

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



20230407000097980 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/07/2023 10:59:29 AM FILED/CERT

Send Tax Notice to:

WATER LINE EASEMENT AND RIGHT-OF-WAY

STATE OF ALABAMA)
COUNTY OF SHELBY)

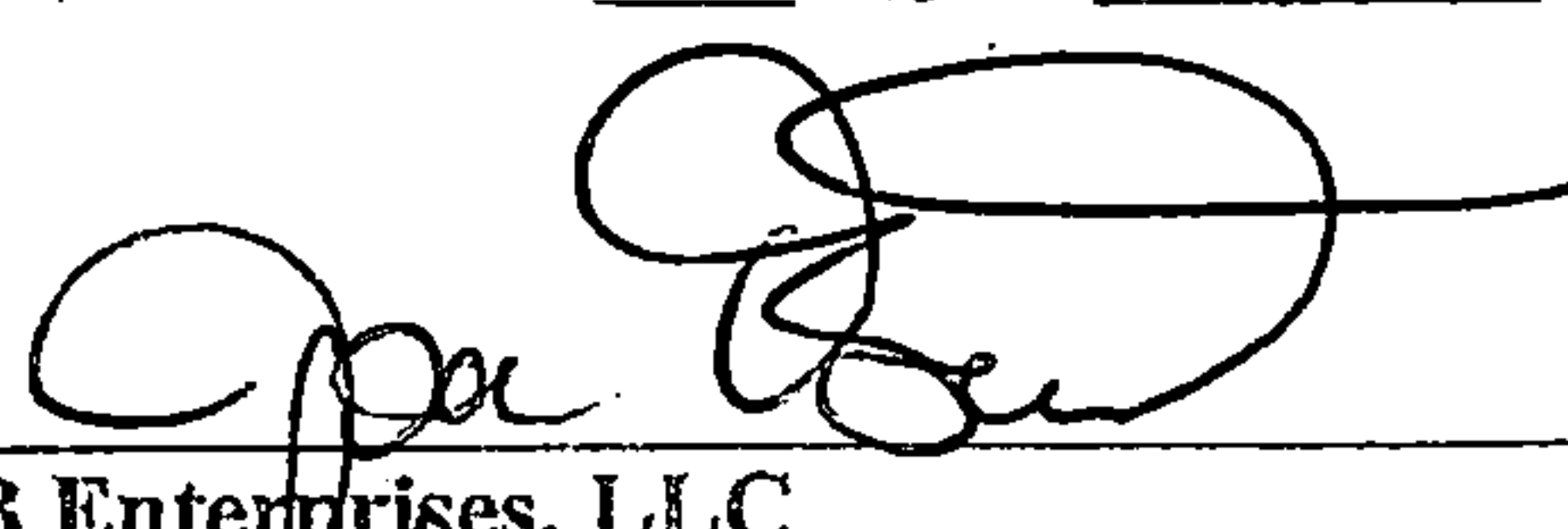
KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR and NO/00 (\$1.00), to the undersigned GRANTOR, in hand paid by GRANTEE herein, the receipt whereof is acknowledged, the undersigned, **TJB Enterprises, LLC** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto the **Water Works Board of the Town of Columbiana, Inc.** (herein referred to as GRANTEE, whether one or more) an easement and right-of-way for the purpose of construction, installation, re-location, operation, maintenance, and repair of a water line or lines, meters and associated equipment, together with all right-of-way access thereto, in, under, over, and along the following described real estate situated Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and the GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of March, 2023.


TJB Enterprises, LLC

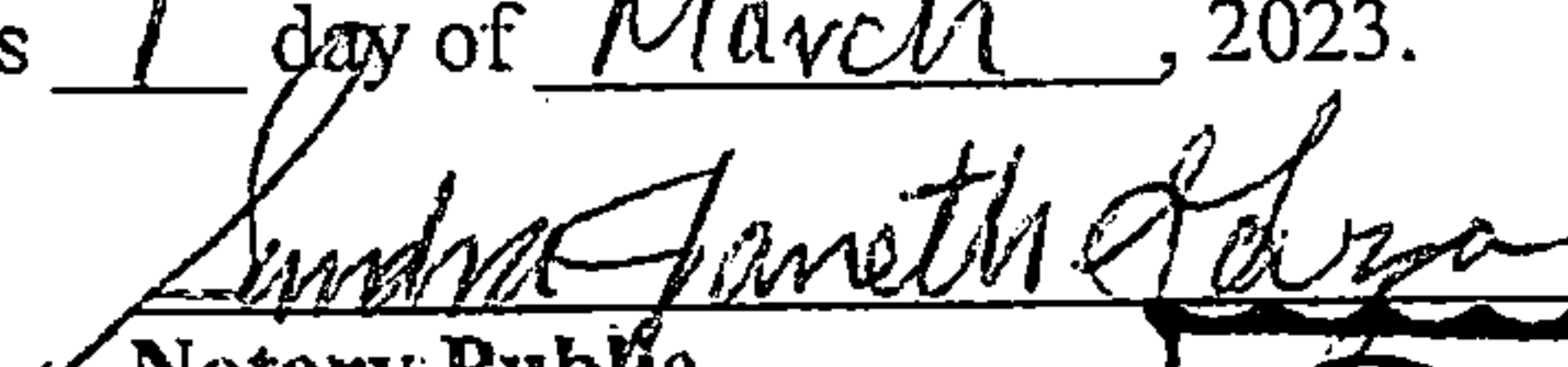
By: Member

As: _____

STATE OF Texas
COUNTY OF Tarrant

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joan Benton, President of TJB Enterprises, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2023.


Notary Public

My Commission Expires:

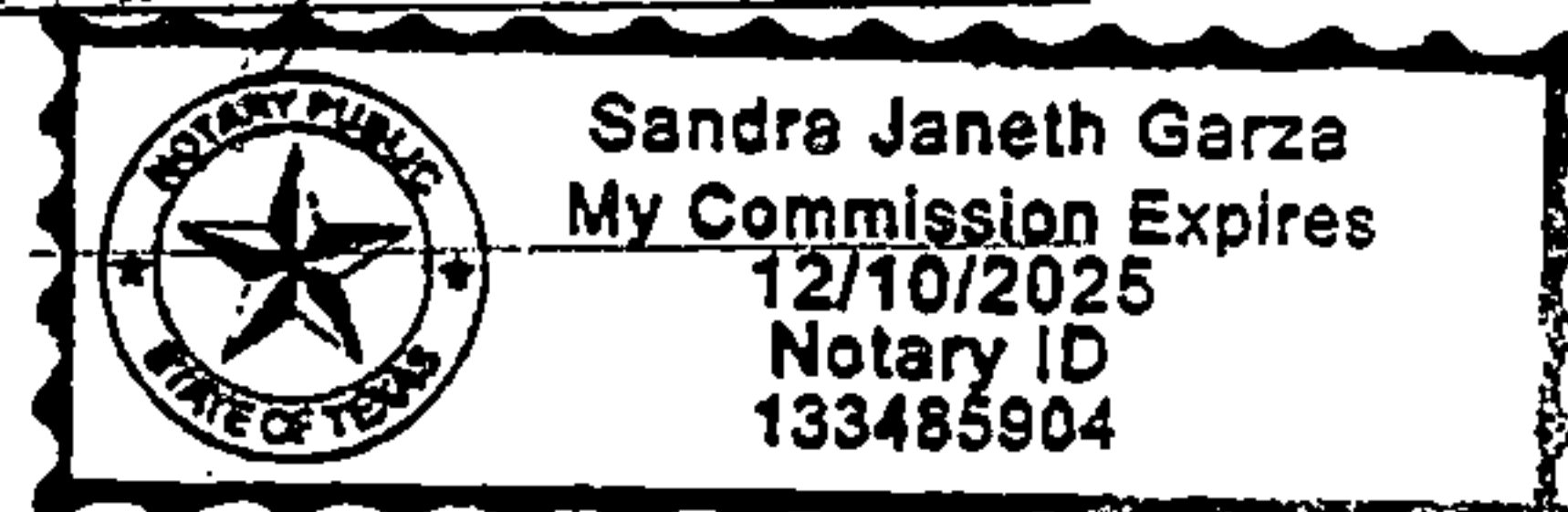


EXHIBIT A – LEGAL DESCRIPTION



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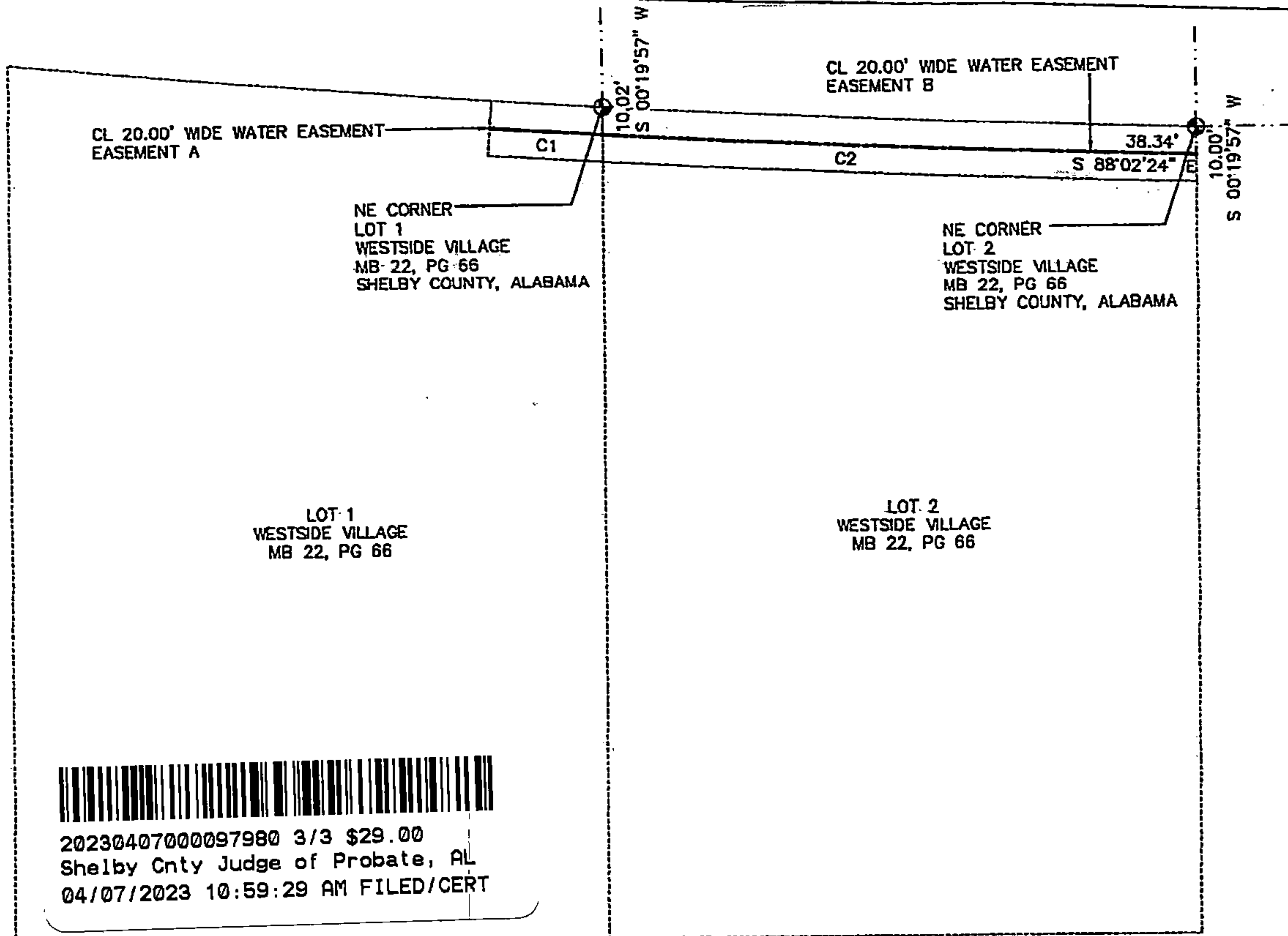
A 20' Wide Water Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of Lot 2 of Westside Village, as recorded in Map Book 22, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of Alabama Highway 25; thence S00°19'57"W and leaving said R.O.W. line a distance of 10.00' to the POINT OF BEGINNING OF SAID EASEMENT; thence N88°02'24"W a distance of 38.34', to a curve to the right, having a radius of 5865.60', subtended by a chord bearing N87°10'37"W, and a chord distance of 176.69'; thence along the arc of said curve for a distance of 176.70' to the POINT OF ENDING OF SAID EASEMENT. Easement to trim or extend to the West line of above said Lot 2 of Westside Village.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	40.81'	5865.51'	N 86°06'56" W	40.81'
C2	176.70'	5865.50'	N 87°10'37" W	176.69'

BASIS OF ROTATION, WESTSIDE VILLAGE, MB 22, PG 66

R.O.W. VARIES
ALABAMA HIGHWAY 70



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EASEMENT A - Lot 1

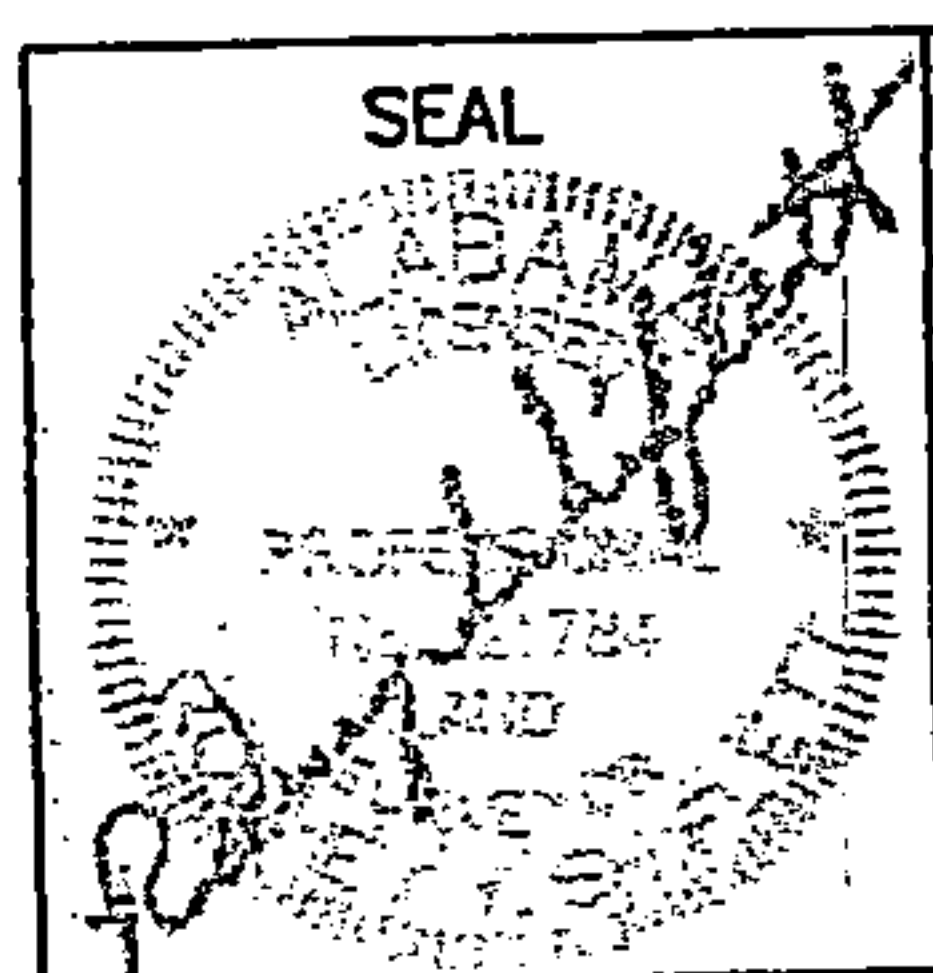
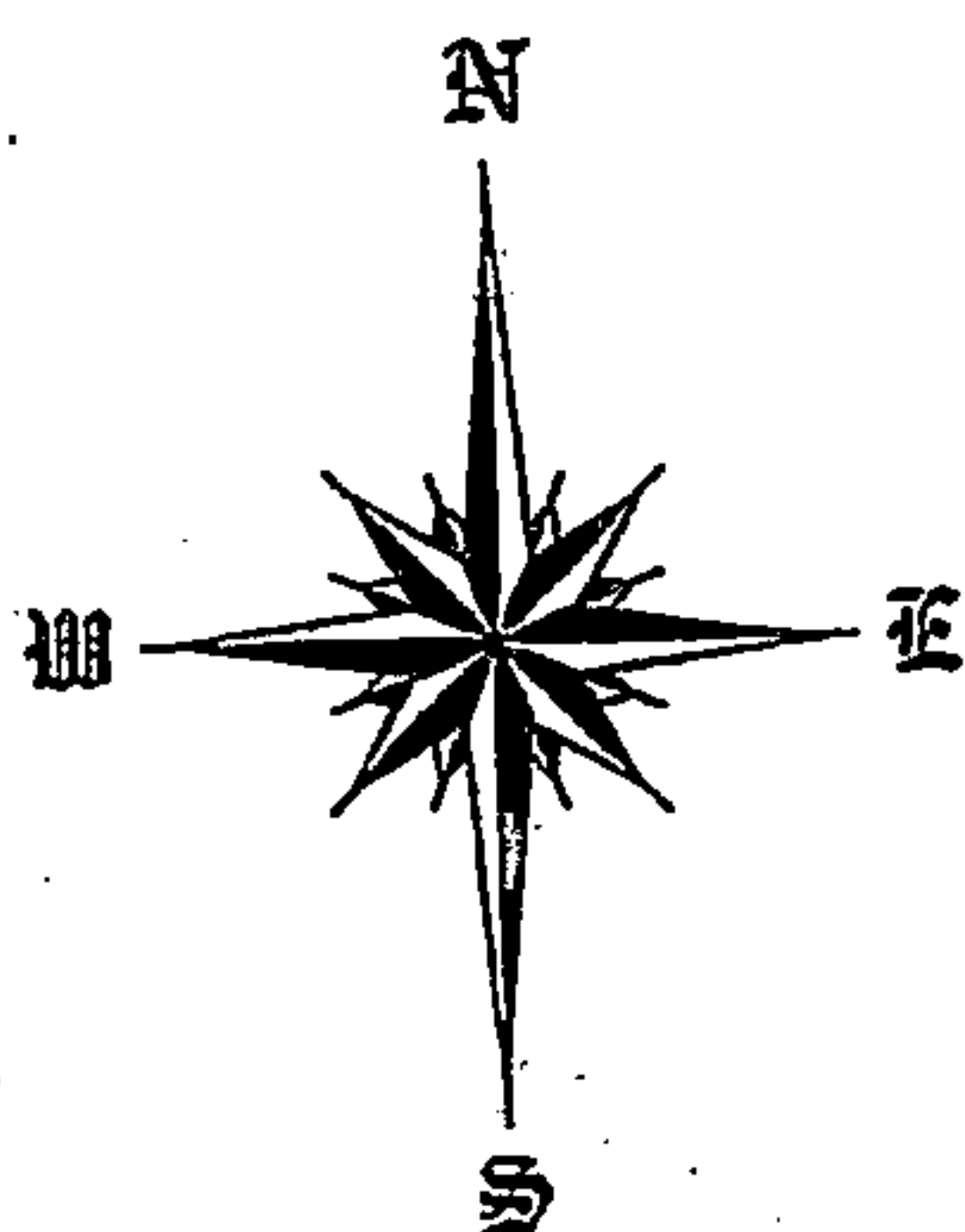
A 20.00' Wide Water Easement, lying 10.00' either side of and parallel to the following described centerline:

Commence at the NE Corner of Lot 1 of Westside Village, as recorded in Map Book 22, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of Alabama Highway 25; thence S00°19'57"W and leaving said R.O.W. line a distance of 10.02' to the POINT OF BEGINNING OF SAID EASEMENT; said point being a curve to the right, having a radius of 5865.51, subtended by a chord bearing N86°06'58"W, and a chord distance of 40.81'; thence along the arc of said curve for a distance of 40.81' to the POINT OF ENDING OF SAID EASEMENT.

EASEMENT B - Lot 2

A 20.00' Wide Water Easement, lying 10.00' either side of and parallel to the following described centerline:

Commence at the NE Corner of Lot 2 of Westside Village, as recorded in Map Book 22, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Southerly R.O.W. line of Alabama Highway 25; thence S00°19'57"W and leaving said R.O.W. line a distance of 10.00' to the POINT OF BEGINNING OF SAID EASEMENT; thence N88°02'24"W a distance of 38.34', to a curve to the right, having a radius of 5865.50', subtended by a chord bearing N87°10'37"W, and a chord distance of 176.69'; thence along the arc of said curve for a distance of 176.70' to the POINT OF ENDING OF SAID EASEMENT. Easement to trim or extend to the West line of above said Lot 2 of Westside Village.



LEGEND	
○	1/2" REBAR SET
●	IRON PIN FOUND
—	R.O.W.
—	RIGHT-OF-WAY
—	NOT TO SCALE
—	UTILITY POLE
—	OVERHEAD UTILITIES
(M)	FIELD MEASURED
(P)	PLAT / RECORDED MAP
—	COVERED DECK/PORCH
—	DECK/PORCH

JOB NO. 23173
DATE 3/2/23 DATE OF FIELD SURVEY
ADDRESS Highway 70 SCALE 1" = 50' (11X17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298