

20230803000233150 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
08/03/2023 10:34:36 AM FILED/CERT

This Instrument Prepared By:  
Joseph Schifano, III, P.E., P.L.S.  
120 Bishop Circle  
Pelham, AL 35124

Source of Title: **Instrument Number 20190802000277940**  
Prepared without the benefit of title examination.

STATE OF ALABAMA)  
SHELBY COUNTY)

**PERMANENT EASEMENT FOR  
SANITARY SEWER**

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 Ridge Utilities (SRUS), the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the SRUS (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 sanitary sewer mains, pipes, valves, 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 as Lot 223 Grey Oaks Sector 2 Phase 1 in Map Book 43, Page 138 in the office of the Judge of Probate, Shelby County, Alabama, said strip being shown on "Exhibit A" and more particularly described as follows:

A 20 foot sanitary sewer easement situated in the Eastern ½ of Section 10 Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at rebar capped EDG, said point being the Westernmost corner of Lot 223 according to the Final Plat of Grey Oaks Sector 2 Phase 1 as recorded in the Shelby County, Alabama Probate Office in Map Book 43, Page 138; thence S 75°07'07" E along the southern line of said lot for a distance of 97.42 feet to the centerline and POINT OF BEGINNING of a 20 foot wide sanitary sewer easement; thence N 48°01'32" E, leaving said lot line and continuing along said centerline for a distance of 115.27 feet to a point; thence N 45°48'17" E, continuing along said centerline for a distance of 130.42 feet to a point located on the eastern boundary of Lot 223 and the POINT OF ENDING of this easement.

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



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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 and repair of said water and/or sanitary sewer 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.

IN WITNESS WHEREOF, the GRANTOR herein, has executed or caused to be executed, on this 15<sup>th</sup> day of May, 2023.

W.B. Sanders, Jr.

William B. Sanders, Jr.  
Member, Grey Oaks Properties, LLC

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, Kelley Reynolds, a notary public in and for the State at Large, hereby certify that William B. Sanders, Jr., whose name is signed to the foregoing easement, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this easement, have executed the same voluntarily.

Given under my hand and official seal this the 15<sup>th</sup> day of May, 2023.



Kelley Reynolds  
NOTARY PUBLIC

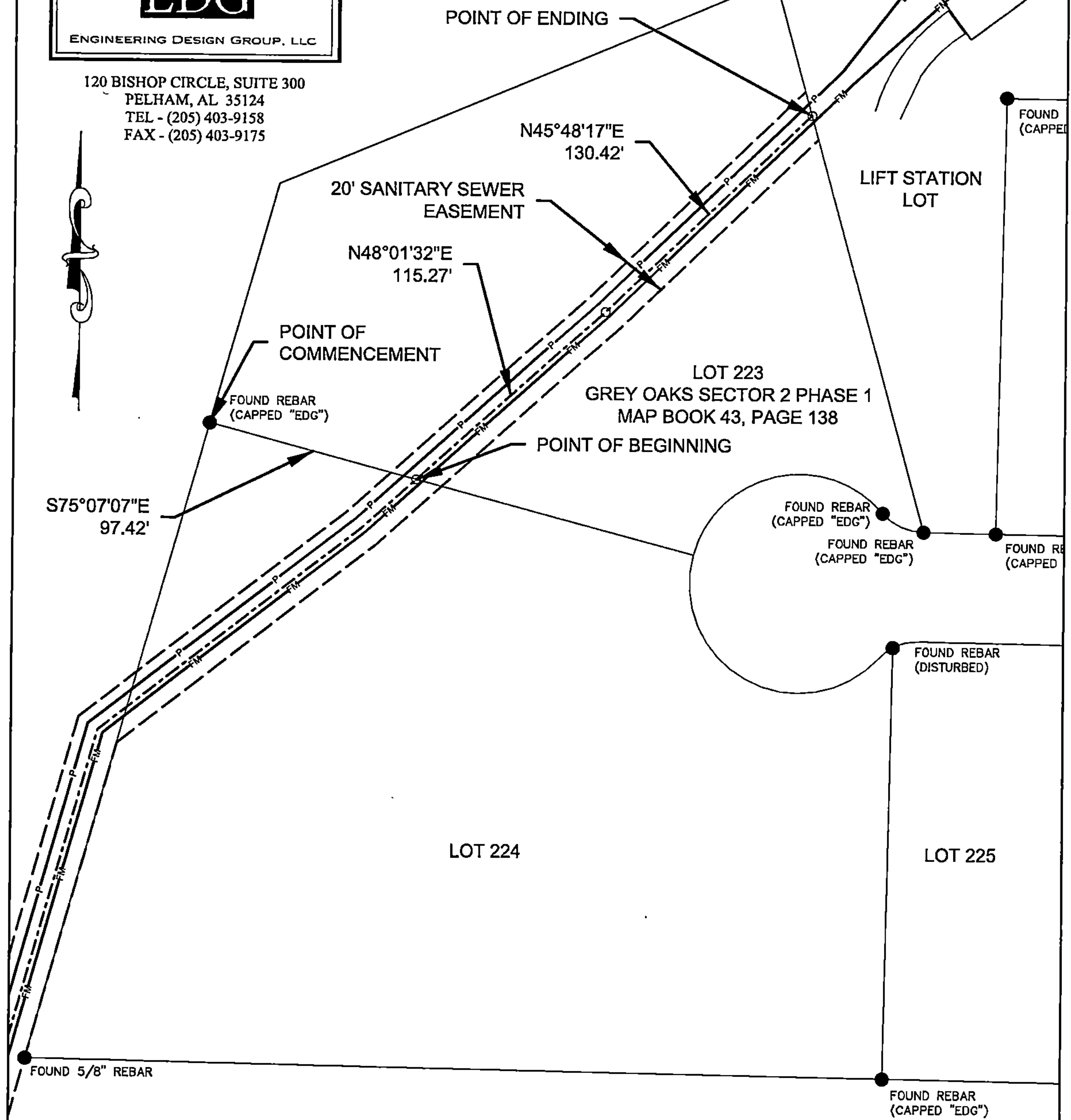
My Commission Expires \_\_\_\_\_



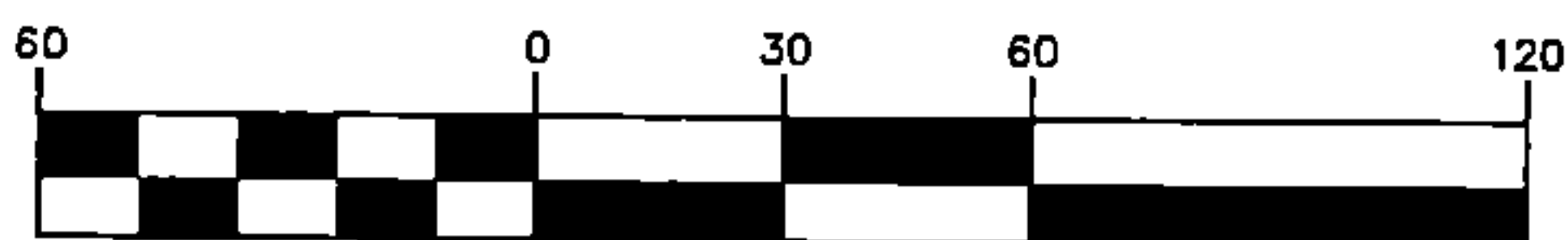
LOT 223  
SANITARY SEWER  
EASEMENT EXHIBIT A  
APRIL 19, 2023



120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



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