

\$500.00

PERMANENT EASEMENT DEED

20190422000131520 1/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/22/2019 01:34:09 PM FILED/CERT

**CHELSEA PARK**  
**15th SECTOR**

STATE OF ALABAMA)  
SHELBY COUNTY)

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 Chelsea Park Holding LLC, a Delaware limited liability company and Forestar (USA) Real Estate Group Inc. (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 Books 20110915000274040 Pages 1-13, and 20190215000048650 Pages 1-6, 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 S-14:

A 20 FOOT WIDE SANITARY SEWER EASEMENT, SAID EASEMENT BEING 10 FEET WIDE ON BOTH SIDES OF THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT AT THE MOST NORTHERLY CORNER OF LOT 1501, ACCORDING TO THE SURVEY OF CHELSEA PARK 15TH SECTOR, AS RECORDED IN MAP BOOK 50, PAGES 62A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PARK VIEW DRIVE; THENCE RUN SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 50.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1501; THENCE CONTINUE SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 6.73 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN SOUTH 31 DEGREES 51 MINUTES 57 SECONDS EAST FOR 209.91 FEET; THENCE RUN SOUTH 07 DEGREES 17 MINUTES 52 SECONDS EAST FOR 113.21 FEET; THENCE RUN SOUTH 53 DEGREES 06 MINUTES 23 SECONDS EAST FOR 50.11 FEET; THENCE RUN SOUTH 09 DEGREES 09 MINUTES 30 SECONDS EAST FOR 20.15 FEET; THENCE RUN SOUTH 81 DEGREES 43 MINUTES 51 SECONDS WEST FOR 19.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD AND THE END POINT SAID EASEMENT CENTERLINE. BOTH SIDES OF SAID EASEMENT TO EXTEND OR SUBTEND TO SOUTHEASTERLY RIGHT OF WAY LINE OF PARK VIEW DRIVE.

Shelby County, AL 04/22/2019  
State of Alabama  
Deed Tax: \$ .50

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.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 25<sup>th</sup> day of March, 2019

By:

*Wayland Sudder*  
President, Chelsea Park Holding, LLC

By:

*Mark* BMB  
Forestar (USA) Real Estate Group Inc.  
ITS: President - East Region

WITNESSES:

*Scott Vaughn*  
Arrington Engineering  
*E. L.*

*By. J. D.*  
*Re J. D.*

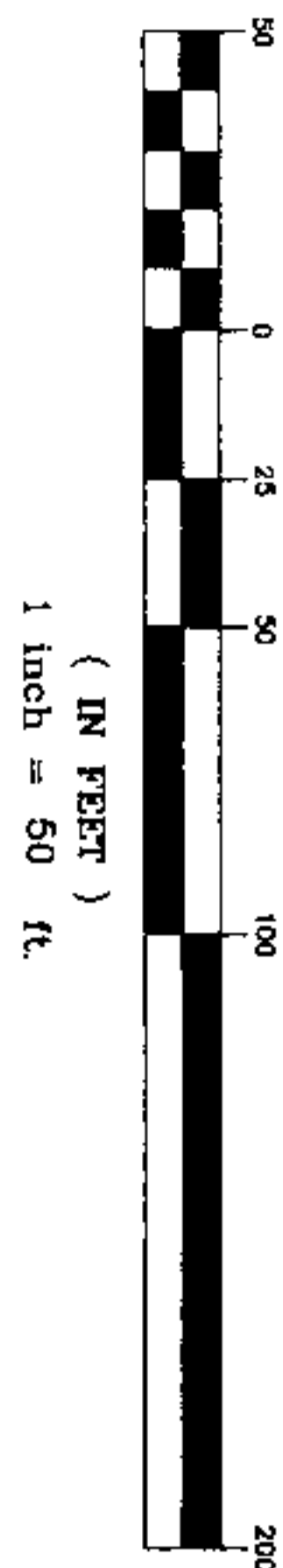


20190422000131520 3/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
04/22/2019 01:34:09 PM FILED/CERT

# EXHIBIT A

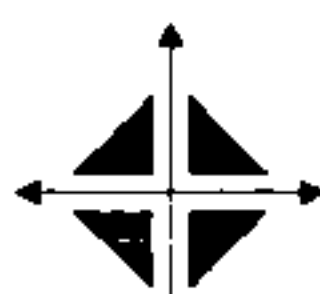
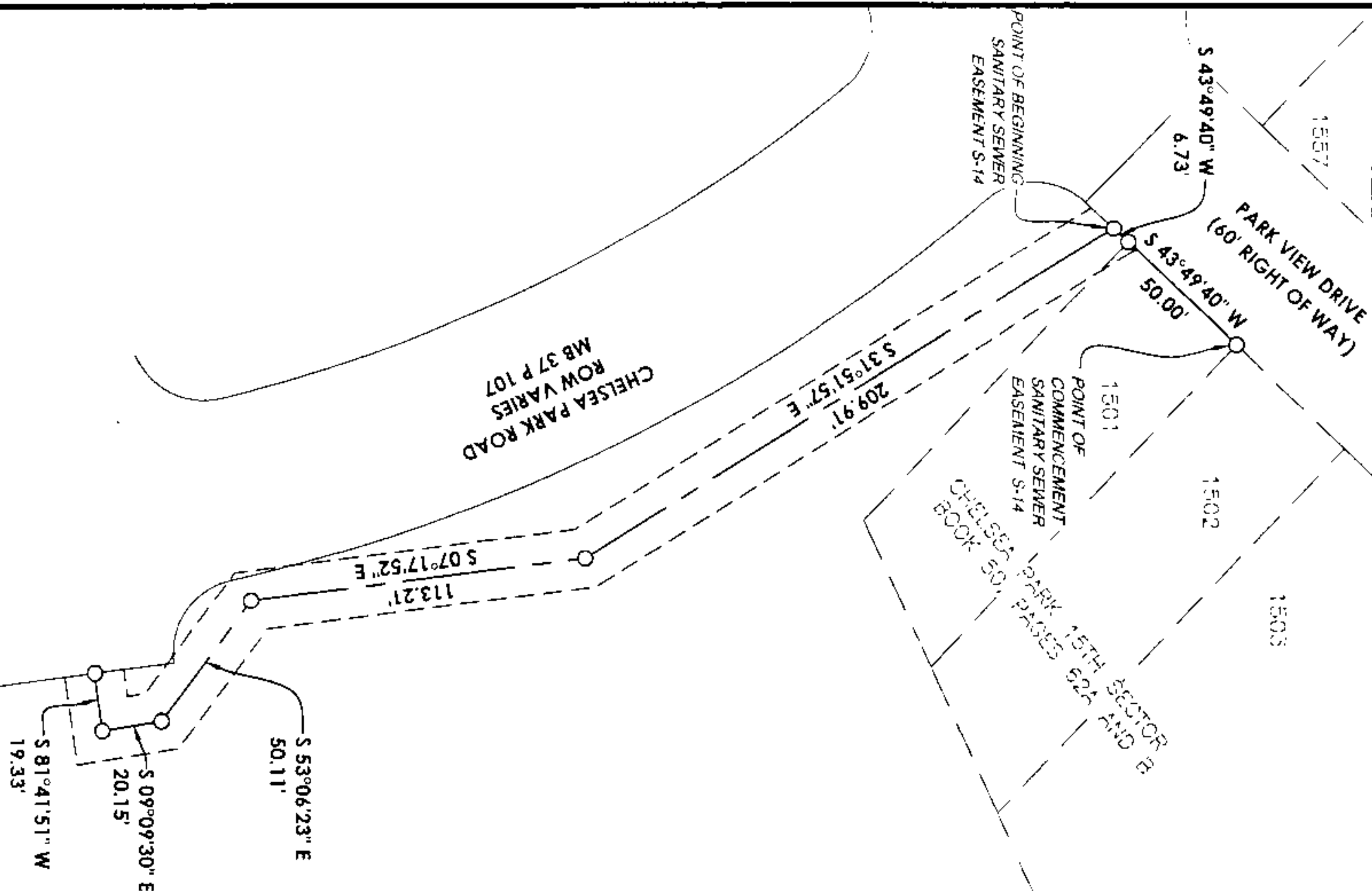
## PERMANENT EASEMENT CHELSEA PARK 15TH SECTOR

### GRAPHIC SCALE



A 20 FOOT WIDE SANITARY SEWER EASEMENT, SAID EASEMENT BEING 10 FEET WIDE ON BOTH SIDES OF THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT AT THE MOST NORTHERLY CORNER OF LOT 1501, ACCORDING TO THE SURVEY OF CHELSEA PARK 15TH SECTOR, AS RECORDED IN MAP BOOK 50, PAGES 82A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PARK VIEW DRIVE, THENCE RUN SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 50.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 1501; THENCE CONTINUE SOUTH 43 DEGREES 49 MINUTES 40 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 6.73 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN SOUTH 31 DEGREES 51 MINUTES 57 SECONDS EAST FOR 209.91 FEET; THENCE RUN SOUTH 07 DEGREES 17 MINUTES 52 SECONDS EAST FOR 113.21 FEET; THENCE RUN SOUTH 09 DEGREES 09 MINUTES 30 SECONDS EAST FOR 50.11 FEET; THENCE RUN SOUTH 81 DEGREES 41 MINUTES 51 SECONDS WEST FOR 19.33 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELSEA PARK ROAD AND THE END POINT SAID EASEMENT CENTERLINE; BOTH SIDES OF SAID EASEMENT TO EXTEND OR SUBTEND TO SOUTHEASTERLY RIGHT OF WAY LINE OF PARK VIEW DRIVE.

SANITARY SEWER EASEMENT S-14:



**ARRINGTON ENGINEERING**

Civil Engineering & Surveying  
 Office: (205) 985-9315  
 Fax: (205) 985-9385  
 2032 Valleydale Road  
 Birmingham, AL 35244



201904220000131520 4/4 \$24.50

Shelby Cnty Judge of Probate, AL  
 04/22/2019 01:34:09 PM FILED/CERT