

20220202000046540 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/02/2022 10:44:20 AM FILED/CERT

PERMANENT EASEMENT DEED

Easement Name _____

PID 03 9 32 0 001 006.014

**STATE OF ALABAMA)
SHELBY COUNTY)**

**Pot Roast Realty, LLC
3800 Colonnade Parkway
Suite 430
Birmingham, AL 35243**

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 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 **Deed Book 49 Page 81A and 81B**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

An easement for a water vault and water utilities, lying across Lot 7, Tattersall Park Resurvey No. 3, as recorded in Map Book 49, Page 81A and 81B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1/2" rebar found at the Southeast corner of said Lot 7, said point lying on the West right of way margin of Tattersall Boulevard (100' wide right of way); thence North 03 degrees 10 minutes 15 seconds West along said right of way for a distance of 23.10 feet to the POINT OF BEGINNING of the easement herein described; thence leaving said right of way, South 86 degrees 26 minutes 13 seconds West for a distance of 20.00 feet to a point; thence North 03 degrees 33 minutes 47 seconds West for a distance of 15.00 feet to a point; thence North 86 degrees 26 minutes 13 seconds East for a distance of 16.10 feet to a point; thence North 03 degrees 10 minutes 15 seconds West parallel to said right of way for a distance of 46.13 feet to a point on a curve to the right, having a radius of 304.00 feet, a chord bearing of North 05 degrees 21 minutes 58 seconds East and a chord length of 97.73 feet; thence along the arc of said

curve for a distance of 98.16 feet to a point on the Northeast line of said Lot 7; thence South 67 degrees 21 minutes 55 seconds East along said Northeast line for a distance of 4.15 feet to a 1/2" rebar found on the West right of way margin of said Tattersall Boulevard, said point being on a curve to the left, having a radius of 300.00 feet, a chord bearing of South 05 degrees 22 minutes 07 seconds West and a chord length of 95.91 feet; thence along the arc of said curve, continuing along said right of way for a distance of 96.35 feet to a point; thence South 03 degrees 10 minutes 15 seconds East, continuing along said right of way for a distance of 61.14 feet to the POINT OF BEGINNING. Containing 0.020 acres, more or less.

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 line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will by a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 2nd day of February, 2022.

By: Pot Roast Realty LLC

By: [Signature]
Authorized Representative
Rich McRoberts


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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Rich McRoberts whose name is signed to the foregoing certificate as authorized representative, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute the same voluntarily as such individual with full authority thereof.

Given under my hand and seal this the 2nd day of February, 2022

[Signature]
Notary Public for the State of Alabama
My commission expires 2/24/24



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SCALE: 1"=100'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION
WATER UTILITIES EASEMENT

PROPOSED WATER VAULT & UTILITIES EASEMENT

An easement for a water vault and water utilities, lying across Lot 7, Tattersall Park Resurvey No. 3, as recorded in Map Book 49, Page 81A and 81B, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1/2" rebar found at the Southeast corner of said Lot 7, said point lying on the West right of way margin of Tattersall Boulevard (100' wide right of way); thence North 03 degrees 10 minutes 15 seconds West along said right of way for a distance of 23.10 feet to the POINT OF BEGINNING of the easement herein described; thence leaving said right of way, South 86 degrees 26 minutes 13 seconds West for a distance of 20.00 feet to a point; thence North 03 degrees 33 minutes 47 seconds West for a distance of 15.00 feet to a point; thence North 86 degrees 26 minutes 13 seconds East for a distance of 16.10 feet to a point; thence North 03 degrees 10 minutes 15 seconds West parallel to said right of way for a distance of 46.13 feet to a point on a curve to the right, having a radius of 304.00 feet, a chord bearing of North 05 degrees 21 minutes 58 seconds East and a chord length of 97.73 feet; thence along the arc of said curve for a distance of 98.16 feet to a point on the Northeast line of said Lot 7; thence South 67 degrees 21 minutes 55 seconds East along said Northeast line for a distance of 4.15 feet to a 1/2" rebar found on the West right of way margin of said Tattersall Boulevard, said point being on a curve to the left, having a radius of 300.00 feet, a chord bearing of South 05 degrees 22 minutes 07 seconds West and a chord length of 95.91 feet; thence along the arc of said curve, continuing along said right of way for a distance of 96.35 feet to a point; thence South 03 degrees 10 minutes 15 seconds East, continuing along said right of way for a distance of 61.14 feet to the POINT OF BEGINNING. Containing 0.020 acres, more or less.

