

PERMANENT EASEMENT DEED

Easement Name
WATERLINE EASEMENT FOR
PINE MOUNTAIN TRAIL

STATE OF ALABAMA)
SHELBY COUNTY)

GRANTOR: **Eddleman Residential LLC**

\$1,000.00

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, Alabama**, the receipt whereof is hereby acknowledged, we, the undersigned **Eddleman Residential, LLC**, an **Alabama limited liability company** (hereinafter referred to as "**Grantor**"), do hereby grant, bargain, and convey unto the **Shelby County, Alabama** (hereinafter referred to as "**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 Instrument No. 20210406000171000, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

DESCRIPTION EASEMENT "A"

A 50 FOOT NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'19" WEST ALONG THE EAST LINE OF SAID SECTION FOR 961.35 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT A CENTERLINE. THENCE RUN SOUTH 52°47'22" WEST FOR 68.01 FEET; THENCE RUN SOUTH 50°23'22" WEST FOR 108.83 FEET; THENCE RUN SOUTH 44°58'31" WEST FOR 396.05 FEET; THENCE RUN SOUTH 43°19'31" WEST FOR 137.94 FEET; THENCE RUN SOUTH 46°51'45" WEST FOR 78.64 FEET; THENCE RUN SOUTH 41°27'50" WEST FOR 108.83 FEET; THENCE RUN SOUTH 10°52'36" WEST FOR 97.09 FEET; THENCE RUN SOUTH 41°42'44" WEST FOR 175.52 FEET; THENCE RUN SOUTH 30°34'48" WEST FOR 112.33 FEET; THENCE RUN SOUTH 57°36'32" WEST FOR 120.17 FEET; THENCE RUN SOUTH 52°36'52" WEST FOR 117.29 FEET; THENCE RUN SOUTH 51°02'32" WEST FOR 69.38 FEET; THENCE RUN SOUTH 29°33'55" WEST FOR 79.45 FEET; THENCE RUN SOUTH 25°48'48" WEST FOR 42.60 FEET; THENCE RUN SOUTH 13°31'17" WEST FOR 94.55 FEET; THENCE RUN SOUTH 19°43'53" WEST FOR 83.11 FEET; THENCE RUN SOUTH 34°42'47" WEST FOR 179.78 FEET; THENCE RUN SOUTH 58°23'45" WEST FOR 96.40 FEET; THENCE RUN SOUTH 48°48'21" WEST FOR 36.15 FEET; THENCE RUN SOUTH 36°31'22" WEST FOR 70.44 FEET; THENCE RUN SOUTH 71°31'29" WEST FOR 121.76 FEET; THENCE RUN SOUTH 56°09'57" WEST FOR 254.54 FEET; THENCE RUN SOUTH 41°33'50" WEST FOR 97.19 FEET; THENCE RUN SOUTH 34°53'14" WEST FOR 167.14 FEET; THENCE RUN SOUTH 45°50'38" WEST FOR 67.26 FEET; THENCE RUN SOUTH 52°03'23" WEST FOR 236.40 FEET; THENCE RUN SOUTH 57°28'47" WEST FOR 268.46 FEET; THENCE RUN SOUTH 62°51'57" WEST FOR 45.86 FEET; THENCE RUN SOUTH 81°14'15" WEST FOR 43.51 FEET. TO THE END OF THE EASEMENT CENTERLINE HEREIN DESCRIBED,



20230306000061320 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/06/2023 12:08:55 PM FILED/CERT

DESCRIPTION EASEMENT "B"

A 50 FOOT NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'19" WEST ALONG THE EAST LINE OF SAID SECTION FOR 961.35 FEET; THENCE RUN SOUTH 52°47'22" WEST FOR 68.01 FEET; THENCE RUN SOUTH 50°23'22" WEST FOR 108.83 FEET; THENCE RUN SOUTH 44°58'31" WEST FOR 396.05 FEET; THENCE RUN SOUTH 43°19'31" WEST FOR 137.94 FEET; THENCE RUN SOUTH 46°51'45" WEST FOR 78.64 FEET; THENCE RUN SOUTH 41°27'50" WEST FOR 108.83 FEET; THENCE RUN SOUTH 10°52'36" WEST FOR 97.09 FEET; THENCE RUN SOUTH 41°42'44" WEST FOR 175.52 FEET; THENCE RUN SOUTH 30°34'48" WEST FOR 112.33 FEET; THENCE RUN SOUTH 57°36'32" WEST FOR 120.17 FEET; THENCE RUN SOUTH 52°36'52" WEST FOR 117.29 FEET; THENCE RUN SOUTH 51°02'32" WEST FOR 69.38 FEET; THENCE RUN SOUTH 29°33'55" WEST FOR 79.45 FEET; THENCE RUN SOUTH 25°48'48" WEST FOR 42.60 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE RUN SOUTH 65°47'18" WEST FOR 57.65 FEET; THENCE RUN SOUTH 53°08'02" WEST FOR 75.13 FEET; THENCE RUN SOUTH 58°49'52" WEST FOR 70.24 FEET; THENCE RUN SOUTH 75°19'47" WEST FOR 90.90 FEET; THENCE RUN SOUTH 58°30'12" WEST FOR 50.61 FEET; THENCE RUN SOUTH 45°42'44" WEST FOR 50.04 FEET; THENCE RUN SOUTH 11°28'14" EAST FOR 41.87 FEET; THENCE RUN SOUTH 09°39'54" EAST FOR 68.70 FEET; THENCE RUN SOUTH 06°05'22" EAST FOR 151.49 FEET TO THE END OF THE EASEMENT CENTERLINE HEREIN DESCRIBED.

SEE ATTACHED DRAWING OF 50 FOOT WIDE WATERLINE EASEMENT ATTACHED HERETO AS 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 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; except for the obligation to restore the property as herein provided, 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 6th day of March, 2023.

Grantor:
Eddleman Residential, LLC

By Douglas D. Eddleman
Douglas D. Eddleman
Its: President & CEO

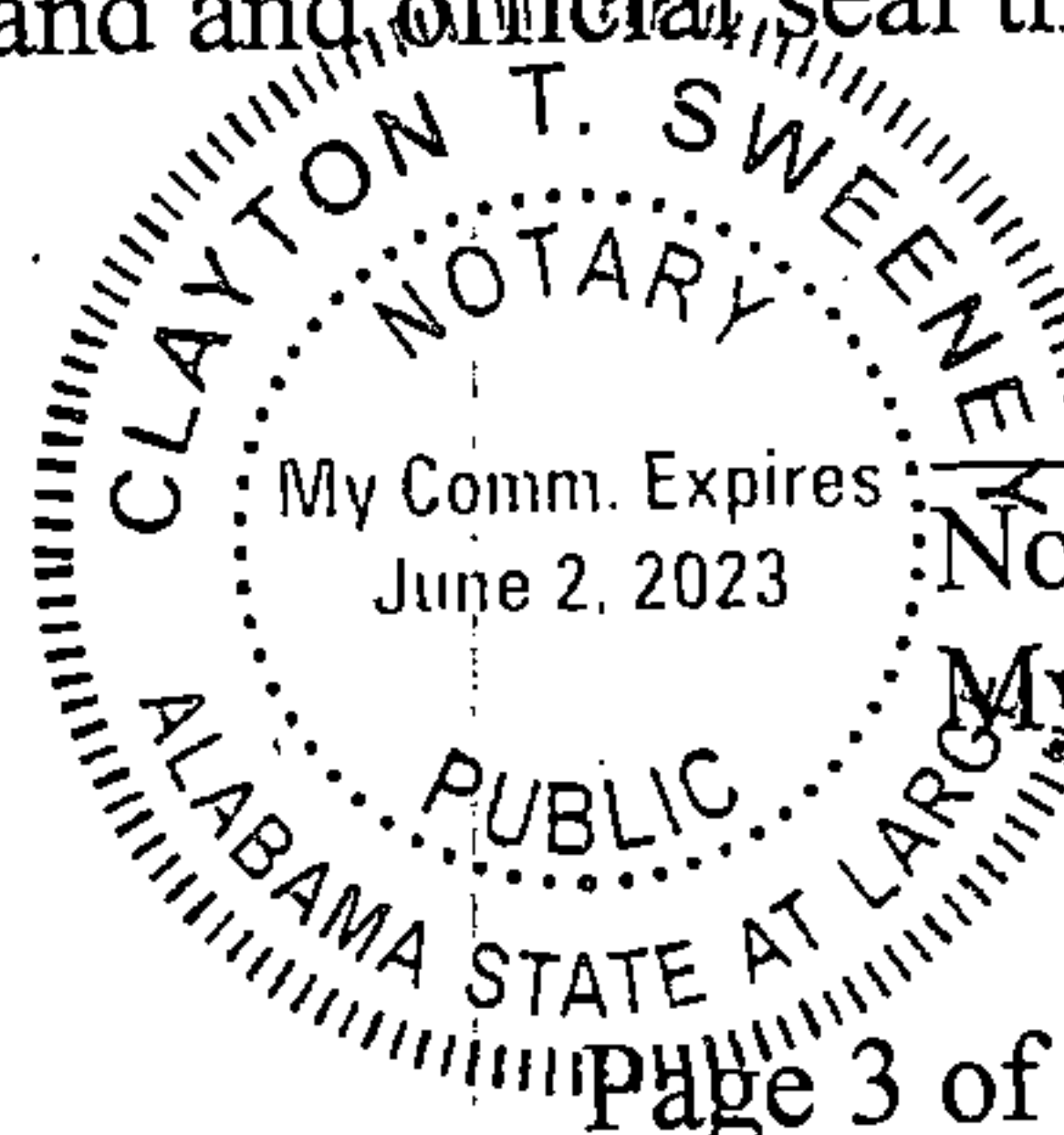
RE: WATERLINE EASEMENT FOR
PINE MOUNTAIN TRAIL

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Douglas D. Eddleman, whose name as President & CEO of Eddleman Residential, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal this the 6th day of March, 2023.

[NOTARIAL SEAL]



Notary Public
My Commission Expires: 06/02/2023

EXHIBIT "A"
Waterline Easement for Pine Mountain Trail

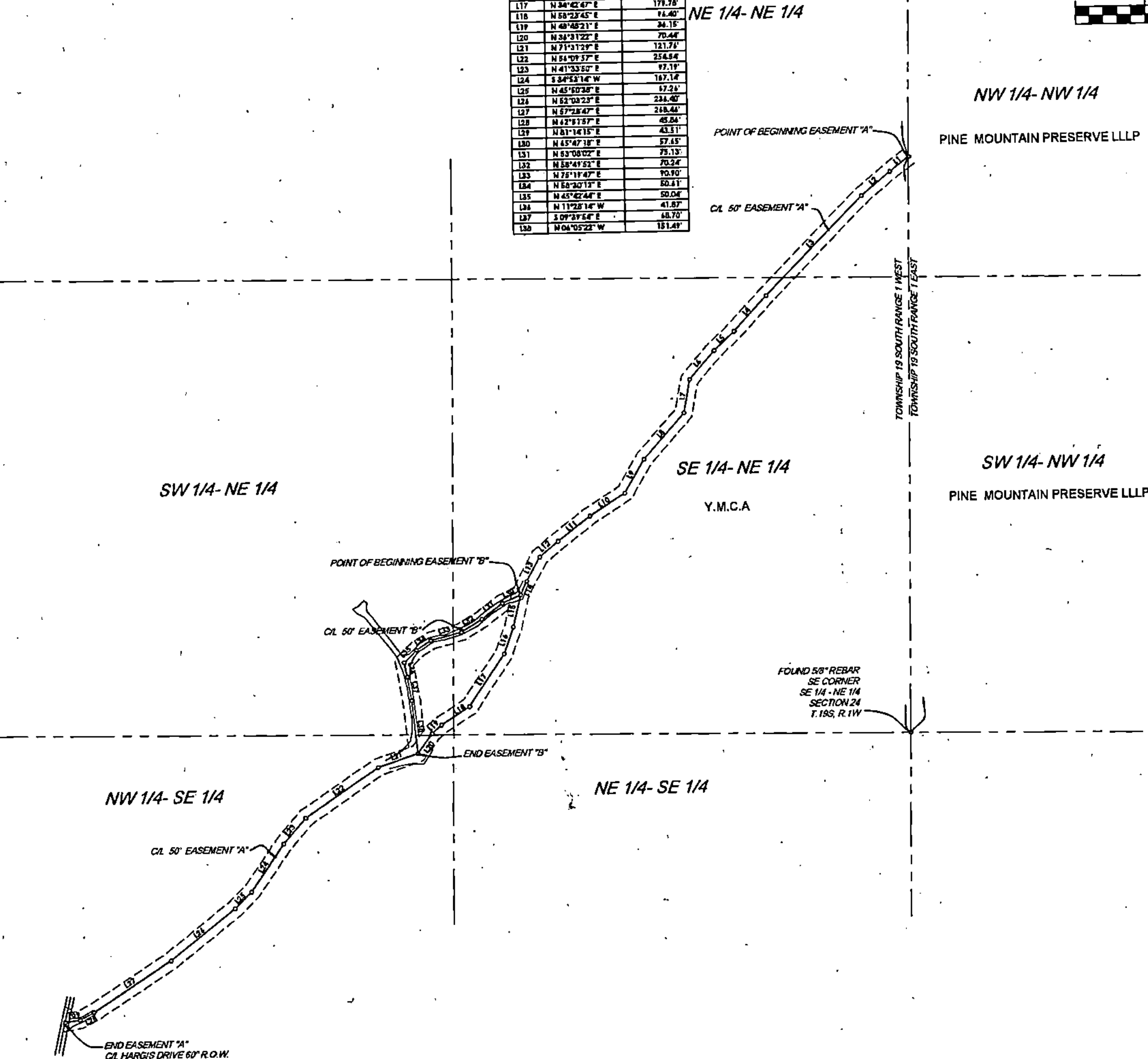
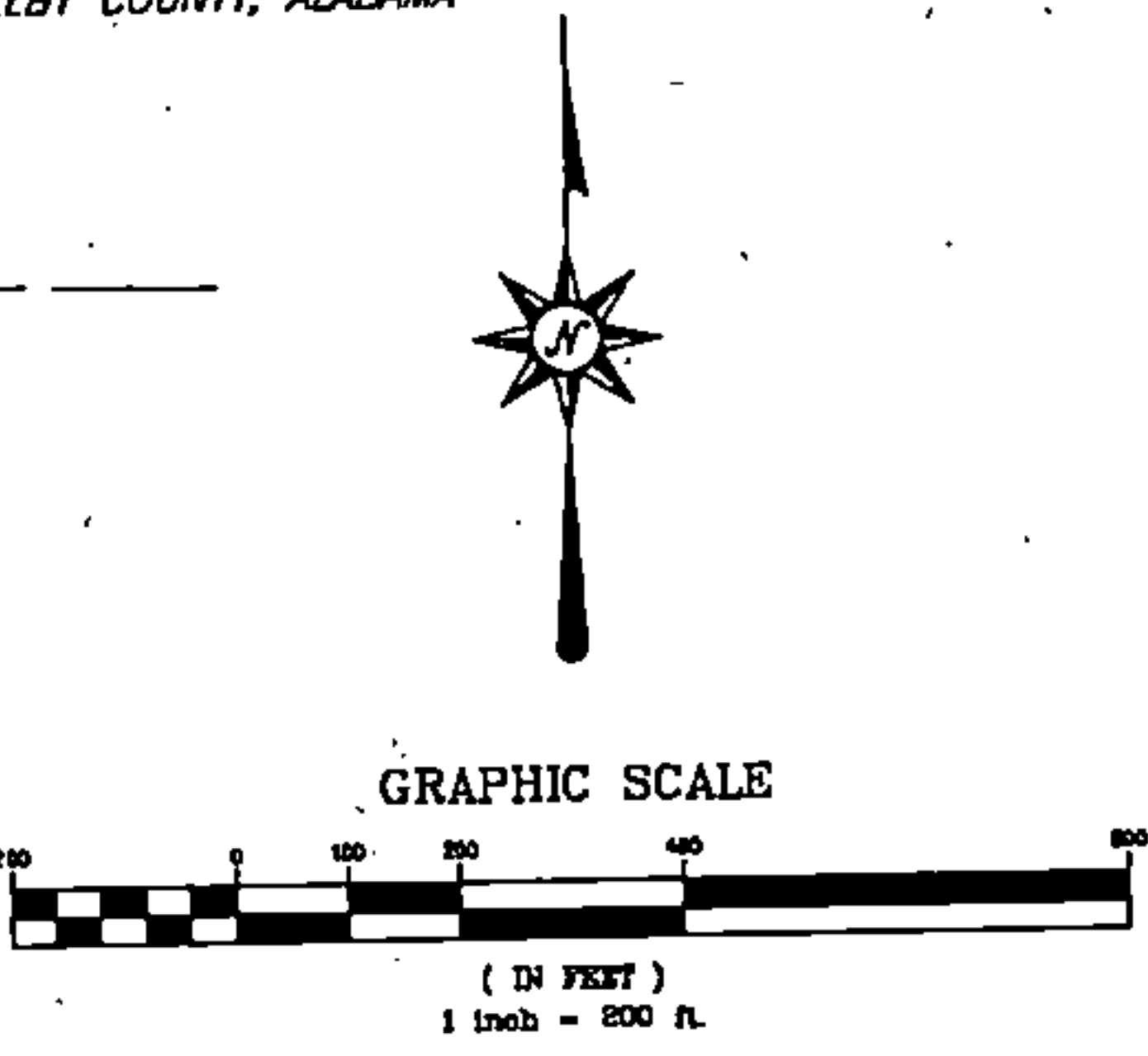
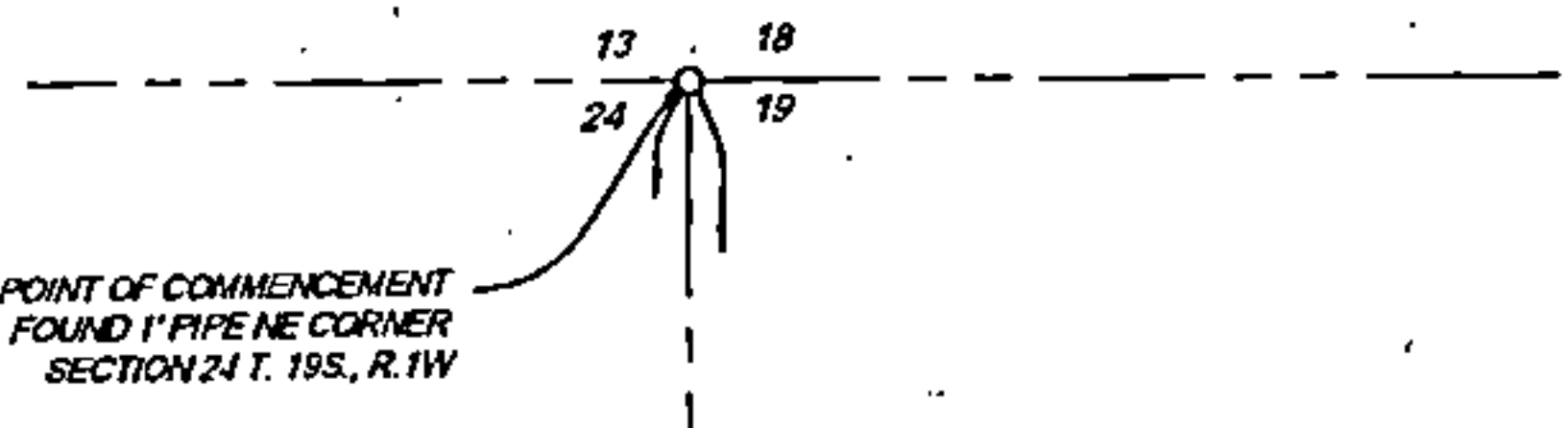


20230306000061320 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/06/2023 12:08:55 PM FILED/CERT

EASEMENT SURVEY HARGIS DRIVE

SITUATED IN THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 19 SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

LINE	BEARING	DISTANCE
11	S 52°47'22" W	68.01
12	N 50°23'22" E	106.83
13	N 48°28'31" E	879.05
14	N 43°19'31" E	137.54
15	N 44°51'43" E	78.64
16	N 41°27'50" E	106.83
17	N 10°22'34" E	97.09
18	N 41°42'44" E	174.52
19	S 20°34'40" W	112.33
20	N 87°35'35" E	120.17
21	N 82°34'32" E	112.23
22	N 81°02'32" E	49.30
23	N 21°32'55" E	79.45
24	N 25°48'48" E	42.40
25	N 13°31'17" E	74.59
26	N 11°43'53" E	88.11
27	N 34°42'47" E	178.78
28	N 58°23'45" E	14.40
29	N 40°48'21" E	34.15
30	N 50°31'22" E	70.46
31	N 71°31'29" E	121.78
32	N 54°09'37" E	254.54
33	N 41°23'50" E	72.19
34	N 34°53'16" W	187.14
35	N 45°40'28" E	17.24
36	N 62°04'23" E	234.40
37	N 57°28'47" E	244.44
38	N 41°11'17" E	65.84
39	N 51°14'18" E	43.51
40	N 45°47'18" E	57.45
41	N 53°06'02" E	75.13
42	N 18°49'23" E	75.24
43	N 78°19'47" E	90.90
44	N 54°20'17" E	60.41
45	N 47°42'44" E	50.04
46	N 11°26'14" W	41.87
47	S 09°39'44" E	48.70
48	N 04°05'22" W	181.49



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DESCRIPTION EASEMENT "B"
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I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: _____
DATE: _____
JEFF D. ARRINGTON
ALABAMA NO. 18664

NOTE: THIS SURVEY IS BASED ON IRON PINS FOUND AND SURVEY BY RAY AND GILLILAND, PC DATED MAY 1, 2012

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9365
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE
ADDITIONAL EASEMENT EXHIBIT
HARGIS DRIVE
LOCATION & DESCRIPTION
SITUATED IN THE NORTHEAST 1/4
OF SECTION 24, TOWNSHIP 19
SOUTH, RANGE 1 WEST,
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA
REGISTERED
#18664
PROFESSIONAL
LAND
SURVEYOR
JEFF D. ARRINGTON

DRAWN BY: KSV, MBA
CHECKED BY: JDA
DATE: 05-30-13
SCALE: 1"=100'
DRAWING NAME: SEE BELOW
PROJECT NO.: 51399
SHEET: 1 OF 1