

PERMANENT EASEMENT DEED – TRACT #1

STATE OF ALABAMA)
SHELBY COUNTY)

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 and/or sanitary sewer 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 #2001-13697, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

*Center of easement shall be located along the as-constructed
pipeline, see Exhibits A and B.*

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 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, or 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) for the purposes heretofore expressed. Any and all disturbed areas within said easement will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

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 grassing and grading as described herein. Grantor(s) covenant that they have good and merchantable title to said property and good right to convey this easement.

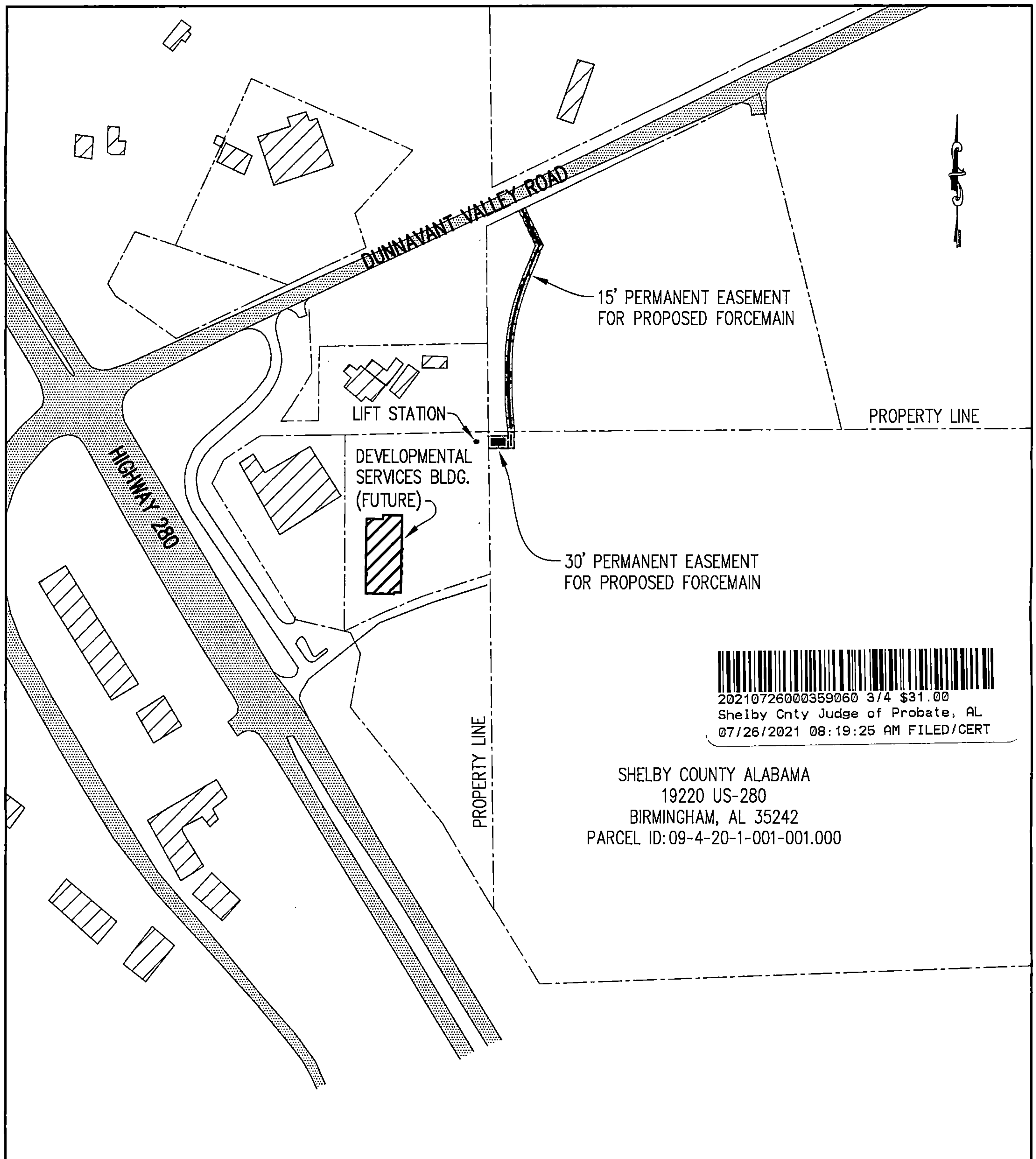
In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the Grantee, its agents, successors, and assigns, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said premises and repair of said water and/or sanitary sewer 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 3rd day of June, 20 21.

By : Chad Scroggins (Grantor)
Chad Scroggins, County Manager
Shelby County

WITNESSES:

Kim Reynolds
Dina Selig



20210726000359060 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/26/2021 08:19:25 AM FILED/CERT

SHELBY COUNTY ALABAMA
19220 US-280
BIRMINGHAM, AL 35242
PARCEL ID: 09-4-20-1-001-001.000

PARCEL ID #: 09-4-20-1-001-001.000
PARCEL OWNER: SHELBY COUNTY ALABAMA
ACREAGE BEFORE EASEMENT: 39.75 ACRES
EASEMENT ACREAGE: 1,998 SQ.FT. (0.05 ACRES)
REMAINING ACREAGE: 39.70 ACRES
DRAWING 1 OF 2

**SHELBY COUNTY,
ALABAMA**

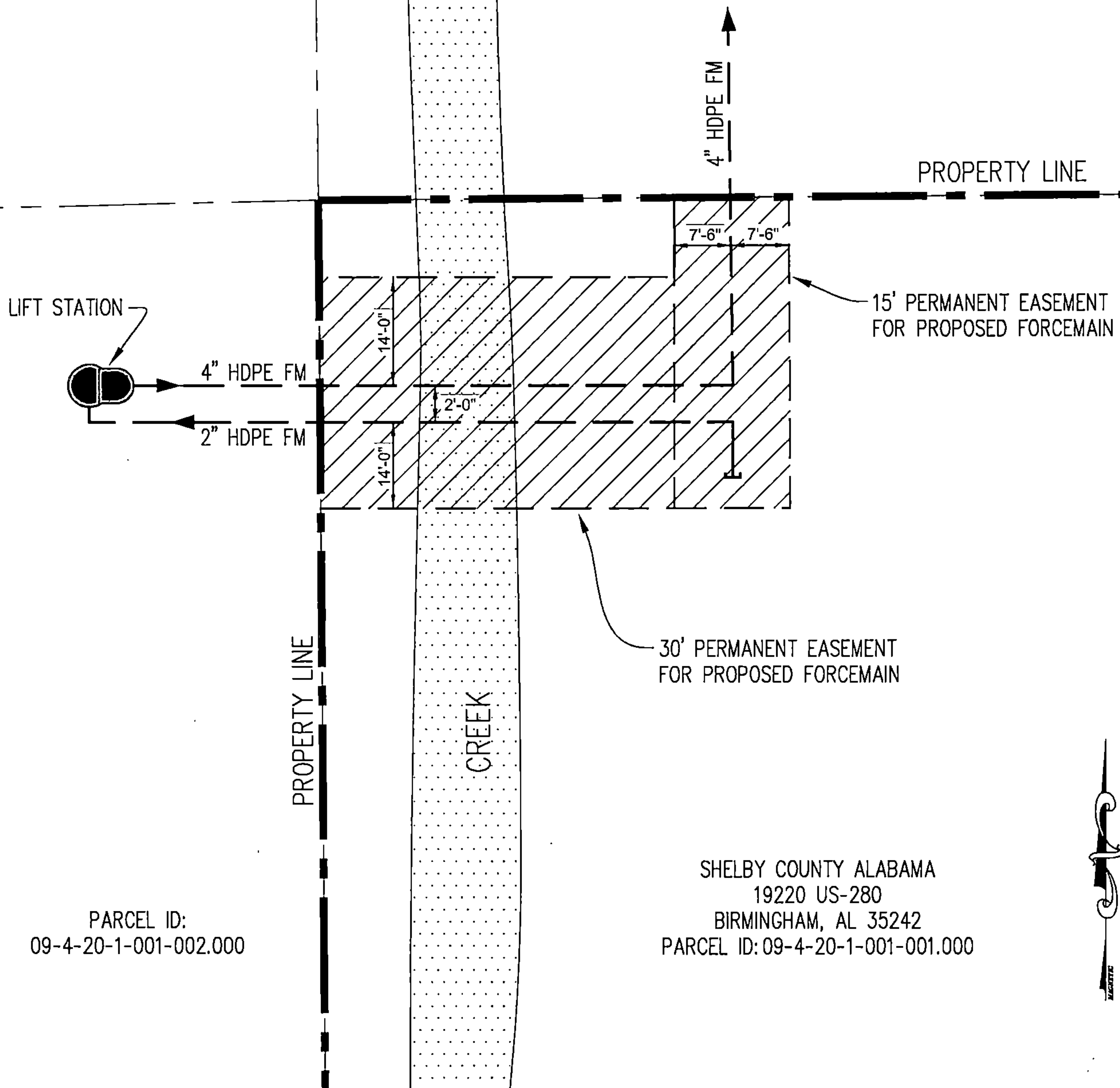
**DEVELOPMENT SERVICES
LIFT STATION & FORCEMAIN**

TRACT #: 1
EXHIBIT A

20210726000359060 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
07/26/2021 08:19:25 AM FILED/CERT

PARCEL ID:
09-4-17-0-001-030.000

PARCEL ID:
09-4-17-0-001-031.002



PARCEL ID:
09-4-20-1-001-002.000

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19220 US-280
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SHELBY COUNTY,
ALABAMA
DEVELOPMENT SERVICES
LIFT STATION & FORCEMAIN
TRACT #: 1
EXHIBIT B