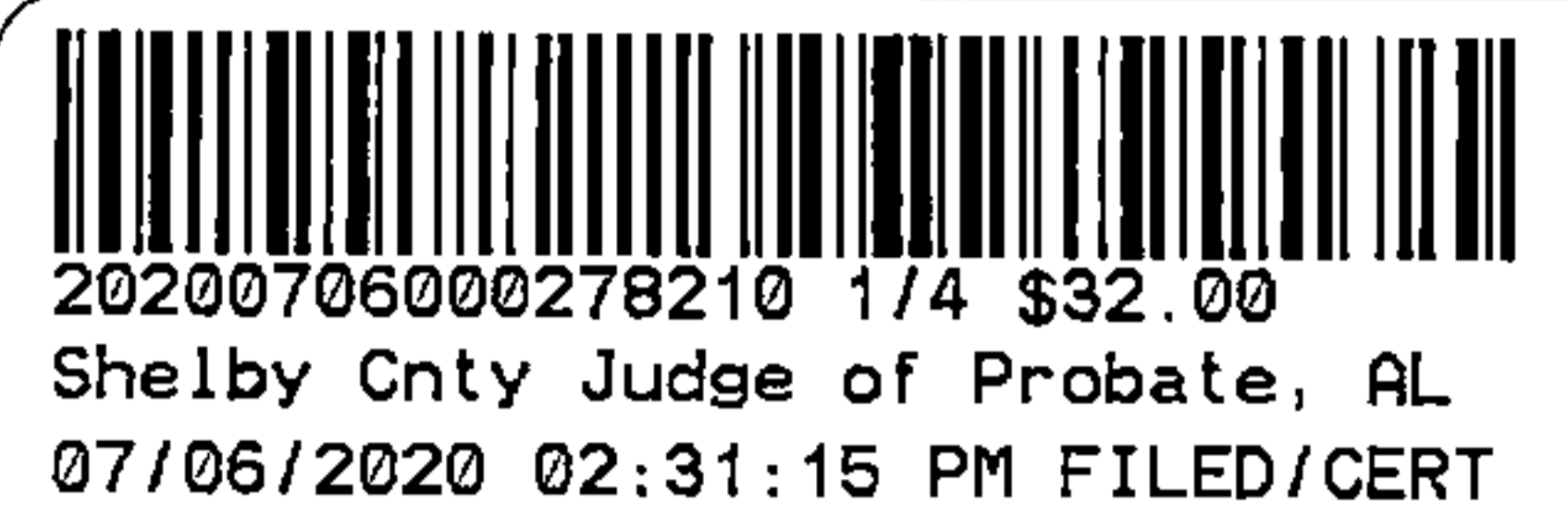


THIS INSTRUMENT PREPARED  
Matt Lackey  
Sain Associates Inc.

STATE OF ALABAMA  
COUNTY OF SHELBY

DATE: 04/07/2020  
TRACT NO. 1B



**DEED FOR PERMANENT UTILITY EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of 41.00 dollar(s) cash in hand paid the receipt whereof is hereby acknowledged, I (we), the undersigned grantor(s) James and Deborah Lovelady 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. 1B 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 run North 38° 07' 13" East along the Southeast Right-of-Way of Helena Road for a distance of 199.77 feet;

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 70.99 feet;

thence run South 38° 07' 13" West for a distance of 128.78 feet;

thence run North 51° 54' 05" West for a distance of 15.00 feet to the **POINT OF BEGINNING**;

said Permanent Utility Easement containing 0.07 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 22 day of May, 2020

James K. Lovelady (LS)  
Deborah Lovelady (LS)

\_\_\_\_\_(LS)



20200706000278210 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/06/2020 02:31:15 PM FILED/CERT

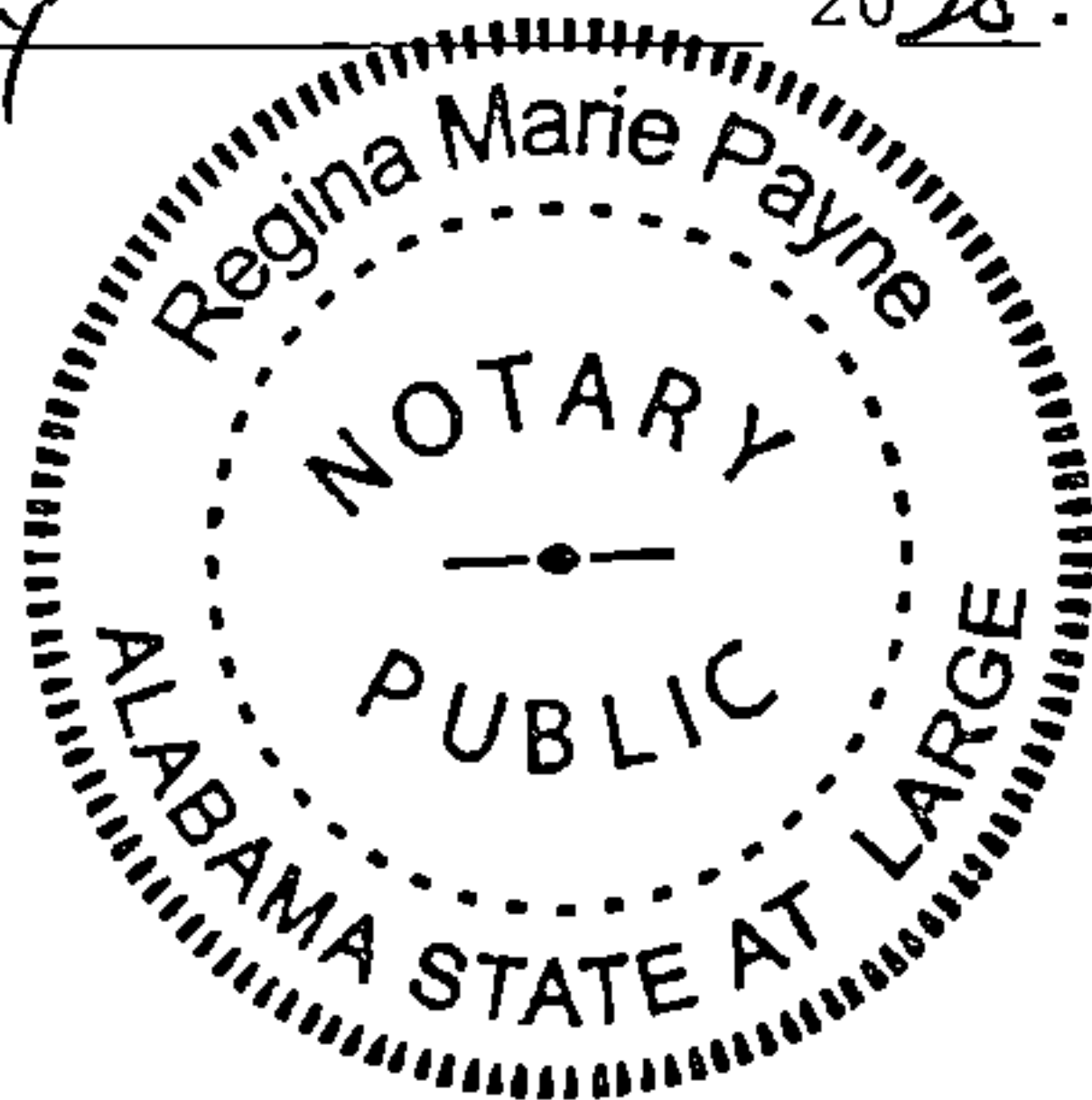
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Shelby )

I, Regina Marie Payne, a Notary Public, in and for said County in said State, hereby certify that James & Deborah Lovelady, whose name(s) James & Deborah Lovelady, 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 27<sup>th</sup> day of May 2020.



Regina Marie Payne  
NOTARY PUBLIC

My Commission Expires  
4-6-22

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

\_\_\_\_\_ County

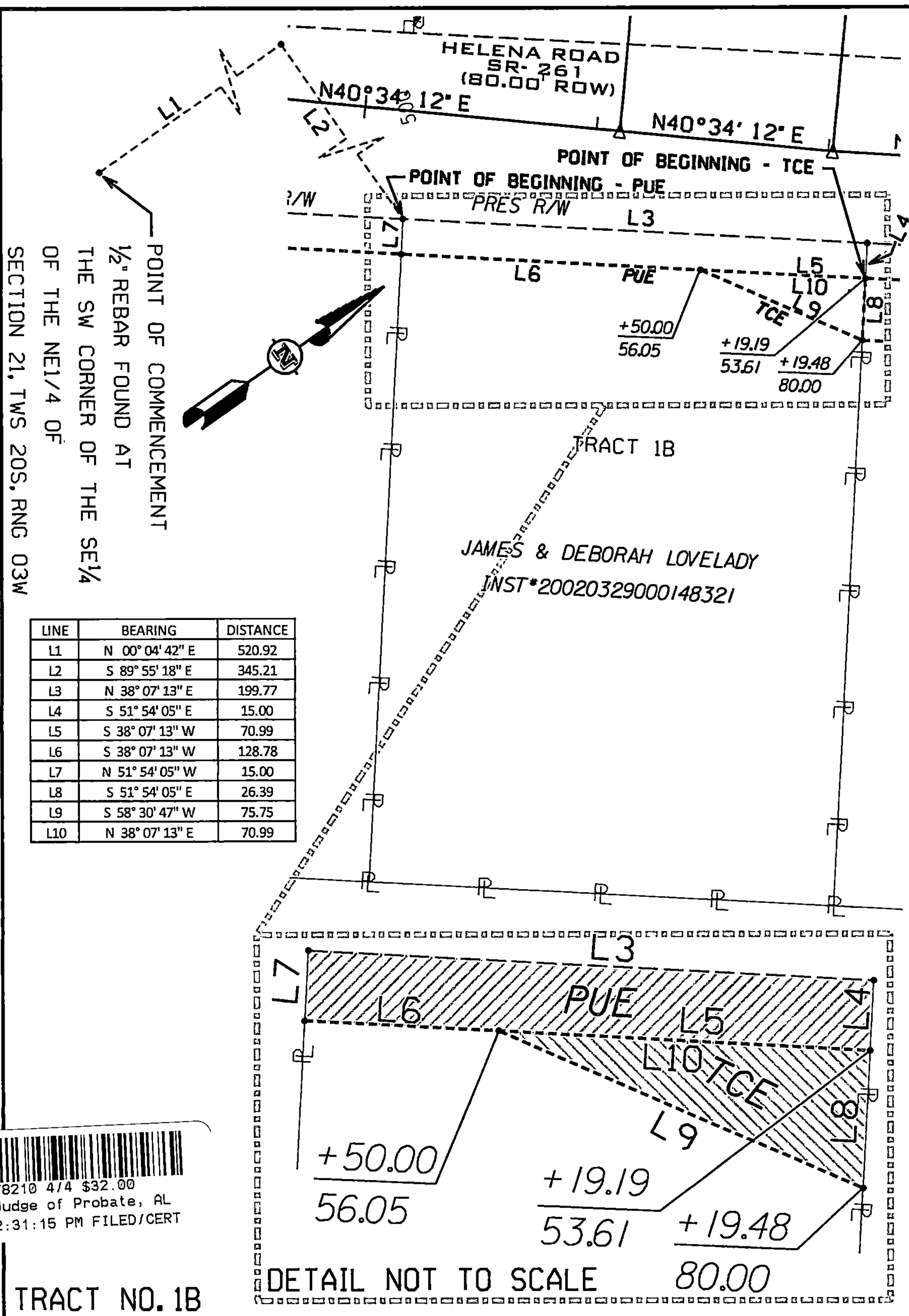
I, \_\_\_\_\_, a \_\_\_\_\_ in and for said \_\_\_\_\_ County, in said \_\_\_\_\_ State, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of the \_\_\_\_\_ Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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



20200706000278210 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/06/2020 02:31:15 PM FILED/CERT



20200706000278210 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/06/2020 02:31:15 PM FILED/CERT

TRACT NO. 1B

OWNER: JAMES & DEBORAH LOVELADY

TOTAL AREA: 1.30 ACRES

R/W REQUIRED: 0.00 ACRES

PERMANENT UTIL ESMT: 0.07 ACRES

TEMPORARY CONST ESMT: 0.02 ACRES

PROJECT NO.: 19-0183

COUNTY: SHELBY

SCALE: 1:50

DATE: 04/07/2020

REVISED: