



20220504000183130 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/04/2022 02:06:17 PM FILED/CERT

PERMANENT EASEMENT DEED

Easement Name Beech Hollow

PID Beech Hollow Road (a private road)

**STATE OF ALABAMA)
SHELBY COUNTY)**

**Grantors Legal Name
Omar G. Touchstone III
Katherine G. Touchstone**

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** 51 **Page** 3, in the office of the Judge of Probate, Shelby County, Alabama said strip

being more particularly described as follows:

Commence at a 3" pipe in place being the Northeast corner of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 52° 28' 42" West for a distance of 1106.17 feet to a point of intersection with the Southerly right-of-way of Forest Oaks Drive and the Westerly right-of-way of Beech Hollow Road, said point being the point of beginning. From this beginning point proceed South 01° 49' 41" West along the Westerly right-of-way of said Beech Hollow Road for a distance of 46.28 feet to the P. C. of a concave curve right having an arc distance of 167.25 feet and a radius of 170.0 feet; thence proceed Southwesterly along the curvature of said curve and the Westerly right-of-way of Beech Hollow Road for a distance of 167.25 feet to the P. T. of said curve; thence proceed South 58° 21' 06" West along the Westerly right-of-way of said road for a distance of 276.06 feet to the P. C. of a concave curve right having an arc distance of 17.87 feet and a radius of 300.00 feet; thence proceed Southwesterly along the curvature of said curve and the Westerly right-of-way of said road for a distance of 17.98 feet to the P. T. of said curve; thence proceed South 54° 55' 07" West along the Westerly right-of-way of said road for a distance of 487.54 feet too the P. C. of a concave curve right having an arc distance of 37.41 feet and a radius of 145.0 feet; thence proceed Southwesterly along the curvature of said curve and the Westerly right-of-way of said road for a distance of 37.41 feet to the P. T. of said curve; thence proceed South 69° 42' 06" West along the Westerly right-of-way of said road for a distance of 130.41 feet to the

P. C. of a concave curve right having an arc distance of 21.68 feet and a radius of 25.0 feet; thence proceed Southwesterly along the curvature of said curve and the Westerly right-of-way of said road for a distance of 21.68 feet to the P. T. of said curve; thence proceed Westerly, Southerly and Easterly along the curvature of a cul-de-sac having an arc distance of 292.54 feet and a radius of 60 feet for a distance of 292.54 feet to the P. C. of a concave curve left having an arc distance of 21.68 feet and a radius of 25.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said Beech Hollow Road and along the curvature of said curve for a distance of 21.68 feet to the P. T. of said curve; thence proceed North 69° 42' 06" East along the Easterly right-of-way of said road for a distance of 130.41 feet to the P. C. of a concave curve left having an arc distance of 52.89 feet and a radius of 205.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a distance of 52.89 feet to the P. T. of said curve; thence proceed North 54° 55' 07" East along the Easterly right-of-way of said road for a distance of 485.74 feet to the P. C. of a concave curve left having an arc distance of 16.18 feet and a radius of 240.00 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a distance of 16.18 feet to the P. T. of said curve; thence proceed North 58° 21' 06" East along the Easterly right-of-way of said road for a distance of 276.06 feet to the P. C. of a concave curve left having an arc distance of 226.28 feet and a radius of 230.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a distance of 226.28 feet to the P. T. of said curve; thence proceed North 01° 49' 41" East along the Easterly right-of-way of said road for a distance of 48.64 feet to its point of intersection with the Southerly right-of-way of said Forest Oaks Drive; thence proceed South 89° 44' 24" West along the Southerly right-of-way of said Forest Oaks Drive for a distance of 60.17 feet to the point of beginning.

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



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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.

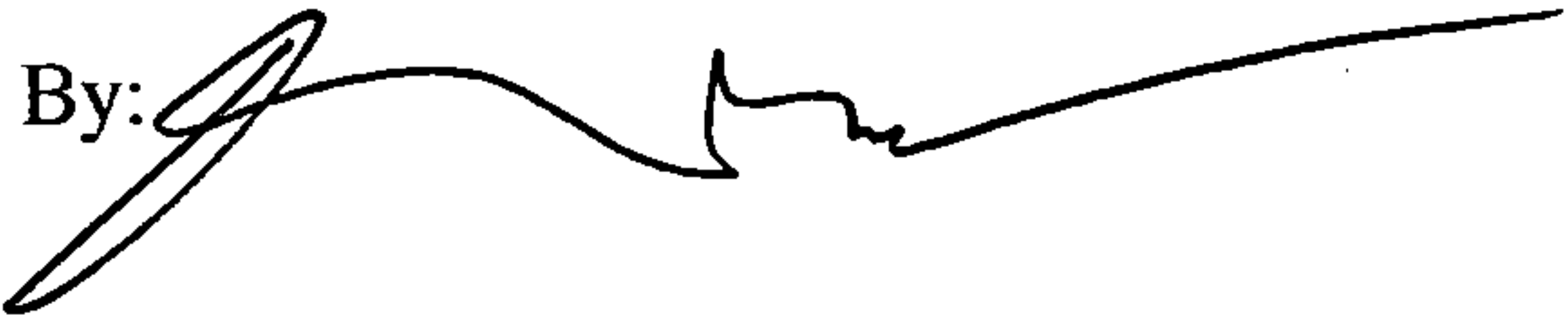
Grantee agrees to leave the property substantially as found upon commencement of construction on said easement but is not required to improve said property beyond its original state and condition, subject to grassing and grading as described herein. Grantor(s) covenant that they have good and merchantable 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.



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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all
on this 4th day of May, 2022.

By: 

By: Katherine G. Touchstone

Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that,
Omar G Touchstone II Katherine G Touchstone whose name is signed to the foregoing certificate as
Grantors, 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 4th day of May, 2022

Mary B O'Brien

Notary Public for the State of Alabama

My commission expires 3/8/2025

