


THIS INSTRUMENT PREPARED BY:
DANIEL P. OGLE, ESQ.
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:

The preparer of this deed makes no certification as to title
and has not examined the title to the property.


20190710000245490 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/10/2019 09:45:36 AM FILED/CERT

EASEMENT FOR SANITARY SEWER

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of Five Hundred and 0/100 Dollars (\$500.00) cash and other good and valuable consideration, in hand paid by **Justin Phillip Lafferty and Lauren Lashlee Lafferty**, the receipt of which is hereby acknowledged, the undersigned **Mark E. Watkins and Heather H. Watkins**, husband and wife (hereinafter referred to as GRANTOR, whether one or more), hereby grant, sell and convey unto the GRANTEE, **Justin Phillip Lafferty and Lauren Lashlee Lafferty**, husband and wife (hereinafter referred to as GRANTEE, whether one or more), its agents, successors, and assigns, a permanent non-exclusive easement and right of ingress and egress to and from, also over and across a parcel of land for the purpose of constructing, operating, maintaining and repairing a sanitary sewer line or lines, pipes, valves, and associated equipment, at the sole discretion of the GRANTEE. Said easement being more particularly described as follows:

A sanitary sewer line easement situated in Lot 7, Amended Map of Broken Bow South - Sector II, as recorded in Map Book 20, Page 62 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Lot 7, said point also being on the Southerly right-of-way line of Little Turtle Circle, as recorded in said Amended Map of Broken Bow South - Sector II; thence run in a Southwesterly direction along the West line of said Lot 7 for a distance of 130.30 feet to Southwest corner of said Lot 7; thence turn an angle to the left of 132 degrees, 33 minutes, 43 seconds and run in an Easterly direction along the South line of said Lot 7 for a distance of 13.58 feet to a point; thence turn an angle to the left of 47 degrees, 26 minutes, 17 seconds and run in a Northeasterly direction for a distance of 122.13 feet to a point on said Southerly right-of-way line, also being on a curve to the right, having a central angle of 11 degrees, 32 minutes, 13 seconds, a radius of 50.00 feet; thence turn an angle to the left of 95 degrees, 46 minutes, 07 seconds to the chord of said curve, and run in a Northwesterly direction along said right-of-way line and also along the arc of said curve for a distance of 10.07 feet to the point of beginning.


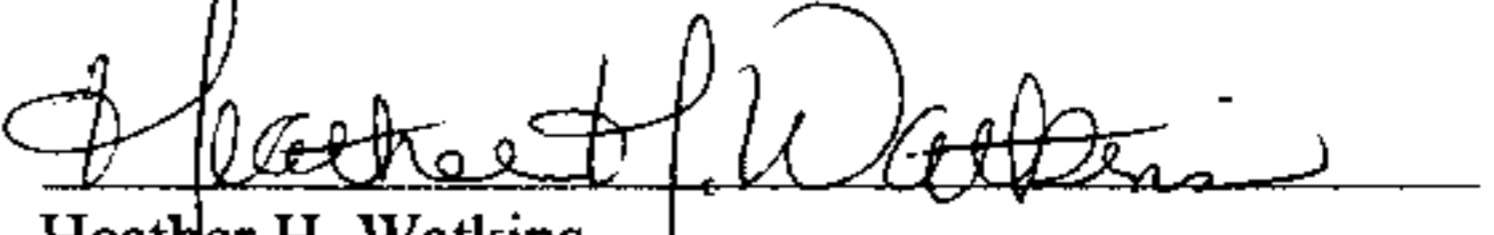
The GRANTEE shall have the right and privilege of a perpetual use of said easement for such purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right to cut and keep clear all trees, undergrowth and other obstructions from said strip and on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger to or interference with the public use of the easement.

Should GRANTEE need to excavate or otherwise disturb the surface of the property for the purposes heretofore expressed, GRANTEE will first notify GRANTOR and the parties shall coordinate the timing and location of such work to minimize any interference with GRANTOR'S use of its property. Any and all pavement or other improved surface in the disturbed areas within said easement will be put back in its condition prior to the disturbance, and any grassed or landscaped areas will be restored to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

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

IN WITNESS WHEREOF, said GRANTOR has hereto set its signature and seal, this the 8th day of July, 2019.

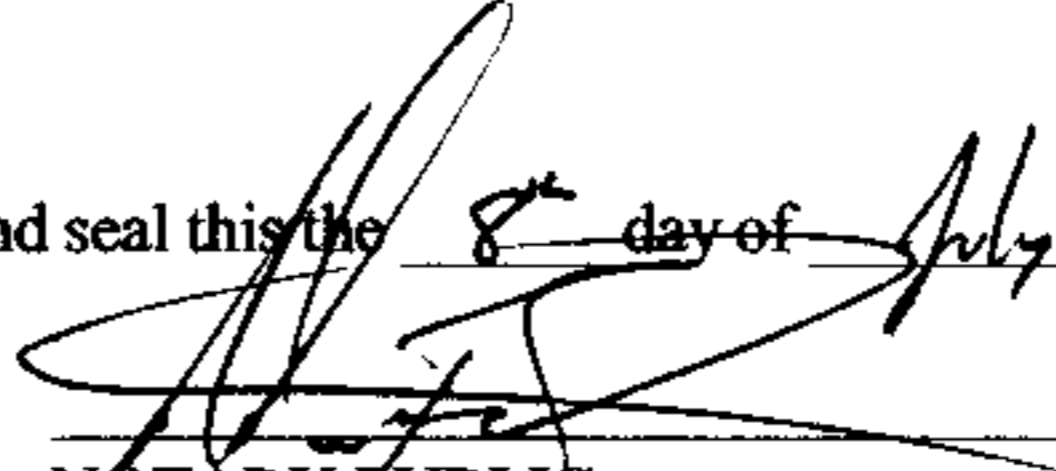
Shelby County, AL 07/10/2019
State of Alabama
Deed Tax: \$.50


Mark E. Watkins

Heather H. Watkins

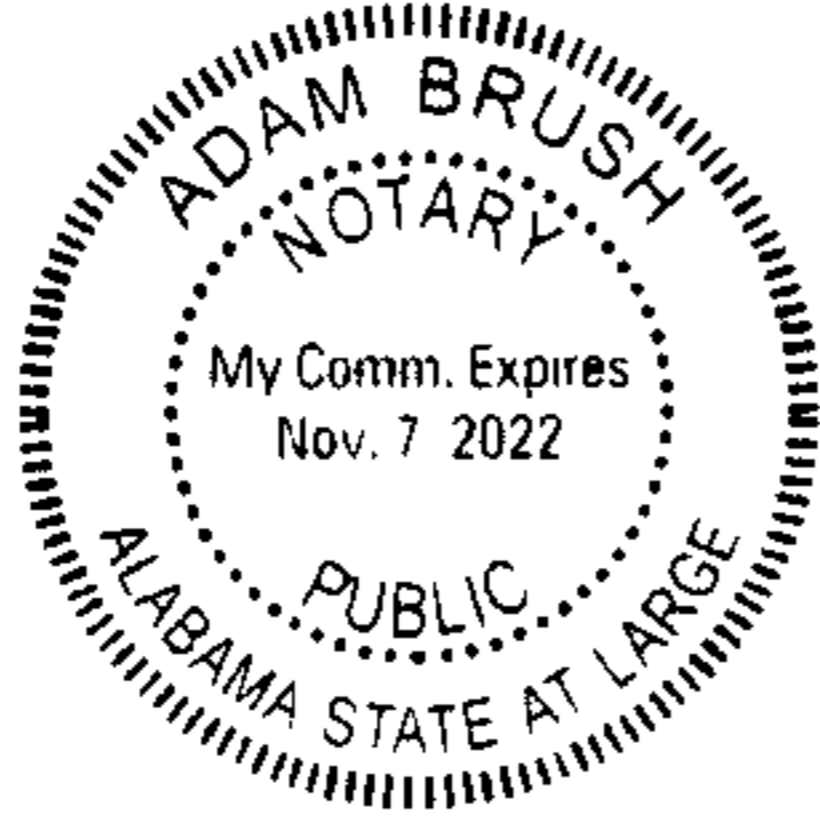
STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mark E. Watkins and Heather H. Watkins, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of July, 2019.



NOTARY PUBLIC
My Commission Expires: 11/07/2022




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