



20220222000076030 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/22/2022 04:21:02 PM FILED/CERT

PERMANENT EASEMENT DEED

STATE OF ALABAMA)  
SHELBY COUNTY)

**PID 08 5 21 0 001 031.002**

**SAMPSELL FARMS LLC**  
**MICHAEL SAMPSELL, MANAGING PARTNER**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **(\$1,000.00)** cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantor(s)), 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. Said strip of land being located within the property of the undersigned Grantor(s) as described in **Instrument No. 2014 0401000092630**, in the Office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

***A strip of land 15 feet in width which lies within the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, and situated in Shelby County, Alabama, being more particularly described as follows;***

***Lying West of, also parallel and adjacent to the West side of Old 280 and Shelby County Road #51 Shelby County, Alabama. The said 15 Foot strip contains 0.14 acres more or less. with the approximate alignment and orientation shown on the attached Exhibit A.***

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 of land.

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



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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 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 22 day of FEB, 2022

By:

**SAMPELL FARMS LLC**  
**MICHAEL SAMPELL, MANAGING PARTNER**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Sampsell Farms LLC, Michael Sampsell Managing Partner whose name is signed to the foregoing certificate as Michael Sampsell, 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.

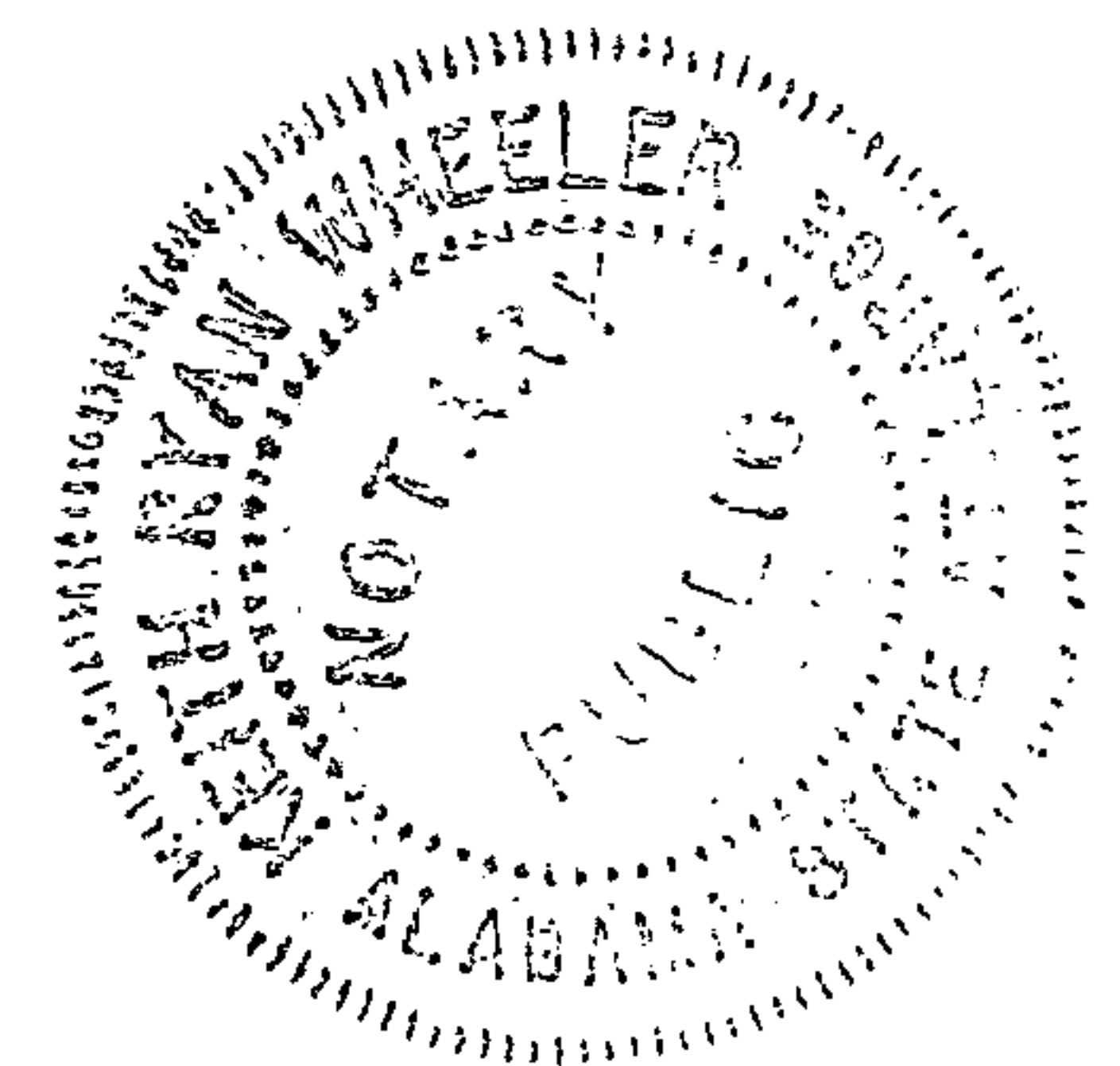
Given under my hand and seal this the 22 day of FEB, 2022

Keith Wheeler

Notary Public for the State of Alabama

My commission expires October 6th, 2025

My Commission Expires October 6th, 2025





POND

08 4 20 0 001 001.000  
SAMPSELL FARMS LLC  
MICHAEL SAMPSELL

SCALE: 1" = 60'

### 0.14 ACRE EASEMENT

08 5 21 0 001 031.002  
SAMPSELL FARMS LLC  
MICHAEL SAMPSELL

08 5 21 0 001 031.003  
GST EXEMPT SHARE OF THE FAMILY TRUST W/W  
DENISE & RANDY WIGGINS

FIELD LOCATE GATES

293.00' +/-

12± TALL  
BANK

PROPOSED  
PERMANENT  
EASEMENT

APPROXIMATE WATER  
LINE ROUTE

TEMPORARY  
FENCE

15.00'

25.00'

COUNTY ROAD 51

ROW

ROW

2" PVC EWM

SAMPSELL FARMS LLC FENCING NOTES:

1. ONLY APPROVED FENCING MATERIALS SHALL BE USED FOR THE TEMPORARY FENCE.
2. FENCING MATERIALS SHALL BE 4 STRANDS OF HIGH TENSILE WIRE FENCING, T-POST FOR LINE POSTS AT 8' CENTERS, 6" x 6" PRESSURE TREATED LUMBER FOR CORNERS, GATES, AND INTERSECTIONS FOR BRACING, AND ALL OTHER HARDWARE REQUIRED TO INSTALL THE FENCE SIMILAR TO THE CURRENT FENCE
3. 2 - 12' GALVANIZED GATES. COORDINATE GATE LOCATION WITH MICHAEL SAMPSELL & SHELBY COUNTY WATER.
4. COORDINATE WITH MICHAEL SAMPSELL (205369-2372) PRIOR TO ANY CONSTRUCTION. THERE ARE LIVESTOCK IN THE FENCED AREA. ANIMALS SHALL ONLY BE MOVED BY ANIMALS OWNER.
5. FINAL TEMPORARY FENCE LOCATION TO BE APPROVED BY MICHAEL SAMPSELL.
6. AFTER ALL WORK IS FINALIZED AND THE ORIGINAL FENCE IS RESTORED TO ITS ORIGINAL LOCATION, THE TEMPORARY FENCE SHALL REMAIN UNLESS MICHAEL SAMPSELL REQUIRES IT TO BE REMOVED. TO BE DETERMINED.

PARCEL ID #  
OWNERS

08 5 21 0 001 031.002  
SAMPSELL FARMS LLC  
MICHAEL SAMPSELL

NOTE: EASEMENT ACREAGE (ACREAGE SHOWN ARE  
APPROXIMATE & BASED ON TAX PLAT DATA):

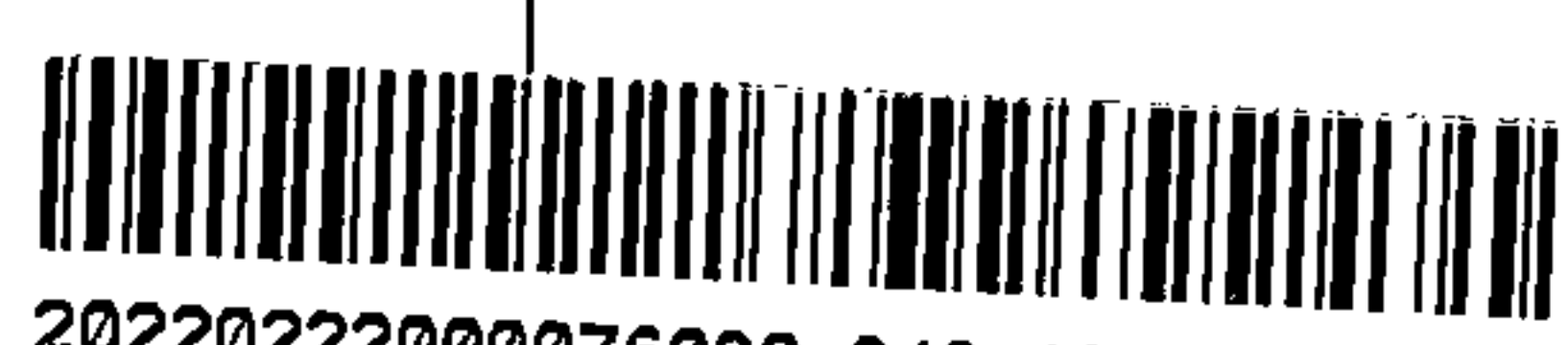
0.14 ac.

SHELBY COUNTY COMMISSION

WATER LINE ALONG COUNTY ROAD #51

EXHIBIT "A"

FEBRUARY 17, 2022



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