



20230308000064250 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
03/08/2023 12:55:15 PM FILED/CERT

PERMANENT EASEMENT DEED

Easement Name
WATERLINE EASEMENT FOR
TRACT 1-1 PINE MOUNTAIN PRESERVE

STATE OF ALABAMA)
SHELBY COUNTY)

GRANTOR: **Eddleman Residential LLC**
Adam D. Massey & Stacey A. Massey

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** and **Adam D. Massey and Stacey A. Massey, husband and wife**, (hereinafter collectively 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 and 20220318000112930, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

DESCRIPTION OF TRACE 1-1 PINE MOUNTAIN PRESERVE WATER LINE EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN NORTH 00 DEGREES 43 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SECTION 24 FOR 267.90 FEET; THENCE RUN NORTH 89 DEGREES 16 MINUTES 41 SECONDS WEST FOR 1384.10 FEET TO THE CENTERLINE OF PINE MOUNTAIN TRAIL, A PRIVATE DRIVE; THENCE RUN SOUTH 58 DEGREES 30 MINUTES 12 SECONDS WEST ALONG PINE MOUNTAIN TRAIL, A PRIVATE DRIVE FOR 50.61 FEET; THENCE RUN ALONG SAID PRIVATE DRIVE THE FOLLOWING COURSES: SOUTH 45 DEGREES 42 MINUTES 44 SECONDS WEST FOR 50.04 FEET; SOUTH 11 DEGREES 28 MINUTES 14 SECONDS EAST FOR 41.87 FEET; SOUTH 09 DEGREES 39 MINUTES 54 SECONDS EAST FOR 68.70 FEET; SOUTH 06 DEGREES 05 MINUTES 22 SECONDS EAST FOR 87.90 FEET; TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED THENCE RUN SOUTH 06 DEGREES 05 MINUTES 22 SECONDS EAST FOR 63.59 FEET; THENCE RUN SOUTH 71 DEGREES 31 MINUTES 29 SECONDS WEST FOR 121.76 FEET; THENCE RUN NORTH 26 DEGREES 09 MINUTES 17 SECONDS WEST FOR 25.23 FEET; THENCE RUN NORTH 56 DEGREES 33 MINUTES 09 SECONDS EAST FOR 143.65 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART LYING IN THE EASEMENT FOR PINE MOUNTAIN TRAIL.



SEE ATTACHED DRAWING OF TRACT 1-1 PINE MOUNTAIN PRESERVE, A NATURAL COMMUNITY 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.

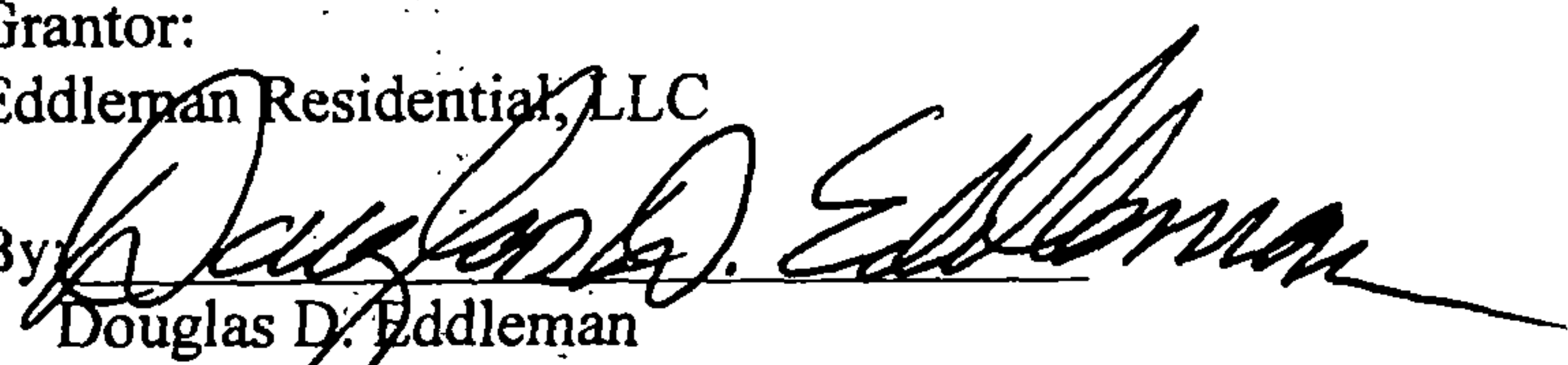
In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the Grantee, its agents, successors, and assigns, from all damages present or prospective to the property of the undersigned arising or resulting from the 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 be 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 6th day of **March, 2023**.

Grantor:
Eddleman Residential, LLC

By: 
Douglas D. Eddleman
Its: President & CEO

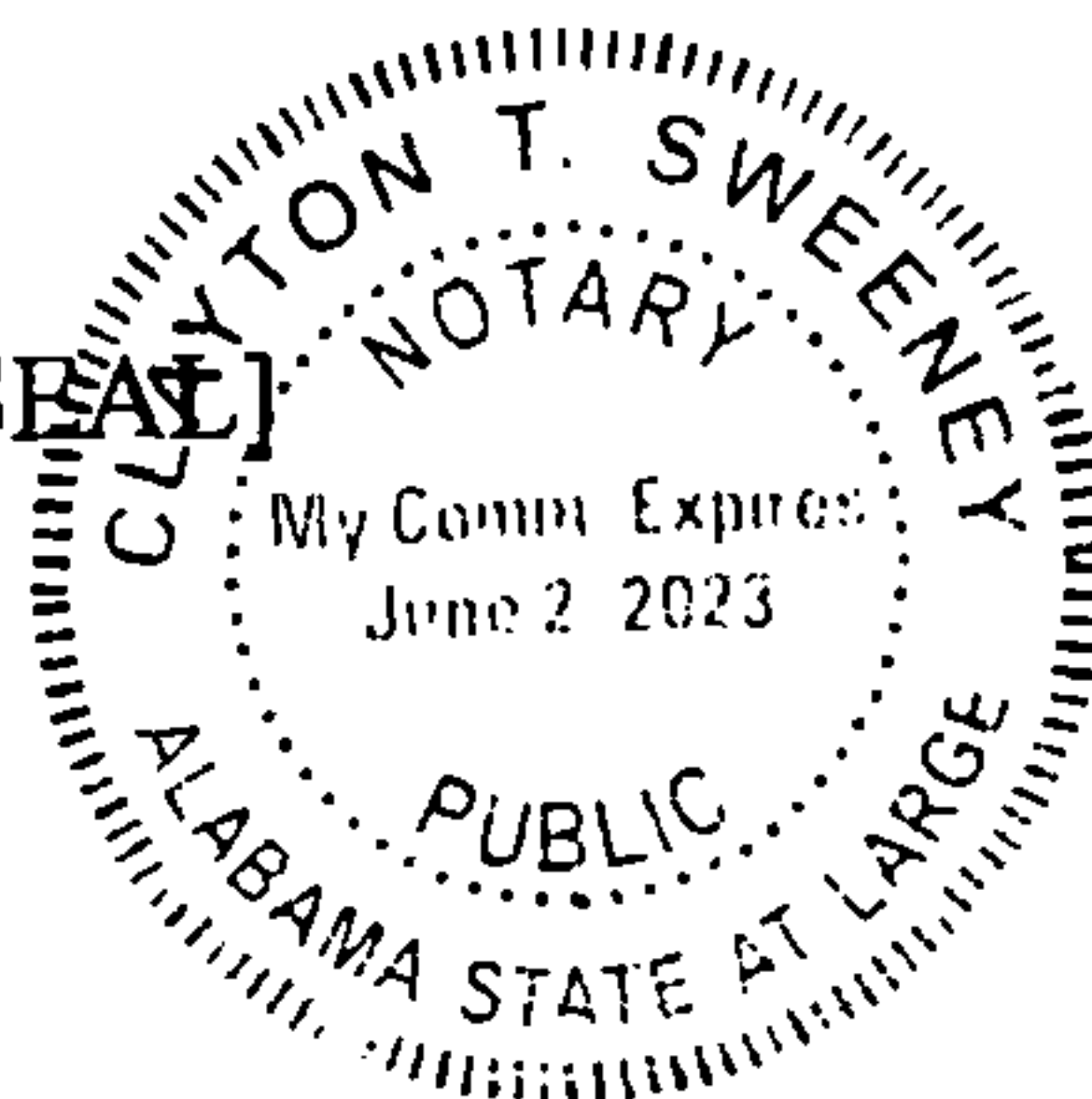
RE: WATERLINE EASEMENT FOR
TRACT 1-1 PINE MOUNTAIN PRESERVE
A NATURAL COMMUNITY

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



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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this
6th day of **March, 2023**.

Grantor:

Adam D. Massey
ADAM D. MASSEY

Stacey A. Massey
STACEY A. MASSEY

RE: WATERLINE EASEMENT FOR
TRACT 1-1 PINE MOUNTAIN PRESERVE
A NATURAL COMMUNITY

STATE OF ALABAMA)
SHELBY COUNTY)

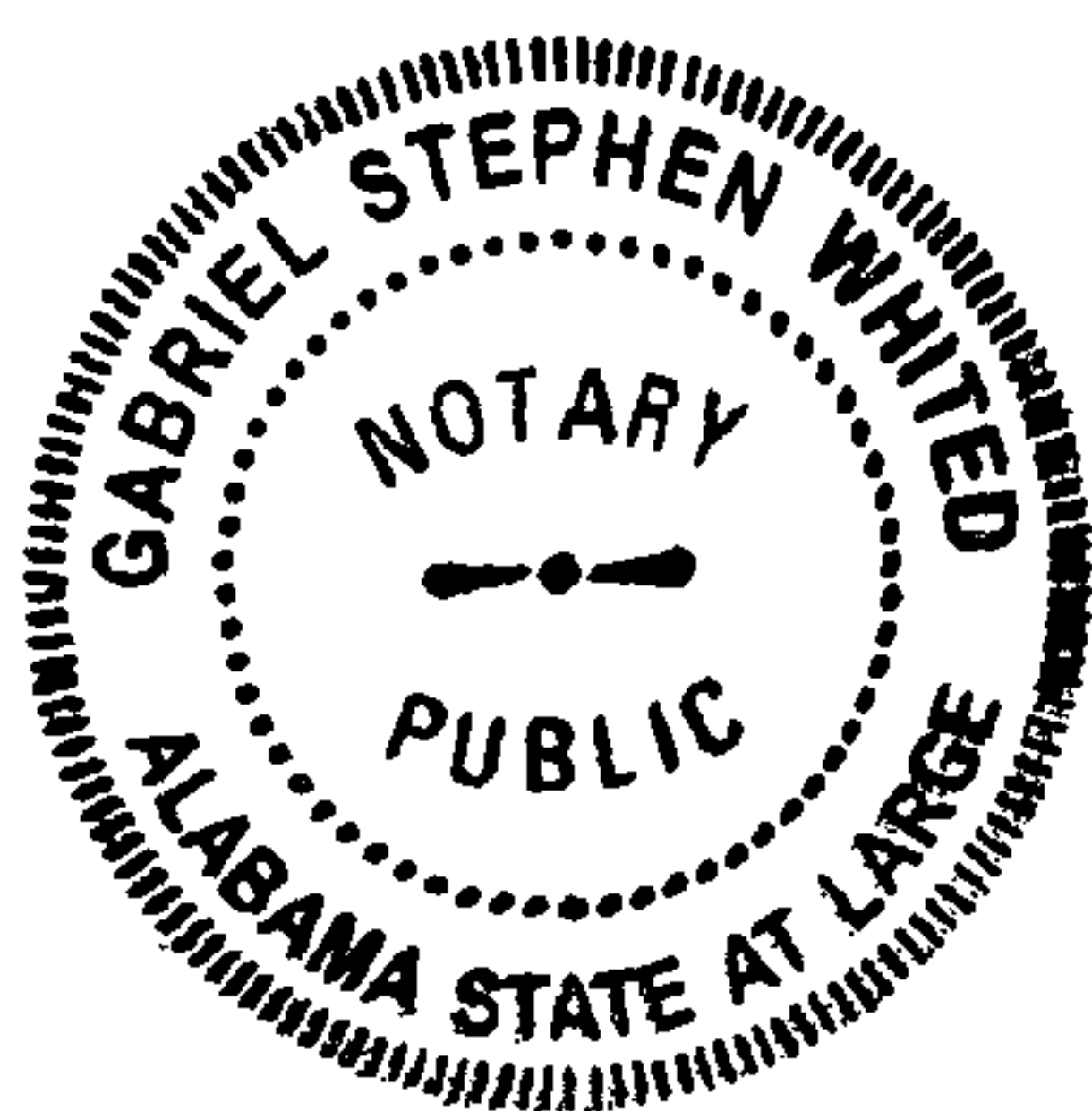
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Adam D. Massey and Stacey A. Massey, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, executed the same voluntarily on the day the same bears date.

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

[NOTARIAL SEAL]

Gabriel Stephen White
Notary Public
My Commission Expires: 06/02/2023

08/06/2025





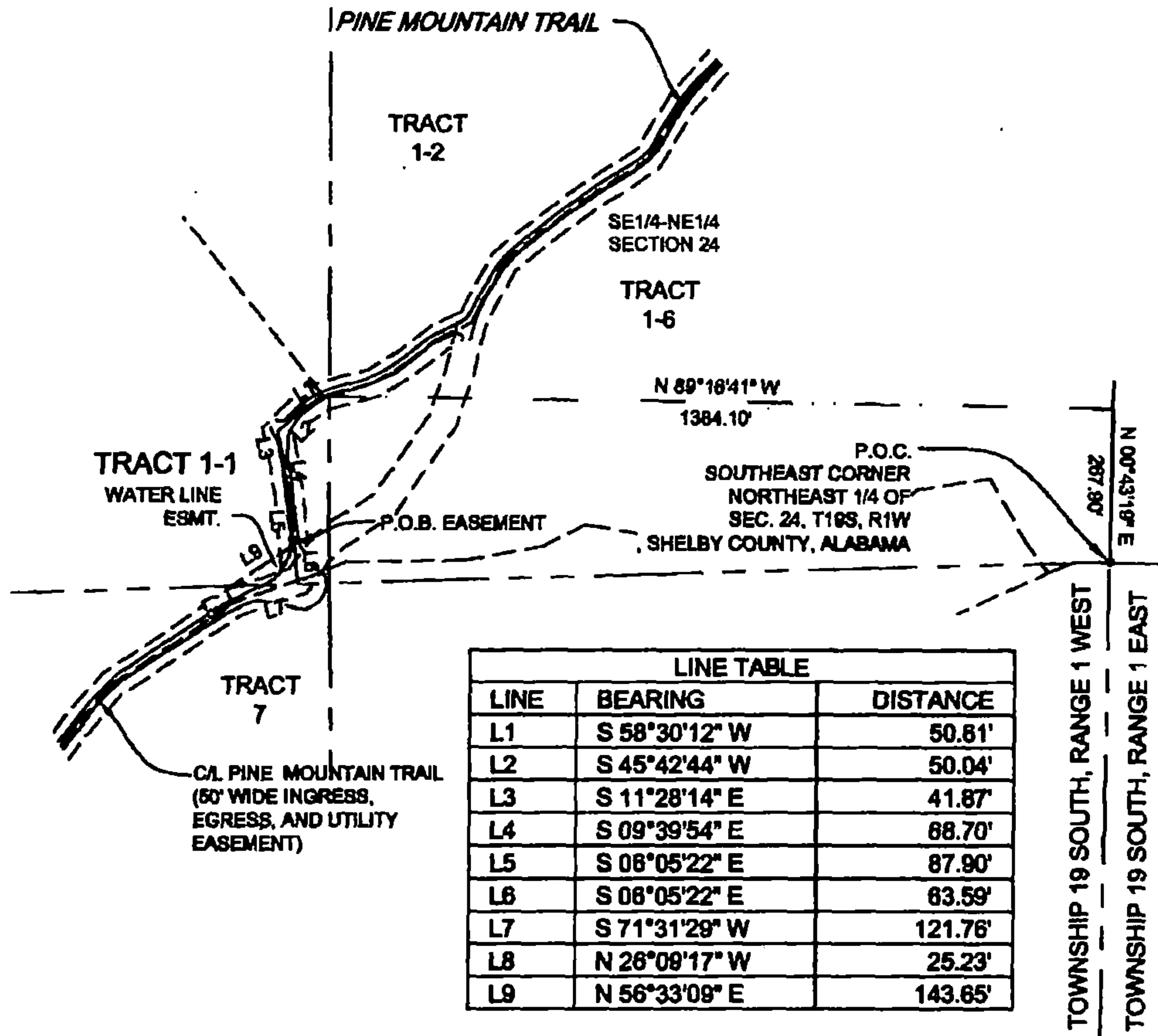
GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

TRACT 1-1 WATERLINE EASEMENT
 LEGAL DESCRIPTION EXHIBIT
 PINE MOUNTAIN PRESERVE, A NATURAL COMMUNITY



DESCRIPTION OF WATER LINE EASEMENT

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN NORTH 00 DEGREES 43 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SECTION 24 FOR 267.90 FEET; THENCE RUN NORTH 89 DEGREES 18 MINUTES 41 SECONDS WEST FOR 1384.10 FEET TO THE CENTERLINE OF PINE MOUNTAIN TRAIL, A PRIVATE DRIVE; THENCE RUN SOUTH 58 DEGREES 30 MINUTES 12 SECONDS WEST ALONG PINE MOUNTAIN TRAIL, A PRIVATE DRIVE FOR 50.81 FEET; THENCE RUN ALONG SAID PRIVATE DRIVE THE FOLLOWING COURSES: SOUTH 45 DEGREES 42 MINUTES 44 SECONDS WEST FOR 50.04 FEET; SOUTH 11 DEGREES 28 MINUTES 14 SECONDS EAST FOR 41.87 FEET; SOUTH 09 DEGREES 39 MINUTES 54 SECONDS EAST FOR 68.70 FEET; SOUTH 08 DEGREES 05 MINUTES 22 SECONDS EAST FOR 87.90 FEET; TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED THENCE RUN SOUTH 08 DEGREES 05 MINUTES 22 SECONDS EAST FOR 83.59 FEET; THENCE RUN SOUTH 71 DEGREES 31 MINUTES 29 SECONDS WEST FOR 121.76 FEET; THENCE RUN NORTH 26 DEGREES 09 MINUTES 17 SECONDS WEST FOR 25.23 FEET; THENCE RUN NORTH 56 DEGREES 33 MINUTES 09 SECONDS EAST FOR 143.65 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART LYING IN THE EASEMENT FOR PINE MOUNTAIN TRAIL.