


## GRANT OF SEWER LINE EASEMENT

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20221101000410090 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
11/01/2022 02:56:46 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, **Creation Properties, L.L.C., Dennis R. Lyons, and Patricia D. Lyons** (Grantees), for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the **City of Alabaster, Alabama**, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant the said City of Alabaster, Alabama, its successors and assigns, the right to construct, operate, and maintain its sewer lines and appliances necessary in connection therewith, for the transmission of sewage waste, with the right to set manholes, said rights being above, under and across the following described land situated in Shelby County Alabama:

A PERMANENT SANITARY SEWER EASEMENT, 20 FEET IN WIDTH, THE  
CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING, COMMENCE AT AN IRON PIN MARKING THE WEST CORNER OF LOT #3 AS RECORDED IN MAP BOOK #27 AT PAGE #58, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AND ALSO THE SOUTHEASTERLY SIDE OF SHELBY COUNTY ROAD #26 (AN 80' ROW); THENCE N39°42'14"E ALONG THE SOUTHEASTERLY ROW OF SHELBY COUNTY ROAD #26 AND ALSO THE CHORD OF AN ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A CHORD LENGTH OF 169.36 FEET WITH AN ARC LENGTH OF 169.56 FEET AND A RADIUS OF 994.93 FEET TO A POINT; THENCE N29°39'11"E ALONG THE SOUTHEASTERLY ROW OF SHELBY COUNTY ROAD #26 AND ALSO THE CHORD OF AN ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A CHORD LENGTH OF 179.26 FEET WITH AN ARC LENGTH OF 179.50 FEET AND A RADIUS OF 994.93 FEET TO A POINT; THENCE N24°11'47"E ALONG THE SOUTHEASTERLY ROW OF SHELBY COUNTY ROAD #26 AND ALSO THE CHORD OF AN ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A CHORD LENGTH OF 10 FEET WITH AN ARC LENGTH OF 10 FEET AND A RADIUS OF 993.94 FEET TO THE CENTERLINE OF A 20 FOOT SANITARY SEWER EASEMENT AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE DEPARTING SAID ROW 86°35'45"E A DISTANCE OF 287.43' TO A POINT; THENCE N33°09'36"E A DISTANCE OF 189.65 FEET TO A POINT; THENCE 88°23'09"E A DISTANCE OF 314.69 FEET TO THE POINT OF ENDING OF SAID EASEMENT.

ALL OF THE ABOVE-DESCRIBED EASEMENT LYING AND BEING SITUATED IN THE SE 1/4 SECTION 12. T213. R3W SHELBY COUNTY, ALABAMA AND CONTAINING 0.42 ACRES MORE OR LESS.

Subject to the following conditions: In the event it becomes necessary or desirable for the city of Alabaster, Alabama to move its line and appliances in connection with the construction or improvement of the sewer system, the city is hereby granted the right to relocate its said lines and appliances on lands of grantee herein above described, provided, however, the city shall relocate its lines and poles a distance of not greater than 5 feet in any direction outside the boundary of the current sewer line in place and existing on the date of the execution hereof.

Further, during initial construction, the easement area shall temporarily be 40 feet in width to permit construction of the sewer line. This temporary construction easement shall end 320 days from the execution hereof, unless otherwise extended in writing.

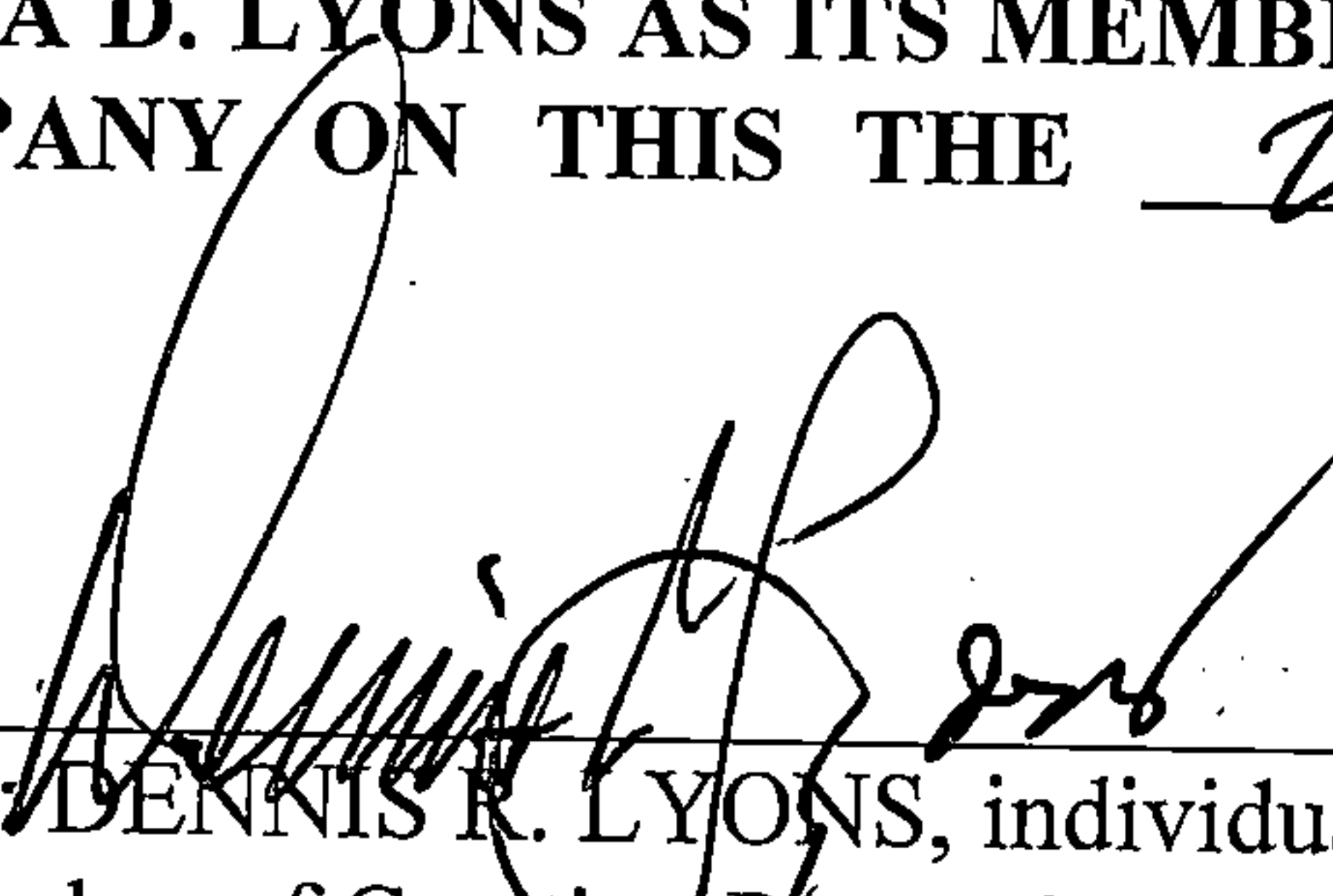


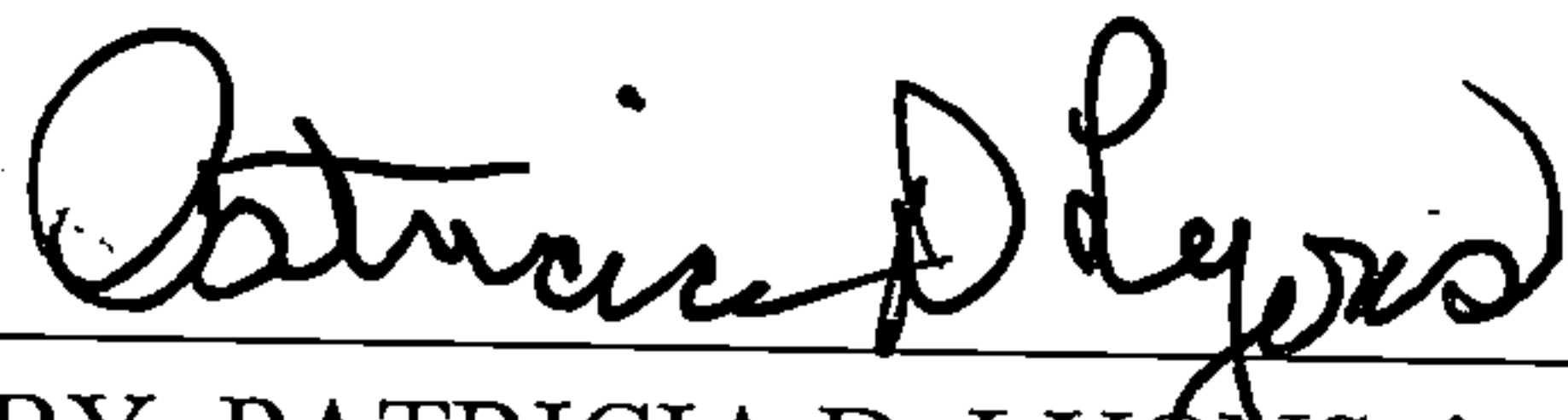
Together with all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said lines, manholes, and appliances; and also the right to use a strip extending 15 feet to either side of the center line of the existing sewer line to keep cleared of trees, undergrowth and other obstructions that might or may harm the sewer system, the sewer lines, or other appliances of the city of Alabaster, Alabama.

**TO HAVE AND TO HOLD** the same to said city, its successors and assigns, forever.

**IN WITNESS WHEREOF, THE SAID CREATION PROPERTIES, L.L.C. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED IN ITS NAME BY DENNIS R. LYONS and PATRICIA D. LYONS AS ITS MEMBERS AND IN AND AS THE ACT OF THE COMPANY ON THIS THE 27 DAY OF OCTOBER, 2022.**

ATTEST:

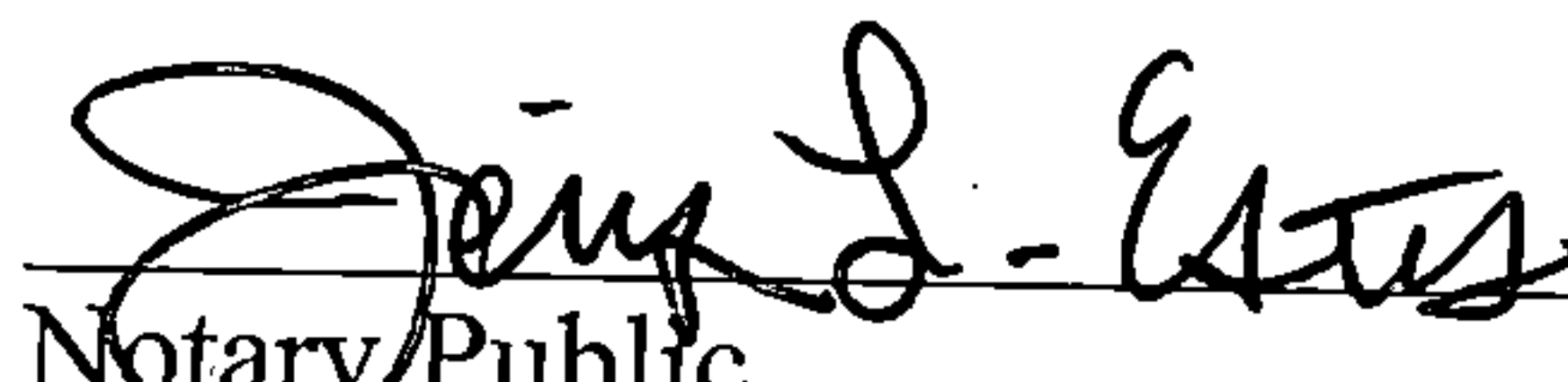
  
BY DENNIS R. LYONS, individually and as  
Member of Creation Properties, L.L.C.

  
BY: PATRICIA D. LYONS, individually and as  
Member of Creation Properties, L.L.C.

THE STATE OF ALABAMA     )  
THE COUNTY OF SHELBY    )

Before me, the undersigned, a notary public in aforesaid state and county, personally appeared Dennis R. Lyons and Patricia D. Lyons, persons known to me, who, being informed of the contents of this document, did execute the same voluntarily and as their personal acts and as the act Creation Properties, LLC.

Sworn to and subscribed this the 27<sup>th</sup> day of October 2022.

  
Notary Public  
My Commission Expires

