

THIS INSTRUMENT WAS PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



20230907000271520 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/07/2023 04:05:57 PM FILED/CERT

EASEMENT DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of a total consideration of Five-Thousand, Five-Hundred Dollars (\$5,500.00), allotted and allocated as follows: All Timber, One-Thousand, Four-Hundred and Thirty-Six Dollars (\$1,436.00); Real Estate, Three-Thousand Eighty-One Dollars (\$3,081.00) and Transaction/Administrative Overhead, Nine-Hundred and Eighty-Three Dollars (\$983.00), to be paid by Shelby County, Alabama, and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Clairmont Springs LLC**, a Delaware limited liability company ("**Grantor**") does grant, bargain, sell, and convey unto **Shelby County, Alabama**, a political subdivision of the State of Alabama ("**Grantee**"), a permanent and perpetual easement for a right of way for the exclusive limited use of Shelby County for ingress, egress and utilities on, over and across such right of way the following described real estate situated in Shelby County, Alabama, to-wit:

A strip of land located in a part of the SE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described along the centerline as follows:

COMMENCE at the southeast corner of said SE1/4-NE1/4, said point being a 3" capped pipe, having a NAD83 Alabama State Plane West Zone Coordinate of (N=1152040.8725 - E=2157288.3438), and run N 87°47'33" W, along the south line of aid SE1/4-NE1/4 of said Section 31, a distance of 672.63', to the POINT OF BEGINNING and a point on the centerline of said 50' wide easement, said easement lying 25' each side of described centerline; thence with a curve turning to the left with an arc length of 238.86', along said centerline, with a radius of 700.00', with a chord bearing of N 41°47'58" W, with a chord length of 237.71'; thence N 51°34'31" W, along said centerline, a distance of 158.78'; thence with a curve turning to the right with an arc length of 154.98', along said centerline, with a radius of 2401.20', with a chord bearing of N 49°43'34" W, with a chord length of 154.96', which is the point of ending of said easement. Shortening and extending the sidelines as to terminate at the property lines.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by the preparer of deed.)

TO HAVE AND TO HOLD, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assign, forever.

Grantor covenants with Grantee, its successors and assigns, that Grantor will forever warrant and defend said title to said easement against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Clairmont Springs LLC c/o Manulife Investment Management Timberland and Agriculture Inc 197 Clarendon Street, C-8 Floor Boston, Massachusetts 02116	Shelby County, Alabama 200 West College Street Columbiana, AL 35051

Property Address: See Exhibit "A" (Legal Description and Boundary Surveys for Maylene Tower Site)

Total Purchase Price: \$5500.00, and other good and valuable consideration



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IN WITNESS WHEREOF, Grantor has caused its duly authorized signatory to execute this Deed as of this 5th day of September, 2023.

CLAIRMONT SPRINGS LLC

By: Manulife Investment Management Timberland
and Agriculture Inc
Its: Manager

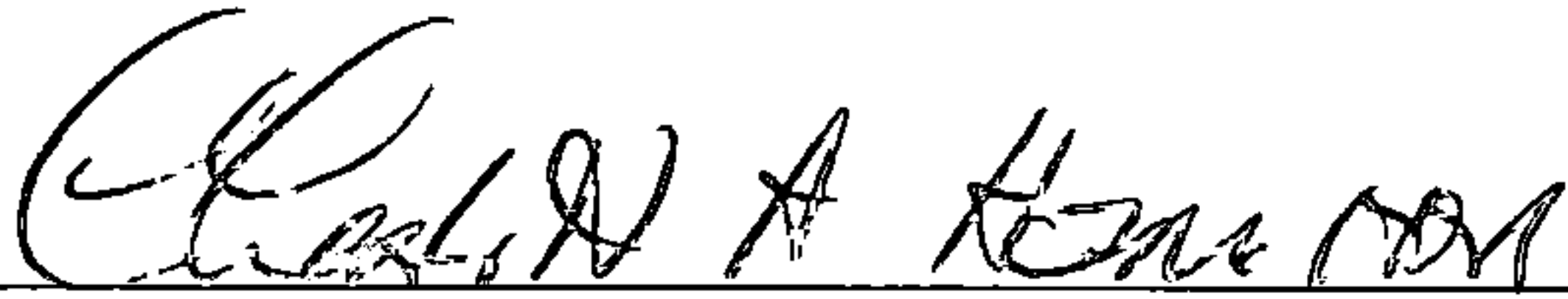
By: 
Printed Name: **Derek K. Solmie**
Title: **Director**

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Derek K. Solmie whose name as Director, Dispositions and Acquisitions of Manulife Investment Management Timberland and Agriculture Inc, which said corporation is the Manager of Clairmont Springs LLC, 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, as such Officer and with full authority, did execute the same voluntarily for and as the act of said Clairmont Springs LLC on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2023.


Notary Public
Name: CHARLOTTE A HAMILTON
Commission Expires: 12/10/2023

NOTARY PUBLIC

(SEAL)

12/10/23