

STATE OF ALABAMA  
COUNTY OF SHELBY

DATE: 04/22/2020  
TRACT NO. 1A



20200706000278200 1/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
07/06/2020 02:31:14 PM FILED/CERT

**DEED FOR PERMANENT UTILITY EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$1.00 dollar(s) cash in hand paid the receipt whereof is hereby acknowledged, I (we), the undersigned grantor(s) Sandra K. Echols have this day bargained and by these presents do hereby grant, bargain, convey, transfer, and deliver unto the City of Helena a permanent utility easement and right of way for the following purposes, to-wit: The right to enter upon the hereinafter described land and to construct and maintain utilities as may be necessary, on, over and across the ground embraced within the boundaries of a tract or parcel of my (our) land situated in the County of Shelby, State of Alabama.**

**The easement and right of way hereby granted is more particularly located and described as follows, to-wit: And as shown on the right-of-way map of record with the City of Helena, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:**

**PERMANENT UTILITY EASEMENT**

**PERMANENT UTILITY EASEMENT NO. 1 OF 1:**

A part of the SW ¼ of the NE ¼ of Section 21, T-20-S, R-03-W, in Shelby County, Alabama , identified as Tract No. 1A and being more fully described as follows:

**COMMENCE** at a 1/2" Rebar Found at the Southwest Corner of the Southeast Quarter of Northeast Quarter of Section 21, Township 20S, Range 03W;

thence run North 00° 04' 42" East for a distance of 520.92 feet;

thence run South 89° 55' 18" East for a distance of 345.21 feet to the **POINT OF BEGINNING** of the following described Permanent Utility Easement, said point being on the Southeast Right-of-Way of Helena Road;

thence leaving the Southeast Right-of-Way of Helena Road run South 51° 54' 05" East for a distance of 15.00 feet;

thence run South 38° 07' 13" West for a distance of 99.57 feet;

thence run North 51° 54' 05" West for a distance of 15.00 feet  
to a point on the on the Southeast Right-of-Way of Helena Road;

thence run North 38° 07' 13" East along the Southeast Right-of-  
Way of Helena Road for a distance of 99.57 feet to the POINT OF  
BEGINNING;

said Permanent Utility Easement containing 0.03 acres more or  
less;

***To have and to hold, the said easement and right of way, unto the City of Helena and unto  
its successors and assigns.***

*And the said grantor(s) hereby covenant(s) with the City of Helena that I (we) am (are)  
lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a  
good and lawful right to convey it; that it is free from all encumbrances; and that I (we) will  
warrant and forever defend the title and quiet possession thereto against the lawful claims of all  
persons whomsoever.*

*As a further consideration for the payment of the price above stated, I (we) hereby release  
the City of Helena, its employees and officials, from all claims for damage, from whatsoever  
cause, present or prospective, incidental or consequential, to the exercise of any of the rights  
herein granted.*

*In witness I (we) have hereunto set my (our) hand(s) and seal(s) this the 26<sup>th</sup> day of  
May, 2020*

*Stephanie Dawn Smith (LS)  
Personal Representative of the  
Estate of Sandra K. Echols (LS)*

*(LS)*



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thence run North 38° 07' 13" East along the Southeast Right-of-  
Way of Helena Road for a distance of 99.57 feet to the **POINT OF  
BEGINNING;**

said Permanent Utility Easement containing 0.03 acres more or  
less;

***To have and to hold***, the said easement and right of way, unto the City of Helena and unto  
its successors and assigns.

*And the said grantor(s) hereby covenant(s) with the City of Helena that I (we) am (are)  
lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a  
good and lawful right to convey it; that it is free from all encumbrances; and that I(we) will  
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*Stephanie Dawn Smith (LS)  
Personal Representative of the  
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\_\_\_\_\_(LS)



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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby

I, Lori Jean Button a Notary Public, in and for said County  
in said State, hereby certify that Stephanie Dawn Smith as Personal Rep. Estate of Sandra K. Echols  
whose name(s) \_\_\_\_\_, signed to the  
foregoing conveyance, and who is known to me, acknowledged before me on  
this day that, being informed of the contents of this conveyance,  
\_\_\_\_\_ executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of May 2020.

[Signature]  
NOTARY PUBLIC

My Commission Expires

LORI JEAN BUTTON  
My Commission Expires  
September 10, 2023

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

\_\_\_\_\_ County

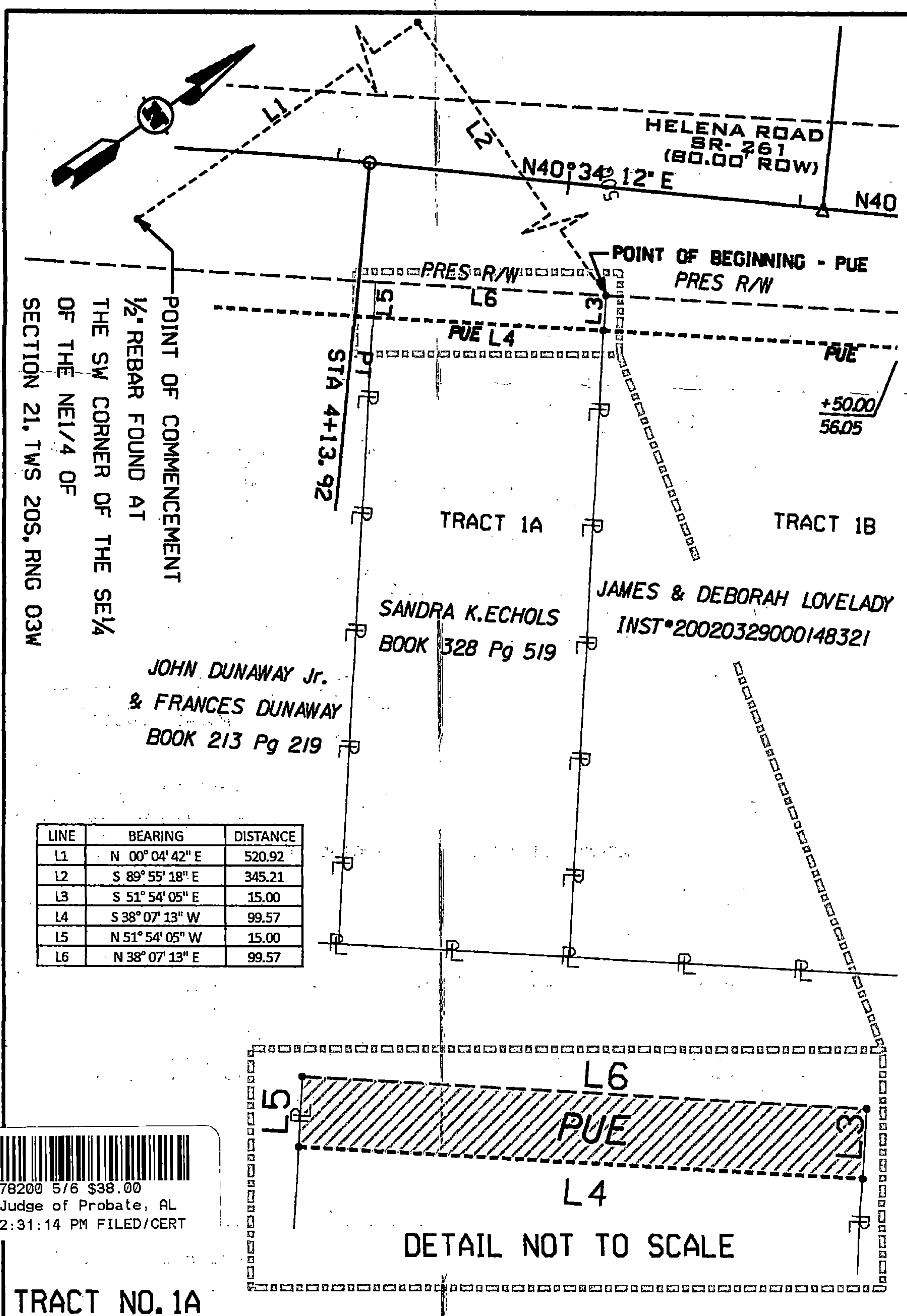
I, \_\_\_\_\_, a \_\_\_\_\_ in and for  
said \_\_\_\_\_ County, in said \_\_\_\_\_ State, hereby certify that  
\_\_\_\_\_ whose name as  
\_\_\_\_\_ of the \_\_\_\_\_ Company, a  
corporation, is signed to the foregoing conveyance, and who is known to me,  
acknowledged before me on this day that, being informed of the contents of  
this conveyance, he, as such officer and with full authority, executed the  
same voluntarily for and as the act of said corporation.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D.  
20\_\_\_\_.

Official Title  
\_\_\_\_\_  
\_\_\_\_\_



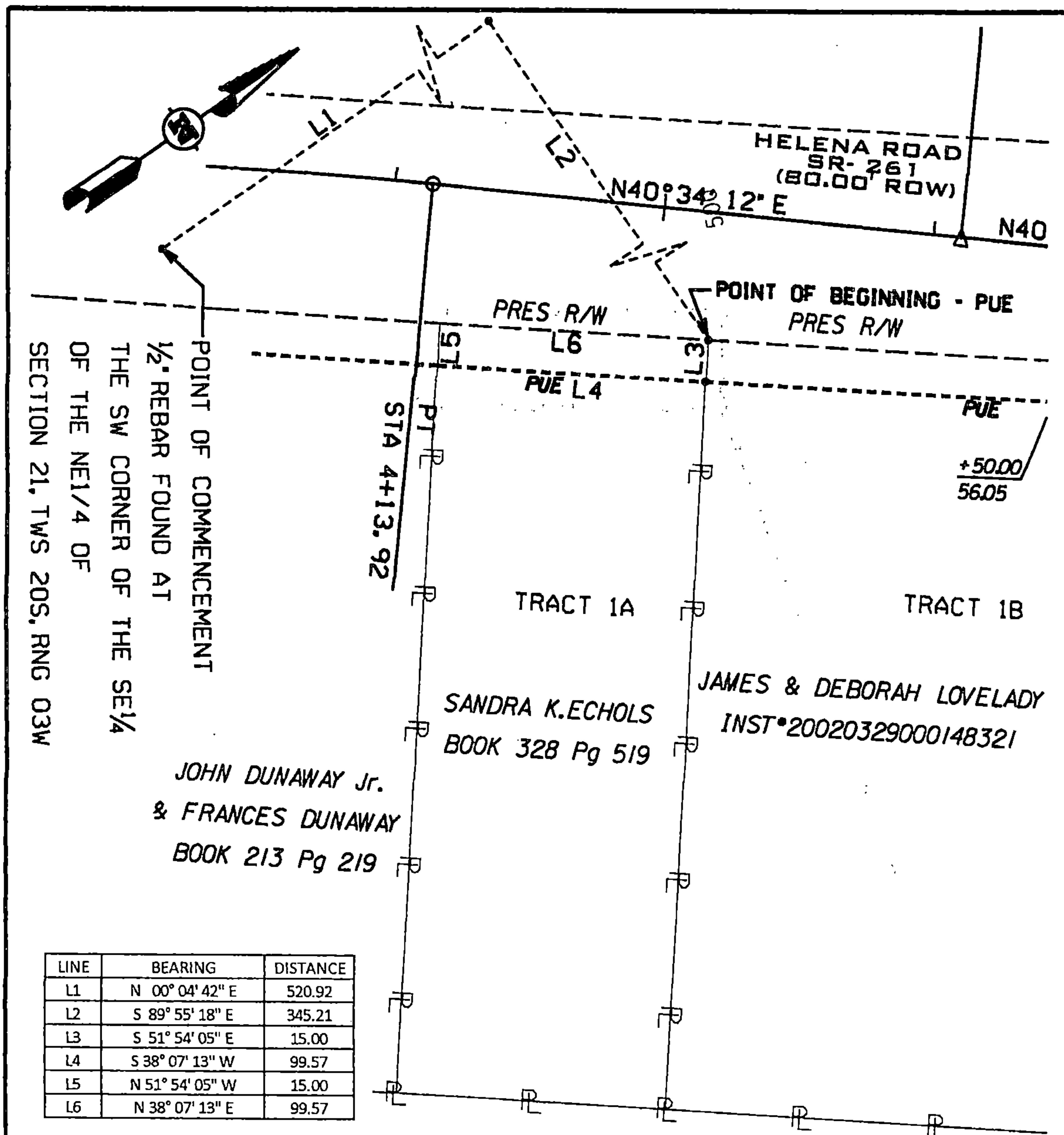
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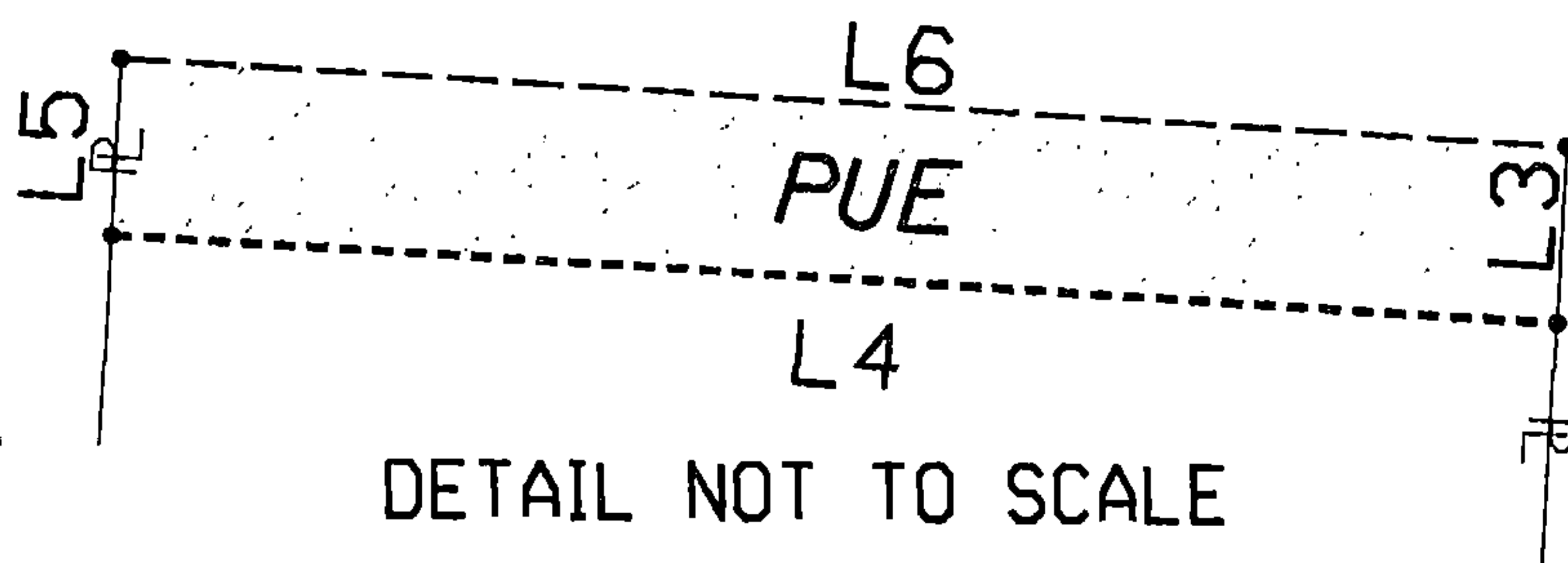
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OWNER: SANDRA K. ECHOLS  
TOTAL AREA: 0.65 ACRES  
R/W REQUIRED: 0.00 ACRES  
PERMANENT UTIL ESMT: 0.03 ACRES

PROJECT. NO.: 19-0183  
COUNTY: SHELBY  
SCALE: 1:50  
DATE: 04/07/2020  
REVISED:



LINE	BEARING	DISTANCE
L1	N 00° 04' 42" E	520.92
L2	S 89° 55' 18" E	345.21
L3	S 51° 54' 05" E	15.00
L4	S 38° 07' 13" W	99.57
L5	N 51° 54' 05" W	15.00
L6	N 38° 07' 13" E	99.57



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