

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Water Works Board of the
Town of Columbiana

WATER LINE EASEMENT AND RIGHT-OF-WAY

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt wherof is acknowledged, the undersigned K & S Holdings, LLC (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto the Water Works Board of the Town of Columbiana, Inc. (herein referred to as GRANTEE, whether one or more) an easement and right-of-way for the purpose of construction, installation, re-location, operation, maintenance, and repair of a water line or lines, meters, and associated equipment, together with all right-of-way access thereto, in, under, over, and along the following described real estate situated in Shelby County, Alabama to-wit:

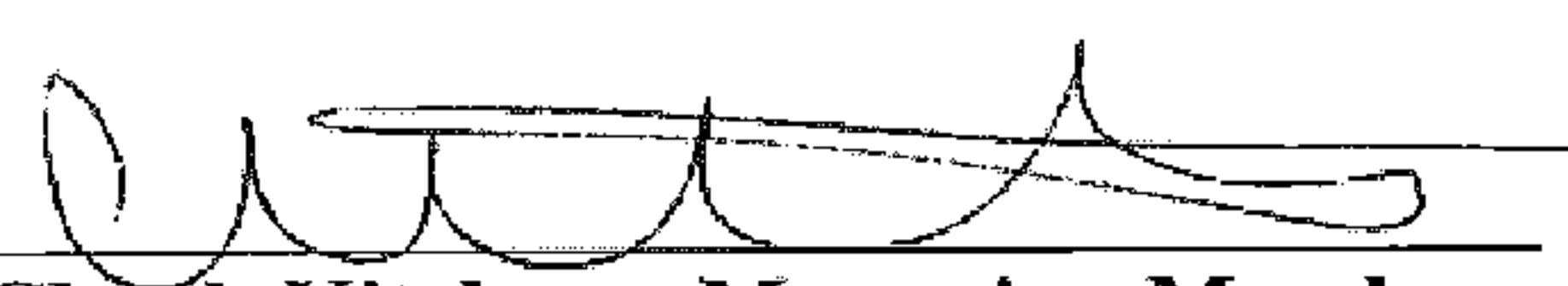
The South 40 feet of the SW ¼ of the NW ¼ of Section 1, Township 22 South, Range 1 West lying east of Shelby County Highway 37.

The West 40 Feet of the North 239 feet of Lot 4 Weaver Farms as recorded in Map Book 13, Page 38, Probate Office Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

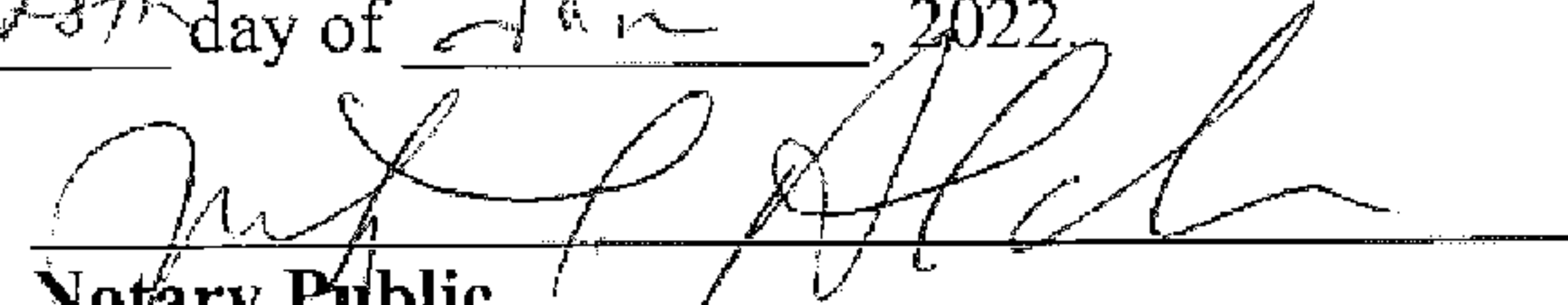
And GRANTOR does for GRANTOR and for GRANTOR’S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE’S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR’S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE’S successors and assigns forever, against the lawful claims of all persons.

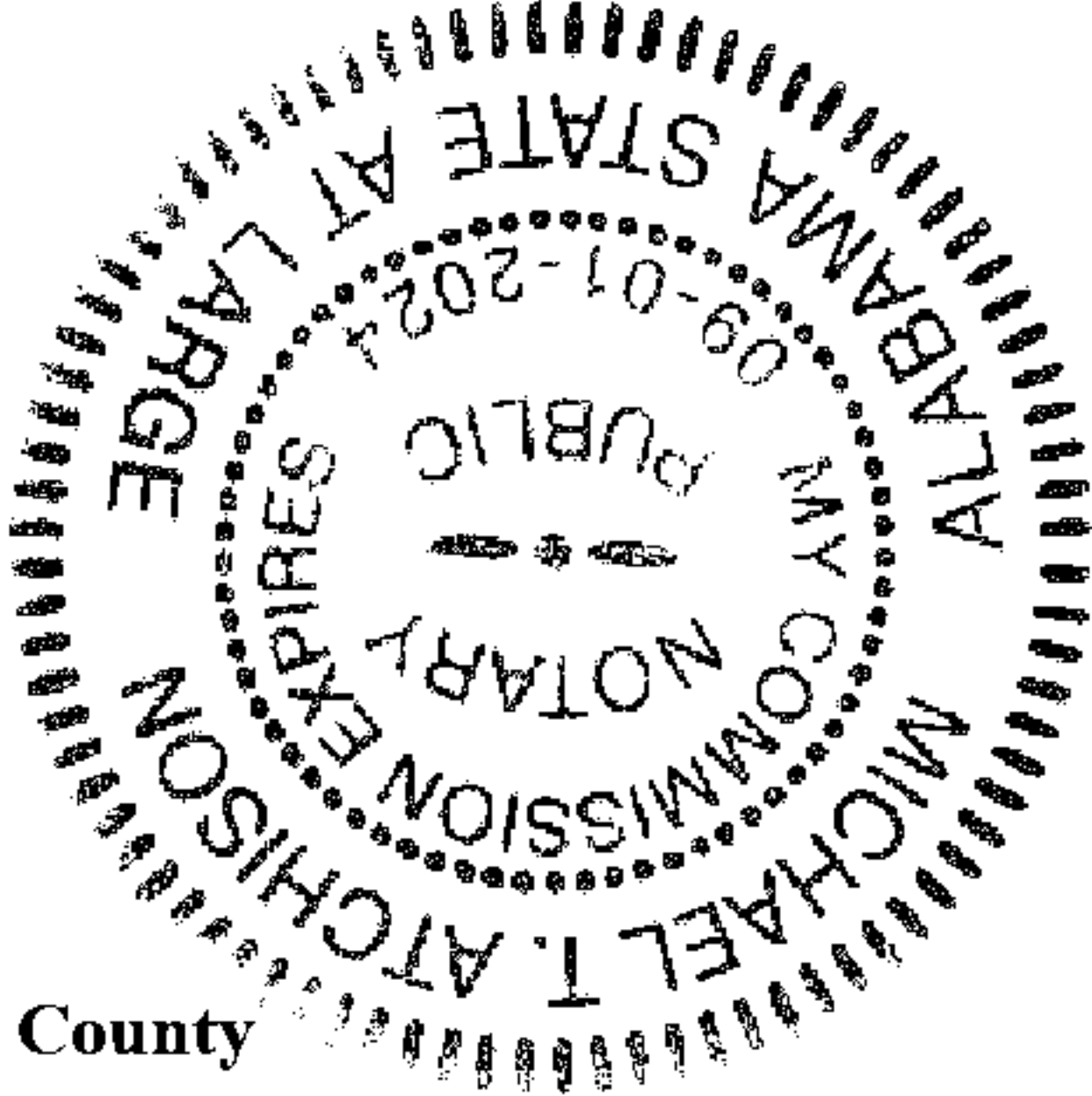
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of Jan, 2022.

K & S HOLDINGS, LLC

Chuck Kitchens, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Chuck Kitchens as Managing Member of K & S Holdings, LLC
whose name 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of Jan, 2022.

Notary Public
My Commission Expires: 9-1-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/31/2022 08:14:16 AM
\$23.00 JOANN
20220131000041030

Allen S. Bayl