve to the point of tangency; thence run 59.05 feet Southeasterly to the point of a curve to the right having a radius of 130.00 feet; thence 194.65 feet along the arc of the curve to the point of tangency; thence run Southwesterly 53.51 feet; thence turn 23 degrees 39 minutes 24 seconds left and run Southerly for 135.06 feet; thence turn 19 degrees 23 minutes 59 seconds left and run Southeasterly 154.90 feet; thence turn 58 degrees 49 minutes 56 seconds left and run Southeasterly 108.93 feet; thence turn 27 degrees 47 minutes 08 seconds left and run Northeasterly 218.27 feet; thence 45 degrees 00 minutes 00 seconds right and run Southeasterly 34.23 feet; thence turn 22 degrees 30 minutes 00 seconds right and run Southeasterly 19.69 feet to the point of a curve to the right having a radius of 15000 feet; thence run 76.70 feet along the arc of the curve to the point of tangency; thence run Southerly 179.71 feet; thence turn 2 degrees 33 minutes 10 seconds right and run Southeasterly 148.09 feet; thence turn 15 degrees 09 minutes 10 seconds left and run Southeasterly 57.28 feet; thence turn 15 degrees 44 minutes 01 second left and run Southeasterly 239.92 feet to the point of a curve to the left having a radius of 150.00 feet; thence run 55.76 feet along the arc of the curve to the point of tangency; thence run 195.65 feet Southeasterly; thence turn 11 degrees 50 minutes 13 seconds left and run Southeasterly 103.04 feet; thence turn 49 degrees 40 minutes 51 seconds left and run Northeasterly 84.17 feet; thence turn 8 degrees 35 minutes 47 seconds left and run Northeasterly 149.40 feet; thence turn 80 degrees 21 minutes 48 seconds right and run Southeasterly 66.92 feet; thence turn 10 degrees 27 minutes 02 seconds left and run Southeasterly 286.51 feet to the point of a curve to the right having a radius of 150.00 feet; thence turn 66.50 feet along the arc of the curve to the point of tangency; thence run Southeasterly to the centerline of Camp Branch Creek at which point the easement changes to lying 20 feet North of and parallel



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to the following described line; thence run 64 degrees 39 minutes 30 seconds left and run Easterly to a point lying on the East line of the NE ¼ of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; at which point the easement changes to lying 20-feet West or and parallel to the following described line; thence run Southerly along the East line of the NE ¼ of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, to the South line of the NE ¼ of Section 1, Township 22 South, Range 2 West, at which point the easement changes to lying 20-feet North of and parallel to the following described line; thence run Westerly along the South line of the NE ¼ of Section 1, Township 22 South, Range 2 West, to the Easterly right of way line of Shelby County Highway No. 42 and the end of the described line. The easement line shall extend and terminate at the Easterly right of way line of Shelby County Highway No, 42.

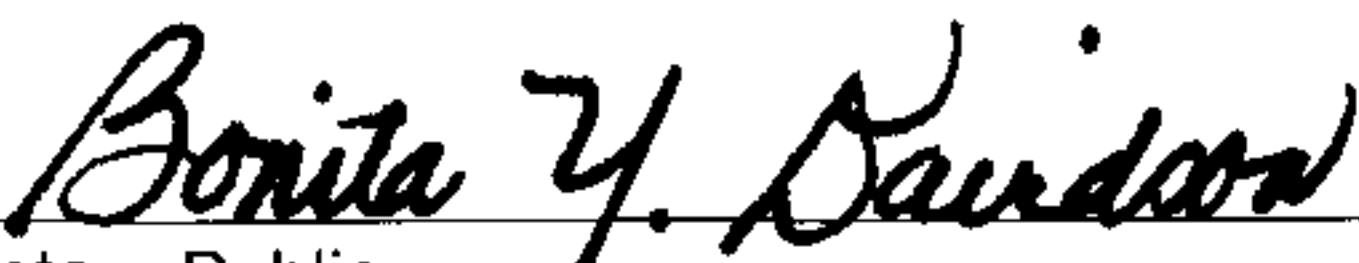
One permanent easement to go with the land to allow the OWNER, its employees and agents to construct, operate, repair, and maintain the OWNER'S utilities including the right of access by the OWNER, its employees and agents, or officials, and necessary related equipment. Included is the right to uncover the utilities, with the obligation to leave the LANDOWNER'S property in good repair after completion of any repair to the utilities.

This affidavit is given to correct the legal description in the above described deed.

Further the affiant saith not.


Hewitt L. Conwill – Affiant

Sworn to and subscribed to before me
This 7th day of September, 2018.


Notary Public

My commission expires: 4-2-19



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Exhibit A"

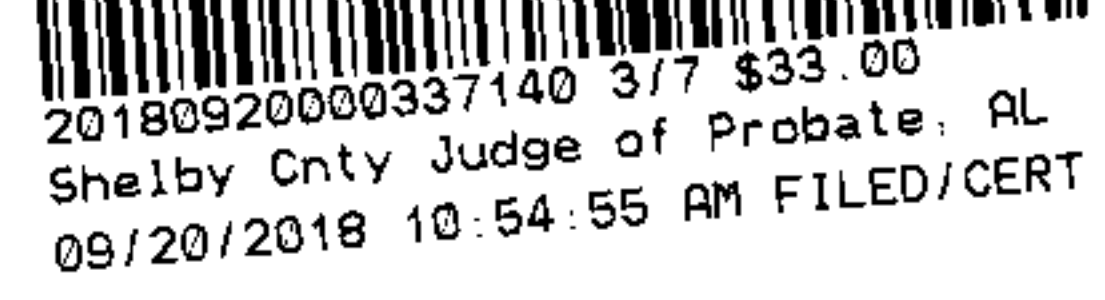
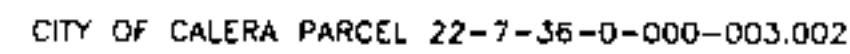
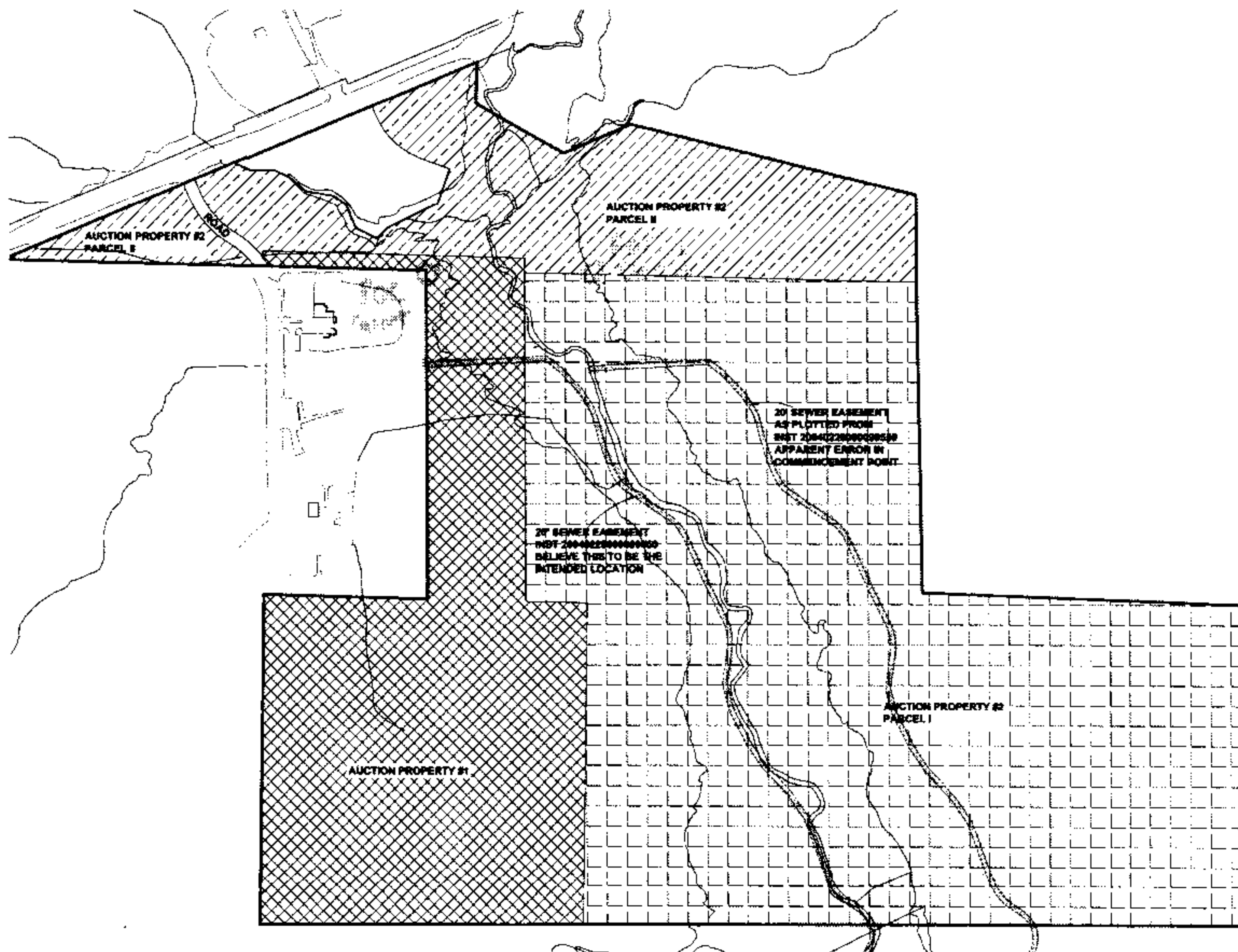


Exhibit "B"



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This instrument was prepared by:

✓
Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar and previous conveyance, to the undersigned grantor, (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, **CHARLES E. McCOMBS** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto the **CITY OF CALERA, ALABAMA**, its successors and assigns, (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY COUNTY, ALABAMA**, to-wit:

A 20-foot Wide Permanent Sewer Easement

Commence at a capped iron located at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 2 West; thence run Southerly along the East line of the quarter-quarter a distance of 379 feet to the Point of Beginning of the following described centerline; the easement lies 5 feet parallel to the left and 15 feet parallel to the right of the centerline; thence turn 93 deg. 05 min. 30 sec. left and run Easterly 487.80 feet; thence turn 40 deg. 36 min. 07 sec. right and run Southeasterly 77.22 feet; thence turn 9 deg. 06 min. 09 sec. right and run Southeasterly 121.70 feet; thence turn 9 deg. 26 min. 53 sec. right and run Southeasterly 57.90 feet to the point of tangent to a curve to the right having a radius of 188.68 feet; thence run 66.21 feet along the arc of the curve to the point of a reverse curve having a radius of 1623.26 feet; thence run 186.47 feet along the arc of the reverse curve to the point of a compound curve to the left having a radius of 397.33 feet; thence run 80.17 feet along the arc of the curve to the point of compound curvature to the left having a radius of 115.51 feet; thence run 47.29 feet along the arc of the curve to the point of tangency; thence run Southeasterly 218.84 feet to a point of a curve to the right having a radius of 180.00 feet; thence run 96.01 feet along the arc of the curve to the point of tangency; thence run Southeasterly 230.19 feet to the point of a curve to the left having a radius of 2777.73 feet; thence run 142.47 feet along the arc of the curve to the point of reverse curvature having a radius of 226.23 feet; thence run 141.03 feet along the arc of the reverse curve to the point of tangency; thence run Southwesterly 139.37 feet; thence turn 22 deg. 03 min. 10 sec. left and run Southeasterly 109.55 feet; thence turn 12 deg. 35 min. 54 sec. left and run Southeasterly 153.41 feet; thence 7 deg. 13 min. 06 sec. left and run Southeasterly 109.29 feet; thence run 9 deg. 37 min. 33 sec. left and run Southeasterly 138.83 feet to the point of a curve to the right having a radius of

150.00 feet; thence run Southeasterly 22.12 feet along the arc of the curve to the point of tangency; thence run Southeasterly for 115.48 feet; thence turn 15 deg. 19 min. 58 sec. right and run Southeasterly 257.33 feet; thence turn 3 deg. 57 min. 26 sec. left and run Southeasterly 22.84 feet to the point of a curve to the left having a radius of 179.24 feet; thence run Southeasterly 101.40 feet along the arc curve of the curve to the point of tangency; thence run 59.05 feet Southeasterly to the point of a curve to the right having a radius of 130.00 feet; thence run 194.65 feet along the arc of the curve to the point of tangency; thence run Southwesterly 53.51 feet; thence turn 23 deg. 39 min. 24 sec. left and run Southerly for 135.06 feet; thence turn 19 deg. 23 min. 59 sec. left and run Southeasterly 154.90 feet; thence turn 58 deg. 49 min. 56 sec. left and run Southeasterly 108.93 feet; thence turn 27 deg. 47 min. 08 sec. left and run Northeasterly 218.27 feet; thence 45 deg. 00 min. 00 sec. right and run Southeasterly 34.23 feet; thence turn 22 deg. 30 min. 00 sec. right and run Southeasterly 19.69 feet to the point of a curve to the right having a radius of 15000 feet; thence run 76.70 feet along the arc of the curve to the point of tangency; thence run Southerly 179.71 feet; thence turn 2 deg. 33 min. 10 sec. right and run Southeasterly 148.09 feet; thence turn 15 deg. 09 min. 10 sec. left and run Southeasterly 57.28 feet; thence turn 15 deg. 44 min. 01 sec. left and run Southeasterly 239.92 feet to the point of a curve to the left having a radius of 150.00 feet; thence run 55.76 feet along the arc of the curve to the point of tangency; thence run 195.65 feet Southeasterly; thence turn 11 deg. 50 min. 13 sec. left and run Southeasterly 103.04 feet; thence turn 49 deg. 40 min. 51 sec. left and run Northeasterly 84.17 feet; thence turn 8 deg. 35 min. 47 sec. left and run Northeasterly 149.40 feet; thence turn 80 deg. 21 min. 48 sec. right and run Southeasterly 66.92 feet; thence turn 10 deg. 27 min. 02 sec. Left and run Southeasterly 286.51 feet to the point of a curve to the right having a radius of 150.00 feet; thence run 66.50 feet along the arc of the curve to the point of tangency; thence run Southeasterly to the centerline of Camp Branch Creek at which point the easement changes to lying 20-feet North of and parallel to the following described line; thence turn 64 deg. 39 min. 30 sec. left and run Easterly to a point lying on the East line of the NE 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; at which point the easement changes to lying 20-feet West of and parallel to the following described line; thence run Southerly along the East line of the NE 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama to the South line of the NE 1/4 of Section 1, Township 22 South, Range 2 West; at which point the easement changes to lying 20-feet North of and parallel to the following described line; thence run Westerly along the South line of the NE 1/4 of Section 1, Township 22 South, Range 2 West to the Easterly right-of-way line of Shelby County Highway No. 42 and the end of the described line. The easement line shall extend and terminate at the Easterly right-of-way line of Shelby County Highway No. 42.

One permanent easement, to go with the land to allow the OWNER, its employees and agents to construct, operate, repair, and maintain the OWNER'S utilities including the right of access by the OWNER, its employees and agents, or officials, and necessary related equipment. Included is the right to uncover the utilities, with the obligation to leave the LANDOWNER'S property in good repair after completion of any repair to the utilities

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The above described property does not constitute any part of Grantor's homestead.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February 2004.

Charles E. McCombs (Seal)
Charles E. McCombs

STATE OF ALABAMA))
SHELBY COUNTY)) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. McCombs, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2004.

[Signature]
Notary Public

Grantee's address:

P. O. Box 187
Calera, Alabama 35040

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