

Records due to correct legal with correct county.
Instrument # 20190725000266280

PERMANENT EASEMENT DEED

Easement Name _____

PID 03 9 32 0 001 006.015

STATE OF ALABAMA)
SHELBY COUNTY)

GREYSTONE WAY, LLC

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 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 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 **Instrument No. 20181102000389870**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

An easement over and across a parcel of land situated in the Southwest one Quarter of Section 32, Township 18 South, Range 1 West, Shelby County Alabama, and Lot 8, Tattersall Park Resurvey No. 3 as recorded in Map Book 81, Page 81A and 81B, in the Probate Office of Shelby County, Alabama, said easement being more particularly described as follows:

Commence a found capped rebar stamped WSE, said point marking the Southwest corner of said Lot 8; thence run South 88 degrees 40 minutes 50 seconds West along the South line of said Lot 8 for a distance of 318.41 feet to a point, said point being the POINT OF BEGINNING of the easement herein described; thence continue along the last described course for a distance of 1.63 feet to a found capped rebar stamped WSE, said point lying on a curve to the right, said curve having a radius of 30.00 feet, a central angle of 43 degrees 04 minutes 04 seconds, a chord bearing of North 69 degrees 38 minutes 30 seconds West, and chord distance of 22.02 feet; thence run along the arc of said curve for a distance of 22.55 feet to a point; thence run North 50 degrees 44 minutes 44 seconds East for a distance of 42.09 feet to a point; thence run North 88 degrees 51 minutes 08 seconds East for distance of 199.13 feet to a point, thence run North 01 degrees 18 minutes 48 seconds West for a distance of 8.49 feet to a point; thence run North 88 degrees 41 minutes 12 seconds East for a distance of 53.08 feet to a point; thence run South 01 degrees 20 minutes 41 seconds East for a distance of 23.64 feet to a point; thence run South 88 degrees 51 minutes 08 seconds West for a distance of 238.99 feet to a point; thence run South 50 degrees 44 minutes 21 seconds West for a distance of 30.86 feet to the POINT OF BEGINNING. Said easement contains 4,906 Square feet or 0.11 Acres more or less.

An easement over and across a parcel of land situated in the Southwest one Quarter of Section 32, Township 18 South, Range 1 West, Shelby County Alabama, and Lot 8, Tattersall Park Resurvey No. 3 as easement being more particularly described as follows:
Commence at a found capped rebar marking the Northwest corner of said Lot 8; thence run South 14 degrees 20 minutes 04 seconds East for a distance of 29.59 feet to a found capped rebar stamped WSE, said point lying on a curve to the right, said curve having a radius of 331.00 feet, a central angle of 05 degrees 59 minutes 42 seconds, a chord bearing of South 11 degrees 23 minutes 14 seconds East, and a chord distance of 34.64 feet; thence run along the arc of said curve for a distance of 34.65 feet to the POINT OF BEGINNING of the easement herein described, said easement lying 10 parallel to, and abutting the following described line; thence run North 81 degrees 36 minutes 00 seconds East for a distance of 20.56 feet to a point; thence run South 66 degrees 15 minutes 28 seconds East for a distance of 356.72 feet to a point; thence run South 23 degrees 44 minutes 32 seconds West for a distance of 78.75 feet; thence run North 67 degrees 10 minutes 52 seconds West for a distance of 14.91 feet to the end of said easement. Said easement contains 7,065 Square Feet or 0.16 Acres more or less.

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 all driveways, parking areas, other paved or concrete surfaces and landscaped areas located on 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, except for driveways, parking areas and other paved or concrete surfaces and landscaped areas, which Grantor shall have the right to install, use and maintain, Grantor(s) shall not, however, 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.

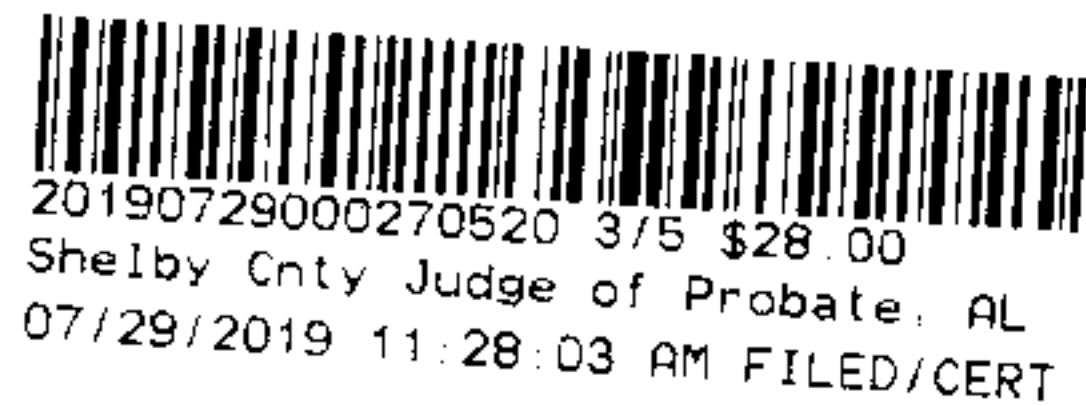
The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) within an area extending no more than five (5) feet on either side

of the easement area, for the purposes heretofore expressed. Any and all disturbed areas within said easement will be restored to a like condition immediately prior to such disturbance.

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 restoration obligations 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 hereunto set their hands and seals, all on this 16th day of July, 2019.



By: GREYSTONE WAY, LLC

By: [Signature]
Authorized Representative

WITNESSES:

[Signature]
WILLIAM W. GROSS

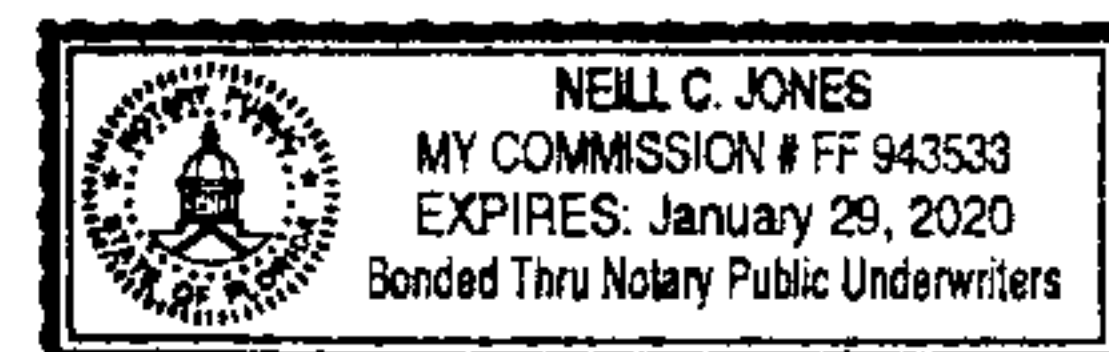
[Signature]
Anna Marie Jones

STATE OF FLORIDA
PINELLAS COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Jason T. Powers whose name is signed to the foregoing certificate as Authorized Representative, 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 16th day of July, 2019

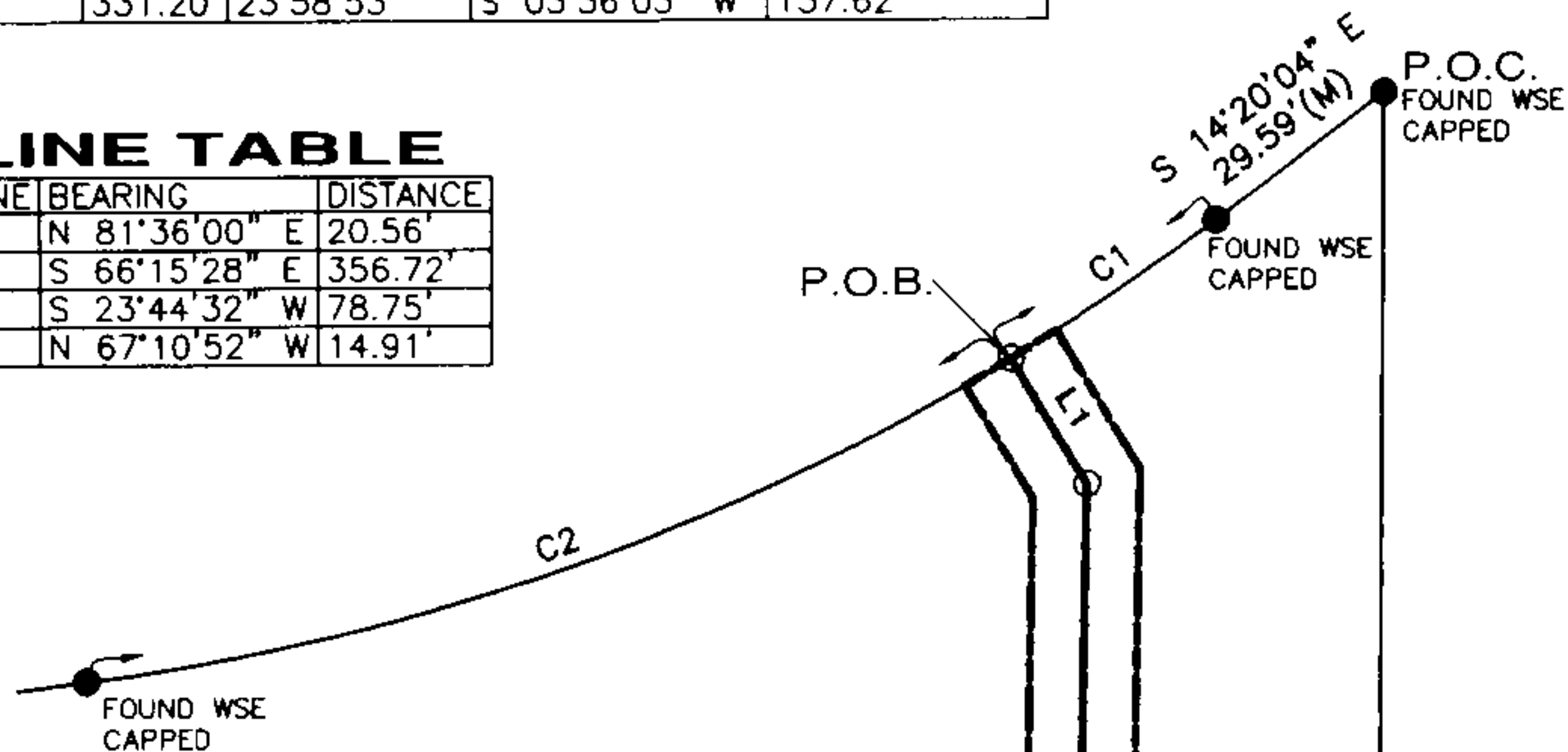
[Signature]
Notary Public for the State of Florida
My commission expires 1/29/2020



SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 18
SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.65'	331.20'	5°59'42"	S 11°23'14" E	34.64'
C2	138.63'	331.20'	23°58'53"	S 03°36'03" W	137.62'

LINE	BEARING	DISTANCE
L1	N 81°36'00" E	20.56'
L2	S 66°15'28" E	356.72'
L3	S 23°44'32" W	78.75'
L4	N 67°10'52" W	14.91'

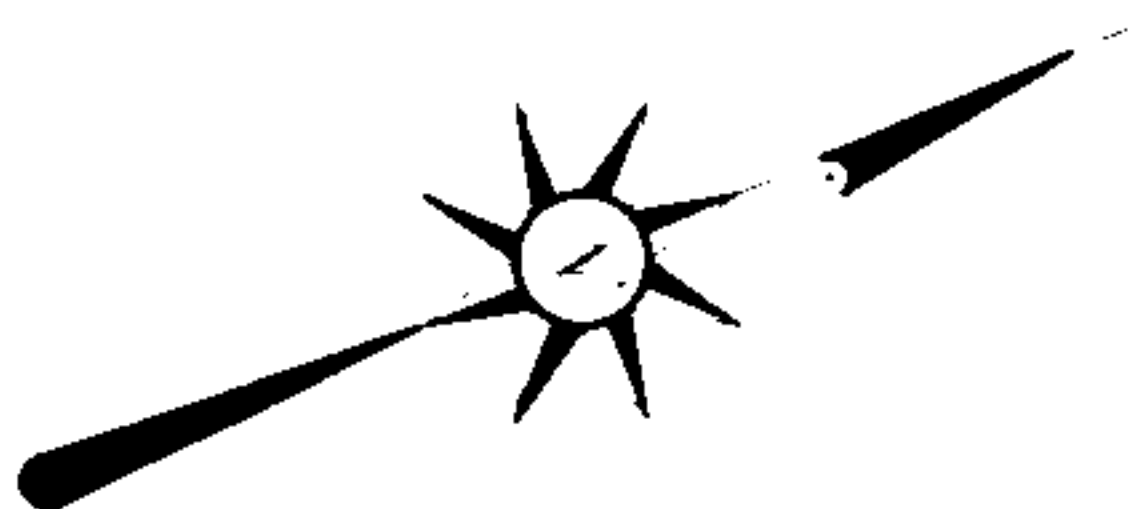


● IPF	IRON PIN FOUND
● IPS	IRON PIN SET
○	CALCULATED POINT
<u>R.O.W.</u>	RIGHT OF WAY
(M)	MEASURED
(C)	CALCULATED
(R)	PLAT BOOK 49, PAGE 81, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, JEFFERSON COUNTY, ALABAMA

**LOT 8
TATTERSALL PARK
RESURVEY NO. 3
MAP BOOK 49,
PAGES 81 A & 81 B
317,651 Sq.
Feet 7.29 Acres**

EASEMENT
7,065± SQ FT
0.16± ACRES

ACREAGE
PARCEL ID
03-9-32-0-001-006.000
EBSCO INDUSTRIES INC
1 MT LAUREL AVE
SUITE 200
BIRMINGHAM, AL 35242



NOT TO SCALE

S 66°58'00" E
670.05'(M)
670.14'(R)

FOUND WSE
CAPPED



20190729000270520 4/5 \$28 00
Shelby Cnty Judge of Probate. AL
07/29/2019 11 28 03 AM FILED/CERT

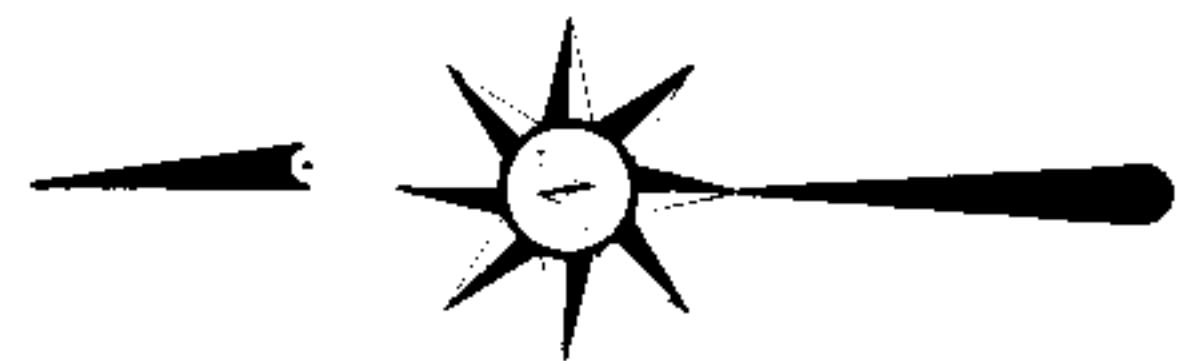
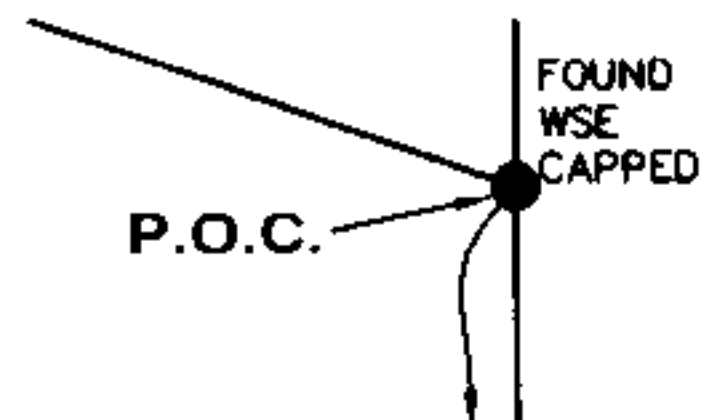


GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOVER, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com ● Copyright 2019

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EXHIBIT MAP

SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1
WEST, SHELBY COUNTY, ALABAMA



NOT TO SCALE

LOT 3
THE CROSSROADS NORTHEAST
MAP BOOK 35, PAGE 29

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°40'50" E	1.63'
L2	N 50°44'21" E	42.09'
L3	S 88°51'08" W	199.13'
L4	S 01°18'48" E	8.49'
L5	S 88°41'12" W	53.08'
L6	N 01°20'41" W	23.64'
L7	S 88°51'08" W	238.99'
L8	N 50°44'21" E	30.86'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.55'	30.00'	43°04'04"	S 69°38'30" E	22.02'

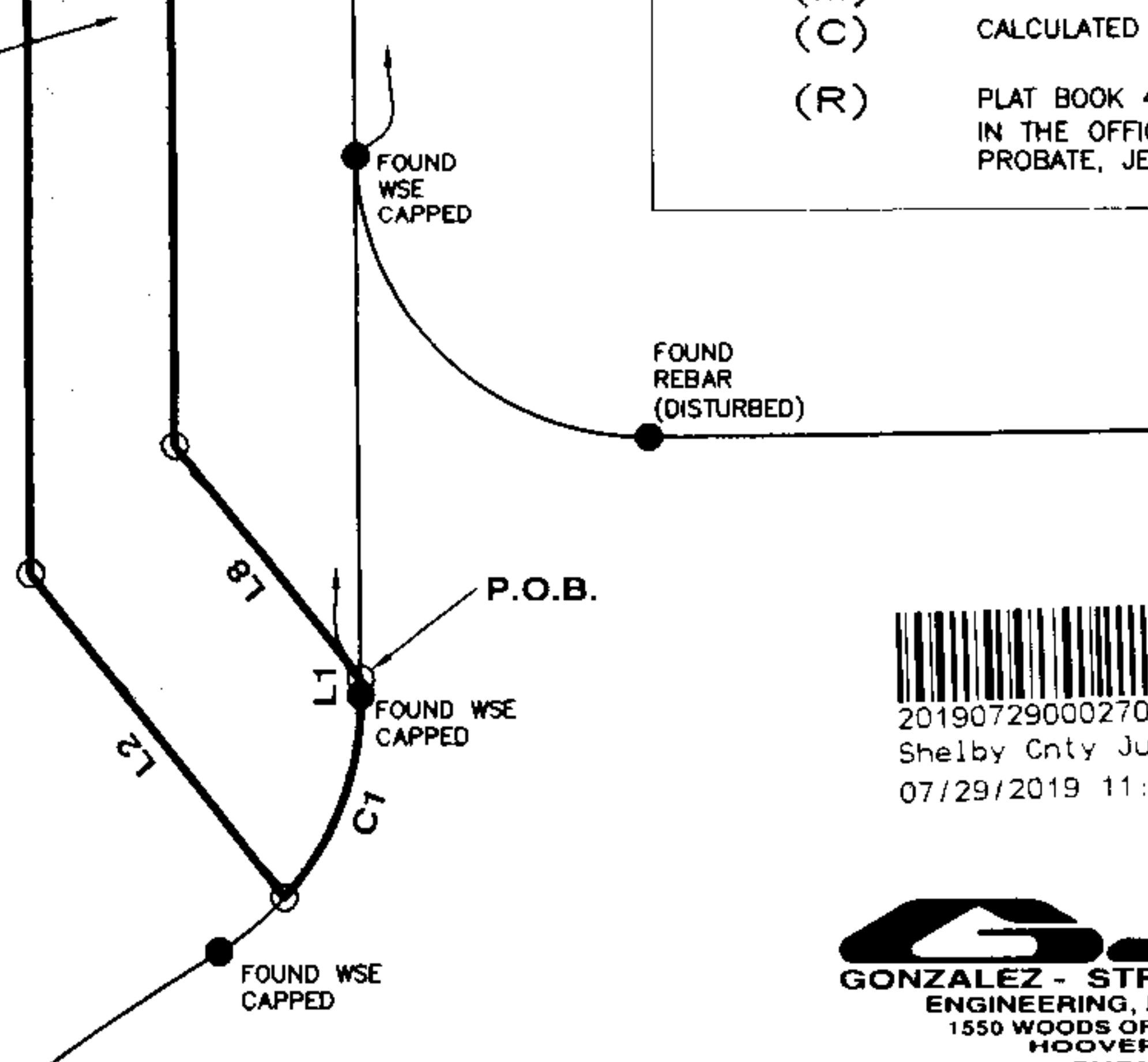
LOT 8
TATTERSALL PARK
RESURVEY NO. 3 MAP BOOK
49, PAGES 81 A & 81 B
317,651 Sq.
Feet 7.29 Acres

EASEMENT
4,906± SQ FT
0.11± Acres

LOT 2
THE CROSSROADS NORTHEAST
MAP BOOK 35, PAGE 29
DANTRCT INC & CWD LLC
510 OFFICE PARK DR
SUITE 210
BIRMINGHAM, AL 35223

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CALCULATED POINT
- R.O.W. RIGHT OF WAY
- (M) MEASURED
- (C) CALCULATED
- (R) PLAT BOOK 49, PAGE 81, AS RECORDED
IN THE OFFICE OF THE JUDGE OF
PROBATE, JEFFERSON COUNTY, ALABAMA



20190729000270520 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
07/29/2019 11:28:03 AM FILED/CERT

GSA
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