

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P. O. Box 587
Columbiana, Alabama 35051

Water Works Board of the Town of Columbiana
50 Water Works Street
Columbiana, Alabama 35051

WATER LINE EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned Rebecca S. Mims, an unmarried woman (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto the Water Works Board of the Town of Columbiana (herein referred to as Grantee, whether one or more) an easement for the purpose of providing water utility use to two (2) existing fire plugs and no more than four (4) single family water meters, two (2) of which are existing, and the operation, repair, replacement, and maintenance of the existing fire plugs, water line, or any replacement water line provided that said line is not greater in size than the existing water line, and any associated equipment, together with all right-of-way access thereto, at or about, and in, under, over, and along the following described real estate situated in Shelby County, Alabama, to-wit:

1. An area with a width of twenty (20) feet, lying ten (10) feet on either side of the center of and parallel to an existing water line that crosses the hereinafter described property, and which extends to two (2) existing fire plugs:

PARCEL 1:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 29 minutes 00 seconds East, a distance of 446.00 feet; thence North 01 degrees 15 minutes 59 seconds West, a distance of 660.00 feet; thence North 89 degrees 29 minutes 00 seconds East, a distance of 890.84 feet to the approximate centerline of a ditch, all further calls will be along said centerline of ditch until otherwise noted; thence North 50 degrees 09 minutes 51 seconds East, a distance of 6.34 feet; thence North 12 degrees 52 minutes 22 seconds East, a distance of 32.28 feet to the centerline of a road and a 60-foot ingress/egress and utility easement, all further calls will be along said centerline until otherwise noted; thence leaving said centerline of ditch and along centerline

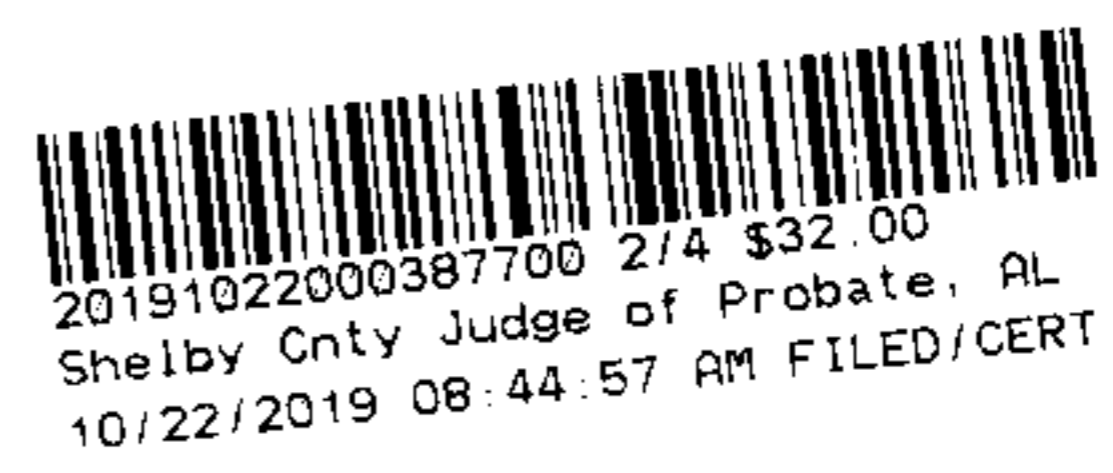

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of easement, North 63 degrees 42 minutes 30 seconds West, a distance of 9.53 feet to a curve to the right, having a radius of 150.00 feet, a central angle of 41 degrees 32 minutes 44 seconds, and subtended by a chord which bears North 21 degrees 10 minutes 46 seconds West, and a chord distance of 106.40 feet; thence along the arc of said curve, a distance of 108.77 feet; thence North 00 degrees 24 minutes 24 seconds West, a distance of 213.87 feet to a curve to the left, having a radius of 285.00, a central angle of 50 degrees 50 minutes 24 seconds, and subtended by a chord which bears North 25 degrees 31 minutes 00 seconds West, and a chord distance of 244.67 feet; thence along the arc of said curve, a distance of 252.89 feet; thence North 50 degrees 56 minutes 12 seconds West, a distance of 398.58 feet to a curve to the right, having a radius of 650.00, a central angle of 10 degrees 25 minutes 53 seconds, and subtended by a chord which bears North 45 degrees 54 minutes 45 seconds West, and a chord distance of 113.85 feet; thence along the arc of said curve, a distance of 113.99 feet to the Southerly right of way line of Shelby County Highway 30 (80-foot right of way); thence, leaving said centerline of road and easement, South 61 degrees 15 minutes 26 seconds West, and along said Highway 30 right of way line, a distance of 928.47 feet; thence South 01 degrees 15 minutes 59 seconds East and leaving said right of way line, a distance of 1129.72 feet to the point of beginning.

According to survey dated September 19, 2017, of Rodney Shifflet, Alabama Registration No. 21784.

PARCEL 2:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 29 minutes 00 seconds East, a distance of 446.00 feet to the point of beginning; thence continue along the last described course, a distance of 197.04 feet; thence North 00 degrees 31 minutes 00 seconds West, a distance of 207.95 feet to the approximate centerline of a ditch, all further calls will be along said centerline of ditch until otherwise noted; thence North 55 degrees 11 minutes 34 seconds East, a distance of 197.30 feet; thence North 55 degrees 33 minutes 13 seconds East, a distance of 381.90 feet; thence North 56 degrees 55 minutes 22 seconds East, a distance of 148.51 feet; thence North 65 degrees 15 minutes 02 seconds East, a distance of 53.13 feet; thence North 50 degrees 09 minutes 51 seconds East, a distance of 40.94 feet; thence South 89 degrees 29 minutes 00



seconds West and leaving said approximate centerline of ditch, a distance of 890.84 feet; thence South 01 degrees 15 minutes 59 seconds East, a distance of 660.00 feet to the point of beginning.

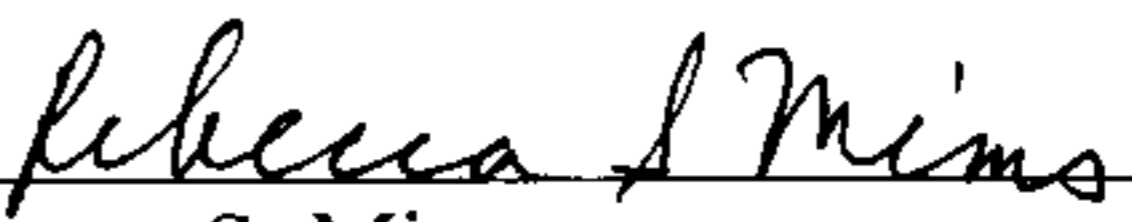
According to survey dated September 19, 2017, of Rodney Shifflet, Alabama Registration No. 21784.

PARCEL 3:

Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 29 minutes 00 seconds East, a distance of 643.04 feet to the point of beginning; thence North 00 degrees 31 minutes 00 seconds West, a distance of 207.95 feet; thence North 55 degrees 11 minutes 34 seconds East, a distance of 70.96 feet; thence South 00 degrees 50 minutes 4 seconds East, to the quarter-quarter line of the Northwest quarter of Southwest quarter of said Section 20; thence South 89 degrees 31 minutes 49 seconds West along said quarter-quarter line to the point of beginning. The property described herein is a part of the upper Northwest portion of Parcel 1B according to survey dated November 28, 2017, updated September 6, 2019, of Rodney Shifflet, Alabama Registration No. 21784.

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

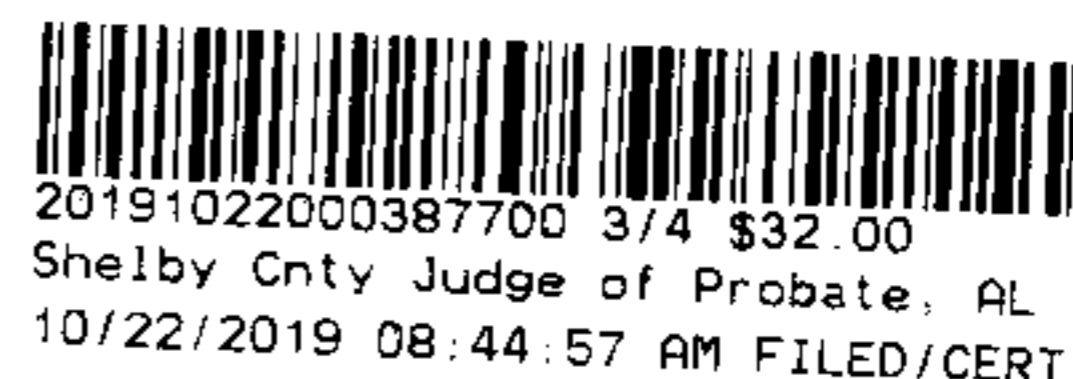
IN WITNESS WHEREOF, GRANTOR has hereunto set Grantor's hand and seal, this 17 day of October, 2019.



Rebecca S. Mims

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rebecca S. Mims, an unmarried woman, whose name is signed to the



foregoing instrument, and who is known to me acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October,
2019.

Keri M. Foster
Notary Public

My Commission Expires: 1-3-23



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