

pg 002

Shelby County: AL 09/18/2019
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

PERMANENT STORM WATER DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars (\$1.00), in hand paid to **JOHNNIE R. MASTON** and spouse, **AYANNA Q. MASTON**, the "Grantors" (whether one or more) by **WILLOW GLENN, LLC**, an Alabama limited liability company, the "Grantee", and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantors, being the owner of the following described real property, to-wit:

Lot 99, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the Grantee, it's successors and assigns a permanent non-exclusive easement and right of ingress and egress to and from, also under, over and across a parcel of land for the purpose of constructing, operating, maintaining, repairing and replacing a **STORM WATER DRAINAGE EASEMENT**, with appurtenances, said parcel of land being more particularly described as follows:

LEGAL DESCRIPTION OF EASEMENT ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns for the benefit of the following described parcels of land being more particularly described as follows:



LEGAL DESCRIPTION OF BENEFITED PARCELS ATTACHED AS EXHIBIT "B"

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantors for the purposes herein mentioned, including but not limited to, the full and absolute right and privilege to enter upon, excavate, backfill, slope, construct

remedial repairs to or install equivalent replacement of curbs, driveways, parking lots, landscaping or other private appurtenances, and the Grantors 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 anywise interfere with the right of the Grantee to enter upon said land at any time for the purposes heretofore expressed. The Grantee shall also have the right to temporarily place dirt, materials, on the adjacent lands of the Grantors for the purposes heretofore expressed.

Provided, however, that Grantors shall not be responsible for maintaining said easement or keeping the same in good repair.

In Witness Whereof, the parties have caused this instrument to be executed on this 9th day of Sept, 2019.


JOHNNIE R. MASTON

AYANNA Q. MASTON (L.S.)

STATE OF ALABAMA)
COUNTY OF SHELBY)


ACKNOWLEDGMENT

I, Lauren B. Latham, a Notary Public, in and for said County, in said State, hereby certify that **JOHNNIE R. MASTON**, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9 day of September, 2019.

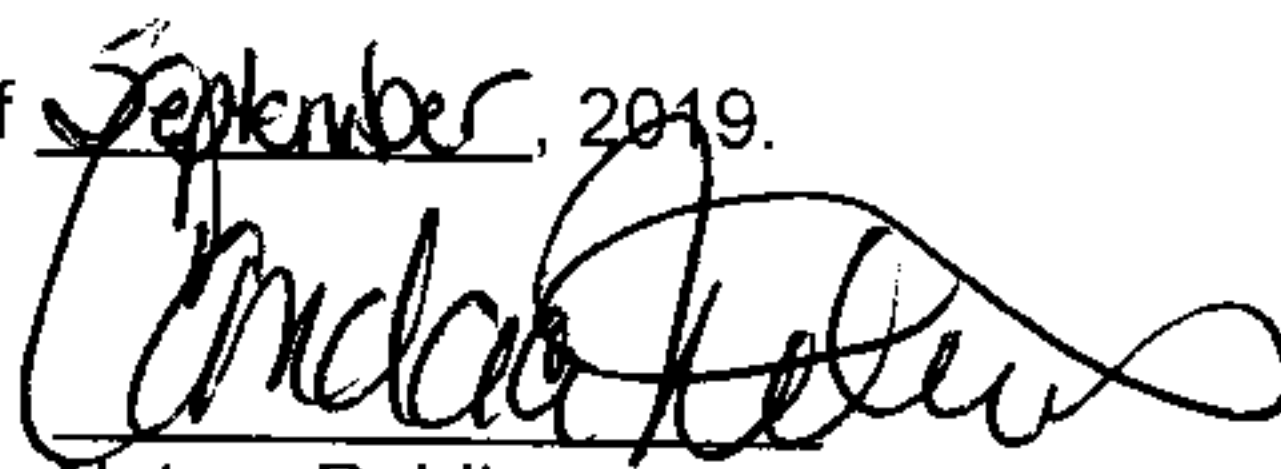



Notary Public


20190918000342620 2/6 \$37.50
Shelby Cnty Judge of Probate, AL
09/18/2019 10:08:25 AM FILED/CERT

I, Candace N. Williams, a Notary Public, in and for said County, in said State, hereby certify that **AYANNA Q. MASTON**, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of September, 2019.


Notary Public

My commission expires: 8/17/2020

WILLOW GLENN, LLC

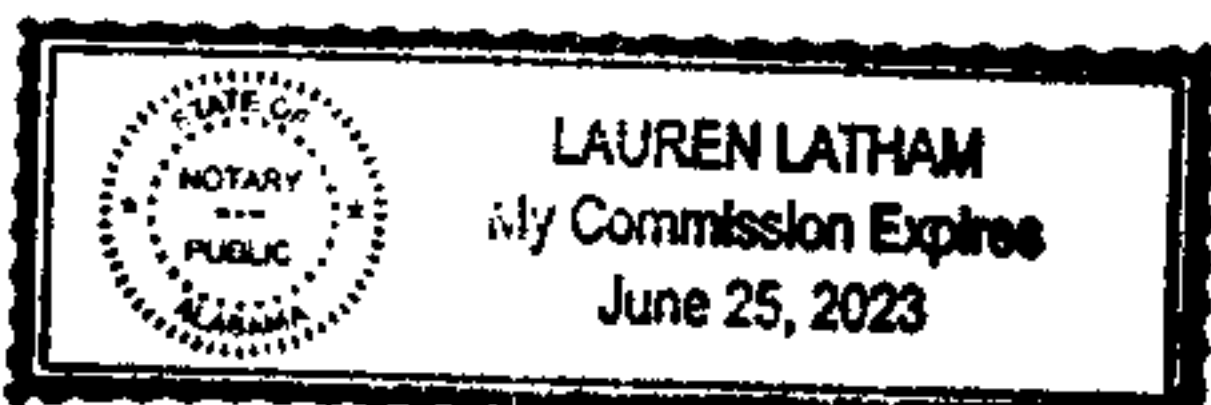

JOEL W. MULKIN, ITS MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Lauren B. Latham, a Notary Public, in and for said County in said State, hereby certify that **JOEL W. MULKIN**, whose name as member of **WILLOW GLENN, LLC**, an Alabama Limited Liability Company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 9 day of September, 2019.




My Commission Expires: 6/25/2023


Notary Public

This Instrument was prepared by:

R. Shan Paden,
Paden & Paden, P.C.
1826 3rd Avenue N., Suite 200
Bessemer, AL 35020


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Shelby Cnty Judge of Probate, AL
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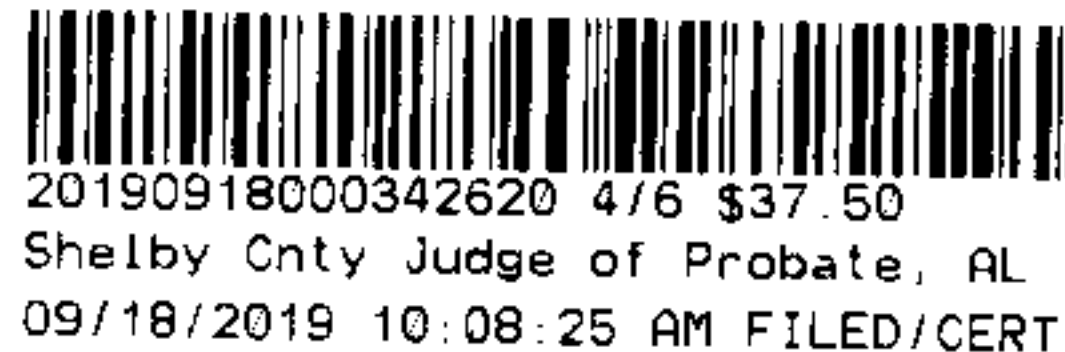
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Exhibit A

A part of lot 99 according to the plat of Bent Creek Subdivision – Sector 2, Phase 1 as recorded in Map Book 39, Page 135 in the Probate Office of Shelby County being situated in the Northeast $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West and more particularly described as follows:

Commence at the Northwestern lot corner of said lot 99 and run in a Southeasterly direction, along the common lot line of said lot 99 and lot 98 according to said plat, for a distance of 143.65 feet to the POINT OF BEGINNING of a 20 foot wide storm drainage easement, said easement lying 10.0 feet on both sides of the following described centerline; thence turn a deflection angle to the left of 71 degrees 19 minutes 26 seconds and run in an Easterly direction for a distance of 106.31 feet to the Southeasterly lot line of said lot 99 and the POINT OF ENDING of the easement herein described.

This easement is bounded on the Southwest side by the common lot line between said lots 98 and 99 and on the Southeast side by the rear lot line of said lot 99.



LEGAL DESCRIPTION

PARCEL I

A parcel of land lying in the North Half of Section 12, Township 20 South, Range 2 West, Shelby County Alabama and being more particularly described as follows:

Beginning at the northwest corner of Lot 10, Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23 in the Office of the Judge of Probate for said Shelby County; thence S 18°33'03" E a distance of 519.60 feet to a point; thence S 05°28'25" W a distance of 63.87 feet to a point; thence S 11°19'02" E a distance of 175.86 feet to a point on the north line of Lot 84, Bent Creek Subdivision, Sector 2, Phase 1 as recorded in Map Book 39, Page 135 in said Office; thence S 78°19'13" W a distance of 98.50 feet to a point; thence S 78°23'48" W a distance of 100.02 feet to a point; thence S 54°21'24" W a distance of 81.12 feet to a point; thence S 50°09'11" W a distance of 120.63 feet to a point; thence S 48°37'03" W a distance of 210.00 feet to a point; thence S 50°08'46" W a distance of 102.40 feet to a point; thence S 61°23'13" W a distance of 260.88 feet to a point; thence S 71°21'06" W a distance of 71.28 feet to the northwest corner of Lot 95, said Bent Creek Subdivision, Sector 2, Phase 1; thence S 18°38'54" E a distance of 181.54 feet to a point; thence S 18°44'00" E a distance of 60.00 feet to a point on the east line of the 177.69 feet to the southwest corner of Lot 98, said Bent Creek Subdivision, Sector 2, Phase 1; thence N 71°16'00" E along the south line of said Section 12 a distance of 939.55 feet to a point on the east line of the southwest 1/4 of the northeast 1/4 of said Section 12; thence S 00°49'58" E a distance of 879.76 feet to a point; thence N 89°05'55" W along the south line of the north half of said Section 12 a distance of 3318.86 feet to a point; thence N 55°20'36" E a distance of 4094.30 feet to the Point of Beginning. Containing 78.45 acres, more or less.

PARCEL 2

A parcel of land lying in the Northeast Corner of the Northeast Corner of Section 12, Township 20 South, Range 2 West, the Southeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 2 West, the Northwest Quarter of Section 7 Township 20 South, Range 1 West, Shelby County Alabama and being more particularly described as follows:

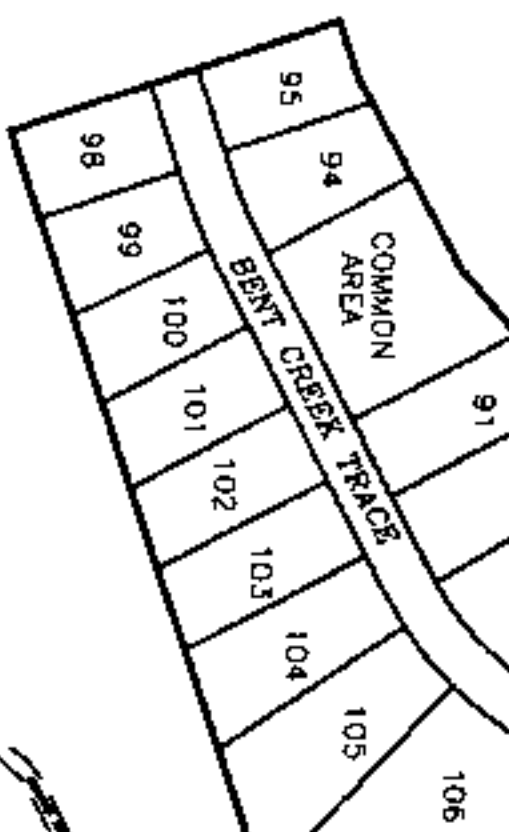
Beginning at a 3" open top pipe found at the northeast corner of the Northwest Quarter of said Section 7; thence S 00°32'38" E a distance of 1331.69 feet to a 1" open top pipe found at the southeast corner of said Quarter-Quarter; thence S 89°32'37" W along the south line of said Quarter-Quarter a distance of 1320.00 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 89°24'58" W along the south line of the Northeast Quarter of the Northeast Quarter of said Section 12 a distance of 84.91 feet to a 5/8" capped rebar set "SMW LS 19753" on the easterly right-of-way of County Highway 36; thence leaving said south line and along said right-of-way the following courses and distances: with a curve to the right having an arc length of 213.97 feet, a radius of 432.78 feet, and a chord bearing and distance of N 32°44'23" E for 211.80 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 46°54'13" E a distance of 502.57 feet to a 5/8" capped rebar set "SMW LS 19753"; thence with a curve to the left having an arc length of 1394.23 feet, a radius of 560.87 feet, and a chord bearing and distance of N 24°03'56" W for 1061.98 feet to a 5/8" capped rebar set "SMW LS 19753"; thence S 84°43'14" W a distance of 377.28 feet to a 5/8" capped rebar set "SMW LS 19753"; thence leaving said right-of-way N 00°18'36" E parallel to the west line of the Southwest Quarter of the Southwest Quarter of said Section 6 a distance of 98.00 feet to a 5/8" capped rebar set "SMW LS 19753"; thence N 51°24'16" E a distance of 514.02 feet to a 5/8" capped rebar set "SMW LS 19753" on said west line; thence N 57°18'02" E a distance of 1506.21 feet to a 5/8" capped rebar set "SMW LS 19753" on the north line of the Southwest Quarter of said Section 6; thence S 89°35'10" E along said north line a distance of 55.08 feet to a 5/8" capped rebar set "SMW LS 19753"; thence leaving said north line S 00°14'05" W along the west line of said Quarter-Quarter a distance of 1344.67 feet to the Point of Beginning. Said described parcel of land contains 59.13 acres, more or less.

Less and Except that right-of-way of Pickle Drive over and across said described property.

ALABAMA - WEST
GRID - NORTH

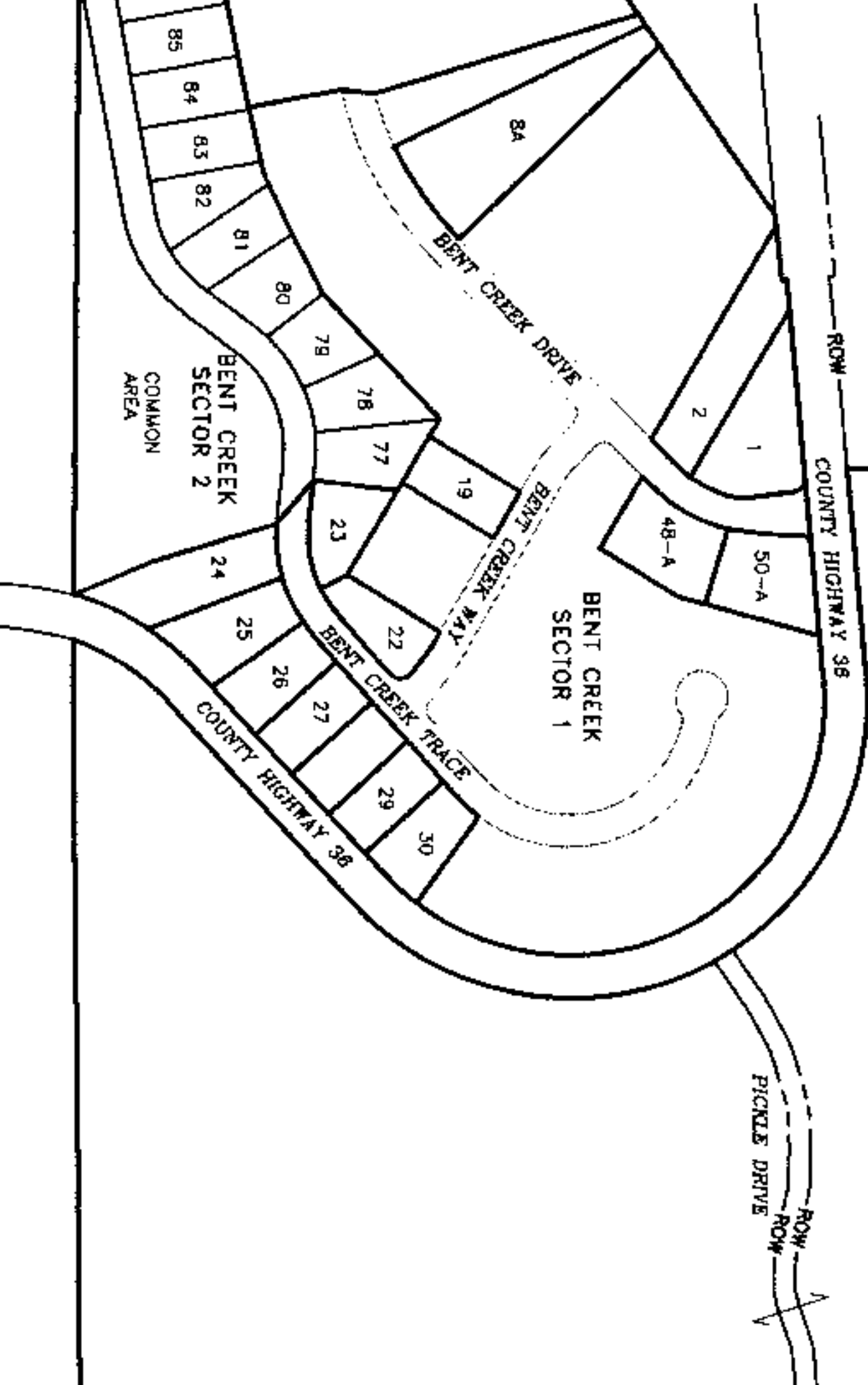


PARCEL I



ALSO

Lots 1, 2, 19, 22, 23, 24, 25, 26, 27, 29, and 30 of Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23 in the Office of the Judge of Probate for Shelby County, Alabama.
Lots 48, A and 50A of the Resurvey of Lots 48, 49, and 50 Bent Creek Subdivision - Sector 1, as recorded in Map Book 39, Page 33 in the Office of the Judge of Probate for Shelby County, Alabama.
Lot 8-A of the Resurvey of Lots 8 and 9 of Bent Creek Subdivision - Sector 1, as recorded in Map Book 40, Page 3 in the Office of the Judge of Probate for Shelby County, Alabama.
Lots 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 94, 95, 98, 99, 100, 101, 102, 103, 104, 105, and 106 of Bent Creek Subdivision, Sector 2, Phase 1 as recorded in Map Book 39, Page 135 in the Office of the Judge of Probate for Shelby County, Alabama.
All the Common Areas of Bent Creek Subdivision, Sector 2, Phase 1 as recorded in Map Book 39, Page 135 in the Office of the Judge of Probate for Shelby County, Alabama.



PARCEL II

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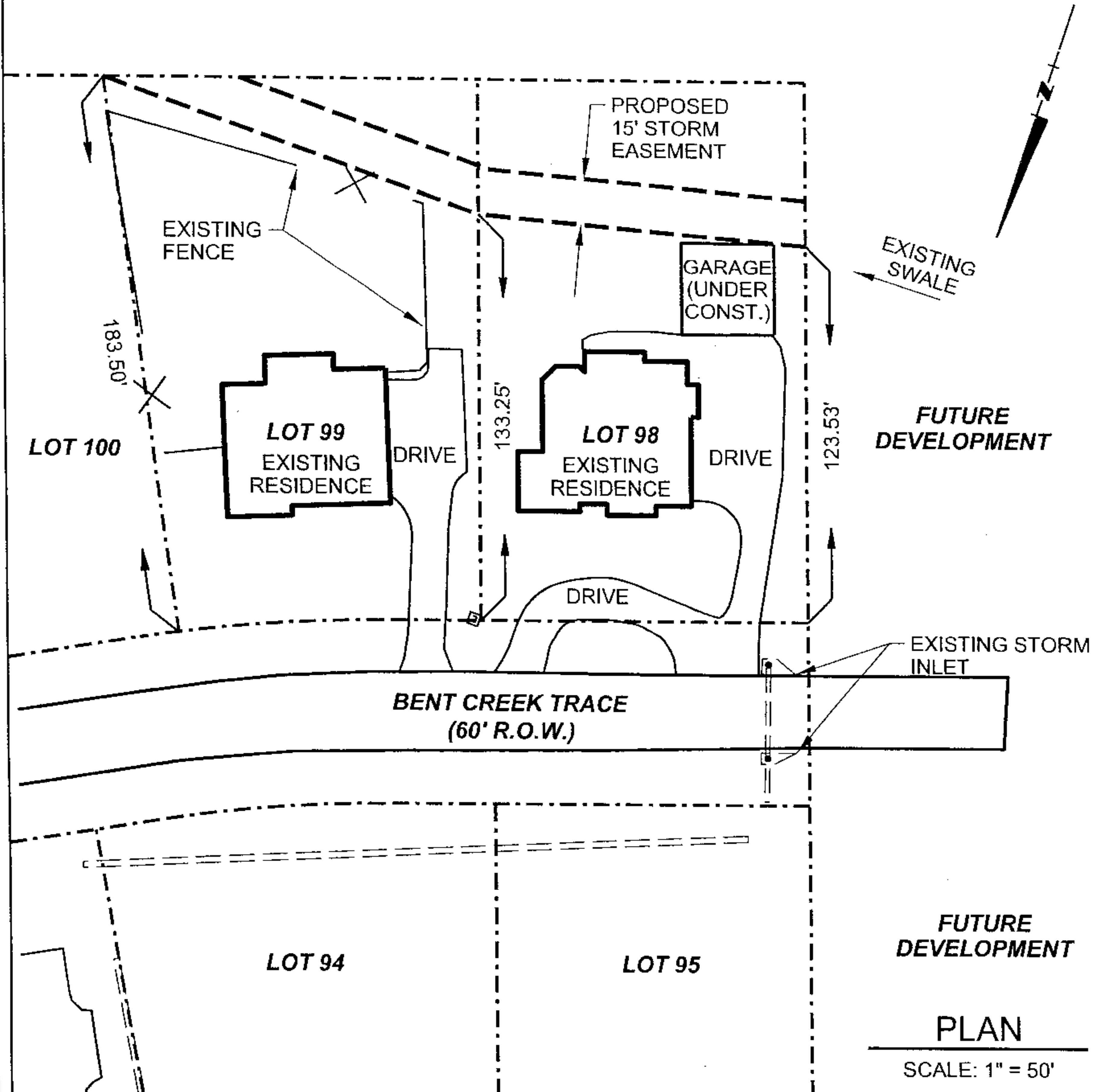
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

EXHIBIT
FOR: Highpoint Development, Inc.
14 Office Park Circle, Suite 260
Birmingham, AL 35223

NO.	REVISION	DATE	BY
04-0815.1			
PROJECT NO.			
DRAWN BY: AAK			
CHECKED BY: JS			
FIELD CREW: N/A			
APPROVED BY: N/A			
08/04/2016			
SCALE: N.T.S.			
SHEET 1 OF 1			

20190918000342620 6/6 \$37.50
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09/18/2019 10:08:25 AM FILED/CERT

FUTURE DEVELOPMENT



Alabama Engineering Company, Inc.
1214 Alford Avenue, Suite 200
Hoover, Alabama 35226
Phone (205) 803-2161
Fax (205) 803-2162

Proposed Storm Drainage
Easement Exhibit
Lots 98 & 99
Bent Creek Subdivision - Sector 2
Phase 1
09/04/2019