

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

Send Tax Notice to:

WATER LINE EASEMENT AND RIGHT-OF-WAY

STATE OF ALABAMA)
COUNTY OF SHELBY)



20230419000113140 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/19/2023 01:08:24 PM FILED/CERT

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, **SHELBY COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ALABAMA** (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 claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of April, 2023.

For M. H. Atchison

SHELBY COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF ALABAMA
By: *Chad Scroggins*
As: *Courtesy Manager*

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Chad Scroggins* of **SHELBY COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ALABAMA** 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 17th day of April, 2023.

Notary Public
My Commission Expires: 8/2/2026

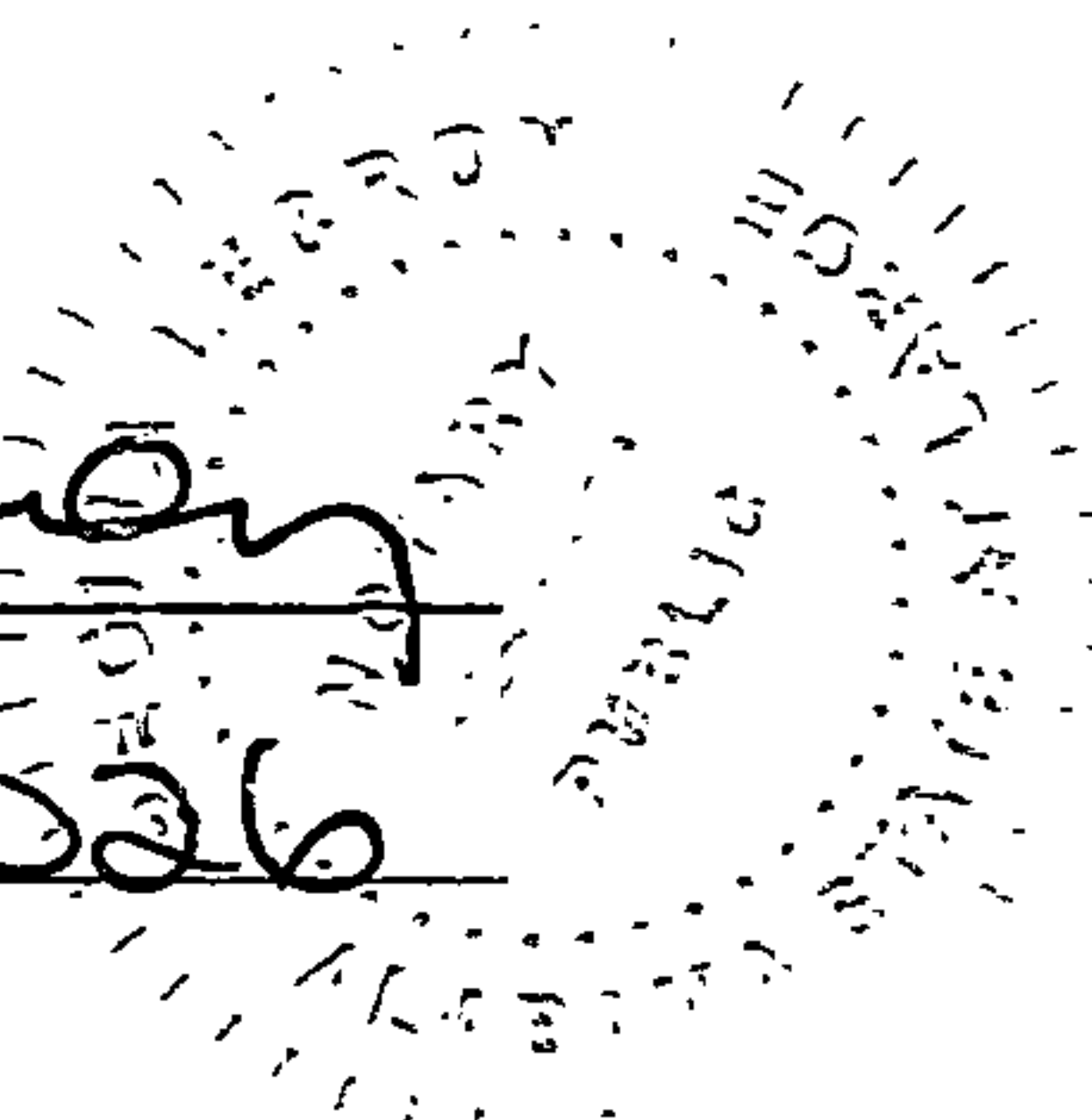


EXHIBIT A – LEGAL DESCRIPTION



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A Variable Width Permanent Water Easement, being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NW 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence N21°15'46"E a distance of 223.57' to the Southerly R.O.W. line of Alabama Highway 70; thence N68°50'05"W and along said R.O.W. line a distance of 233.75', to a curve to the left, having a radius of 2283.11', subtended by a chord bearing N70°08'09"W, and a chord distance of 103.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 103.70'; thence N18°33'46"E and along said R.O.W. line a distance of 10.00', to a curve to the left, having a radius of 2293.11', subtended by a chord bearing N78°35'06"W, and a chord distance of 570.66'; thence along the arc of said curve and along said R.O.W. line for a distance of 572.14' to the POINT OF BEGINNING OF SAID EASEMENT, said point being a compound curve to the left, having a radius of 2293.11', subtended by a chord bearing N87°04'16"W, and a chord distance of 107.13'; thence along the arc of said curve and along said R.O.W. line for a distance of 107.14'; thence S01°35'25"W and along said R.O.W. line a distance of 5.00'; thence N88°42'34"W and along said R.O.W. line a distance of 440.32' to 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; thence S00°02'06"E and leaving said R.O.W. line a distance of 10.00'; thence S88°42'34"E a distance of 440.09'; thence S89°45'26"E a distance of 106.62'; thence N04°11'21"E a distance of 10.00' to the POINT OF ENDING OF SAID EASEMENT.

A 10.00' Wide Temporary Water Easement, lying 5.00' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the NW 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence N21°15'46"E a distance of 223.57' to the Southerly R.O.W. line of Alabama Highway 70; thence N68°50'05"W and along said R.O.W. line a distance of 233.75', to a curve to the left, having a radius of 2283.11', subtended by a chord bearing N70°08'09"W, and a chord distance of 103.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 103.70'; thence N18°33'46"E and along said R.O.W. line a distance of 10.00', to a curve to the left, having a radius of 2293.11', subtended by a chord bearing N78°35'06"W, and a chord distance of 570.66'; thence along the arc of said curve and along said R.O.W. line for a distance of 572.14'; thence S04°11'21"W and leaving said R.O.W. line a distance of 15.01' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°45'26"W a distance of 106.33'; thence N88°42'34"W a distance of 440.02' to a point on the East line 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 being the POINT OF ENDING OF SAID CENTERLINE.