

PERMANENT EASEMENT DEED

20190509000158200 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
05/09/2019 03:17:23 PM FILED/CERT

Grantor: RUMUR PROPERTIES, LLC

PID: 09 8 27 0 001 005.001

\$50000

STATE OF ALABAMA)

SHELBY COUNTY)

KNOWN TO ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Shelby County (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 water and/or sanitary sewer mains, pipes, water meters, with appurtenances and the right to install and maintain other utilities at the sole discretion of the Grantee, Said strip of land being located within the property of the undersigned Grantors as described in 20180525000184050, in the Office of the Judge of Probate, Shelby County, Alabama, said strip being more particularly described as follows:

Easement 1

Commence at the SW corner of Lot 1 according to Rumur's Addition To Chelsea, as recorded in the Probate Office of Shelby County, Alabama, in Mapbook 49, Page 39; thence run easterly along the South line of said Lot 1, a distance of 97.38' to the Point of Beginning; thence continue along last described course, a distance of 13.90'; thence turn an angle to the left of 89°08'41", a distance of 16.66'; thence turn an angle to the left of 90°00'00", a distance of 13.66'; thence turn an angle to the left of 89°08'41", a distance of 16.66' to the Point of Beginning.

Easement 2

Commence at the SW corner of Lot 1 according to Rumur's Addition To Chelsea, as recorded in the Probate Office of Shelby County, Alabama, in Mapbook 49, Page 39; thence run easterly along the South line of said Lot 1, a distance of 119.18' to the Point of Beginning. thence continue along last described course a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00' to the Point of Beginning.

The approximate alignment and orientation of easement is as shown on the attached Exhibit A.

Shelby County, AL 05/09/2019
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 lands 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 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 been hereunto set their hands and seals, all on this 9 day of May, 2019.

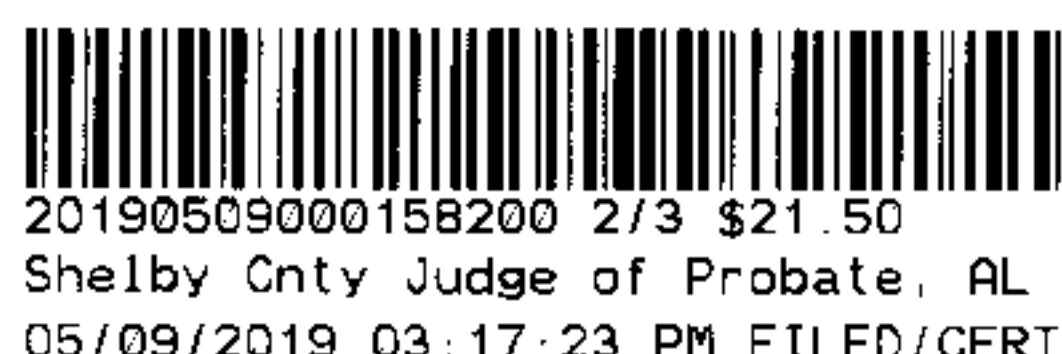
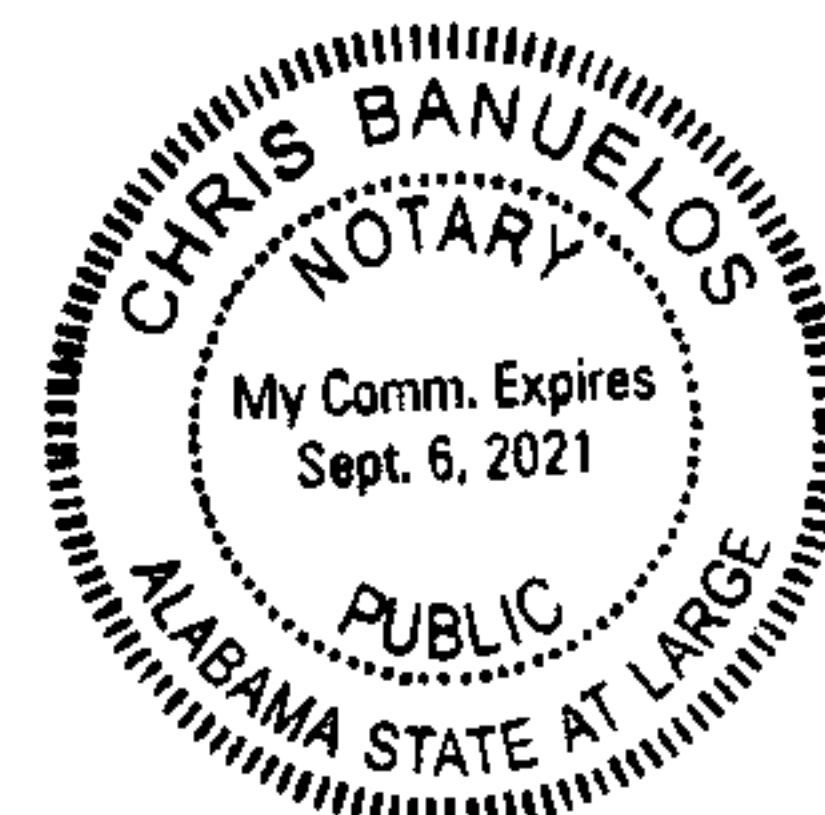
By: [Signature]

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, KATHERINE MURPHY, an Authorized Representative of RUMUR Properties, LLC, (Grantor), whose name is signed to the foregoing certificate as Grantor, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 9th day of MAY, 2019.

[Signature]
Notary for the State of ALABAMA
My commission expires 09/06/2021





20190509000158200 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
05/09/2019 03:17:23 PM FILED/CERT

0' 40' 80' 120'



SCALE: 1" = 40'

LOT 1

POC
SW CORNER
LOT 1

97.38'

119.18'

13.90'

EXISTING
BUILDING

OLD HWY 280 (CHESSESS DRIVE)
(80' ROW)

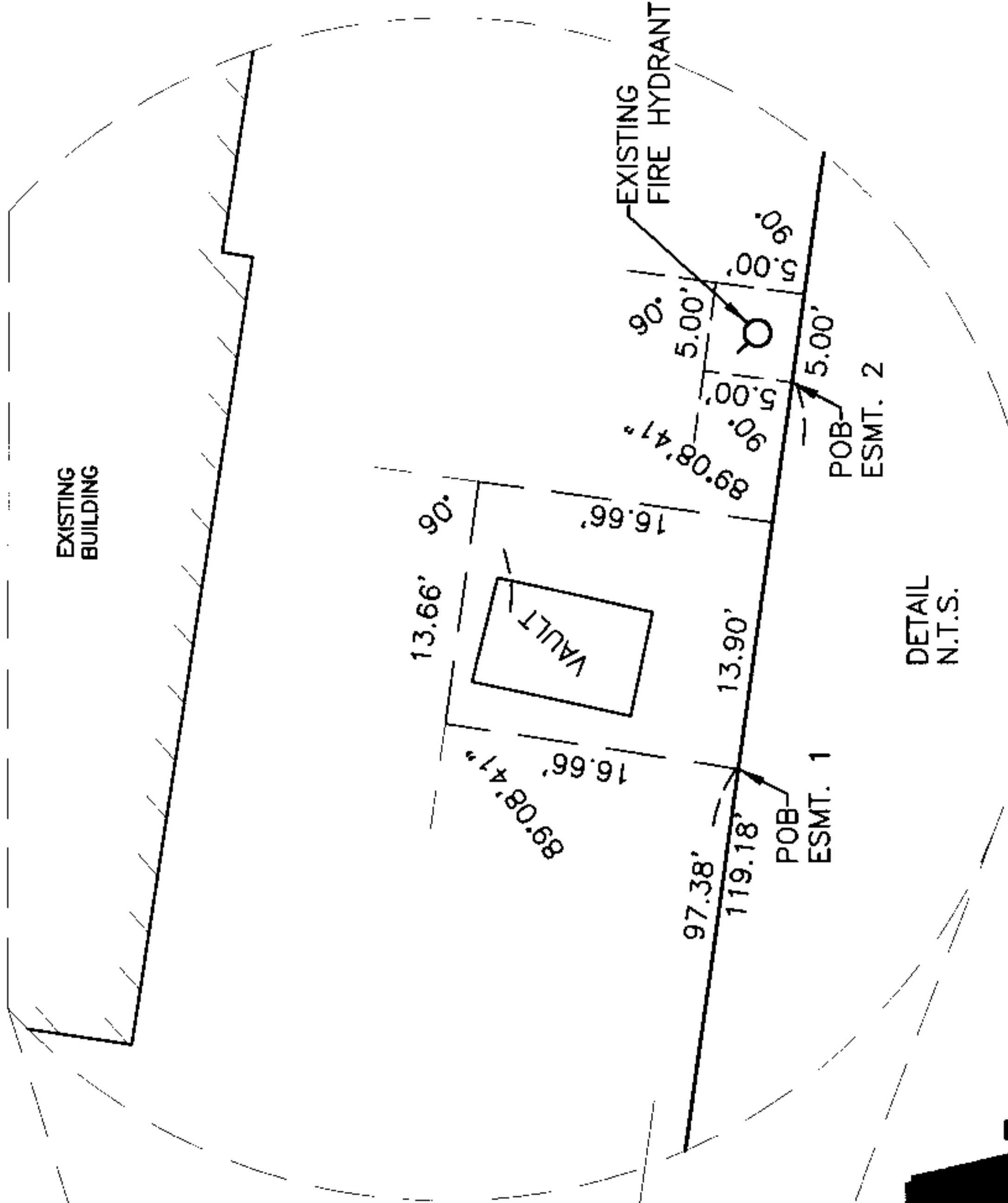
Easement Description:

Easement 1

Commence at the SW corner of Lot 1 according to Rumur's Addition To Chelsea, as recorded in the Probate Office of Shelby County, Alabama, in Mapbook 49, Page 39; thence run easterly along the South line of said Lot 1, a distance of 97.38' to the Point of Beginning; thence continue along last described course, a distance of 13.90'; thence turn an angle to the left of 89°08'41", a distance of 16.66'; thence turn an angle to the left of 90°00'00", a distance of 13.66'; thence turn an angle to the left of 89°08'41", a distance of 16.66' to the Point of Beginning.

Easement 2

Commence at the SW corner of Lot 1 according to Rumur's Addition To Chelsea, as recorded in the Probate Office of Shelby County, Alabama, in Mapbook 49, Page 39; thence run easterly along the South line of said Lot 1, a distance of 119.18' to the Point of Beginning. thence continue along last described course a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00'; thence turn an angle to the left of 90°00'00", a distance of 5.00' to the Point of Beginning.



DETAIL
N.T.S.

CLIENT:
DAL PROPERTIES

South Central Surveying, LLC
RESIDENTIAL & COMMERCIAL LAND SURVEYING

158 SUNSET TRAIL
ALABASTER, ALABAMA 36007
PHONE 205-229-1993



WATER LINE EASEMENT EXHIBIT

WOOD FENCE	CONCRETE	UTS. = UNABLE TO SET	M.B.L. = MINIMUM BUILDING LINE	ASPH. = ASPHALT
CHAIN LINK FENCE	COVERED PORCH/DECK	CR = RECORDED	CAPPED REBAR SET	OP = OVERHEAD POWER
		CD = MEASURED	IRON FOUND DESCRIPTION	PO = POWER POLE