

20230920000282580 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/20/2023 03:28:34 PM FILED/CERT

This instrument was prepared without benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

**PERMANENT EASEMENT DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of ten and no/100 Dollars (\$ 10 .00) in hand paid by the Alabaster Water Board, the receipt whereof is hereby acknowledged, the undersigned Edwin B. Lumpkin, Jr., unmarried (hereafter the GRANTOR) hereby grants, sells, and conveys to the Alabaster Water Board (hereafter the GRANTEE), its agents, successors, and assigns a permanent exclusive 20-foot wide utility easement and right of ingress and egress to and from, also over and across, a parcel of land for the purpose of constructing, operating, maintaining and repairing a water line or lines, pipes, valves, and associated equipment, at the sole discretion of the GRANTEE. Said easement being more particularly described as follows:

See attached Exhibit 1 for legal description and sketch.

The GRANTEE shall have the right and privilege of a perpetual use of said easement 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 to or interference with the public use of the easement.

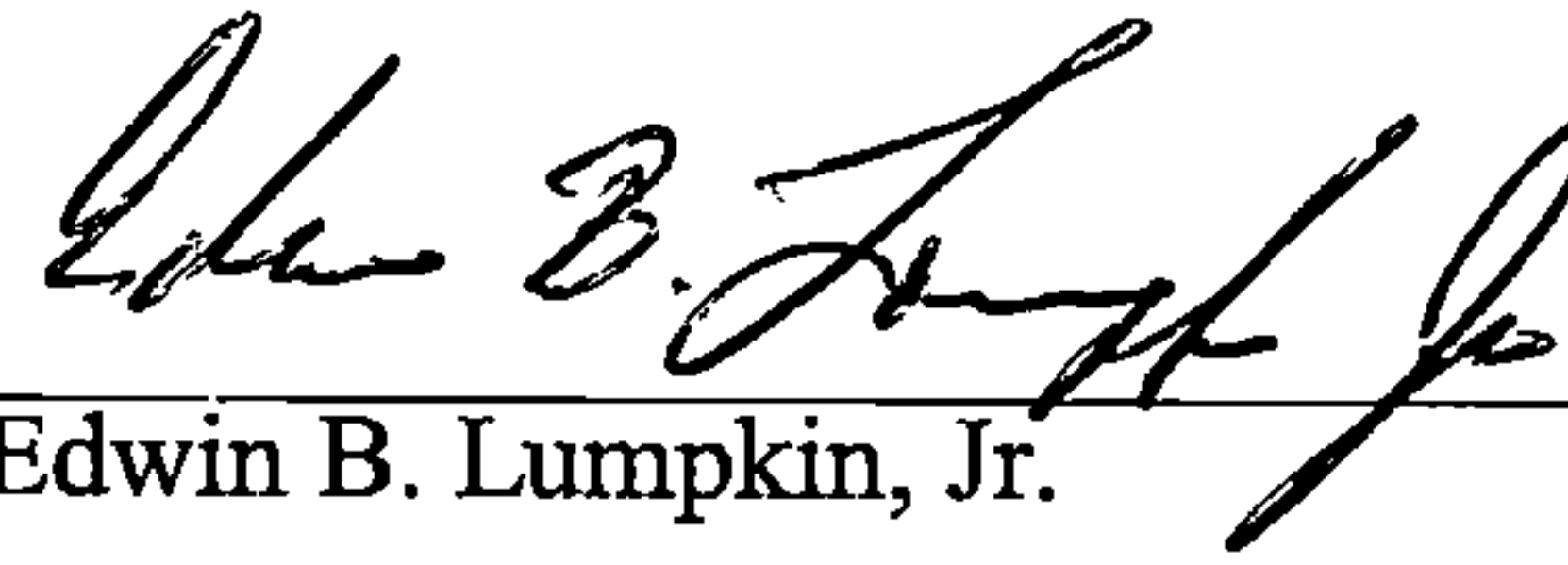
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal, this



20230920000282580 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/20/2023 03:28:34 PM FILED/CERT

the 26<sup>th</sup> day of July, 2023.

  
Edwin B. Lumpkin, Jr.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin B. Lumpkin, Jr., 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 26<sup>th</sup> day of July, 2023.

  
Notary Public

My commission expires: 10/1/26

JAMES M CASSIDY  
Notary Public  
Alabama State at Large





20230920000282580 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/20/2023 03:28:34 PM FILED/CERT

EDWIN B LUMPKIN, JR.

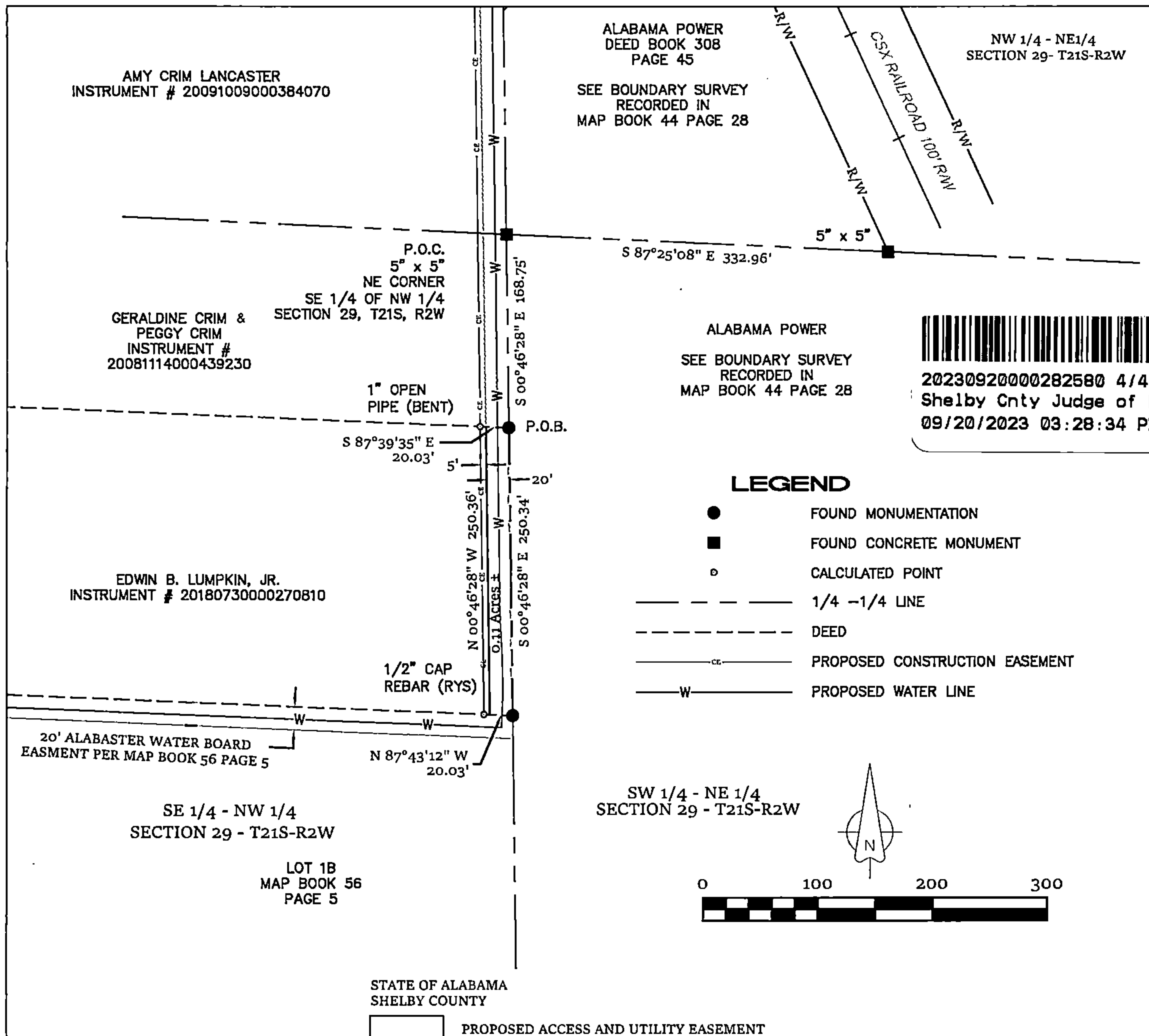
STATE OF ALABAMA  
SHELBY COUNTY

A strip of land twenty feet (20') in width to be used for an access and utility easement located in the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama. More particularly described as follows:

Commence at a 5" Concrete Monument at the northeast corner of said Southeast 1/4 of the Northwest 1/4 and run South 00 degrees 46 minutes 28 seconds East along the east boundary thereof, 168.75 feet to a 1" Open Pipe at the northeast corner of Edwin B. Lumpkin, Jr.'s property as described in Instrument No. 20180730000270810 recorded in the Office of the Judge of Probate, Shelby County, Alabama and the point of beginning; thence continue South 00 degrees 46 minutes 28 seconds East along the east boundary thereof, 250.34 feet to a 1/2" Cap Rebar (RYS) at the southeast corner of said property; thence North 87 degrees 43 minutes 12 seconds West along the south boundary of said property, 20.03 feet; thence North 00 degrees 46 minutes 28 seconds West, 250.36 feet to the north boundary of said property; thence South 87 degrees 39 minutes 35 seconds East along the north boundary thereof, 20.03 feet to the point of beginning. Contains 0.11 Acres more or less.

Also, A temporary construction easement lying five feet (5') on the west side of the above-described easement.





20230920000282580 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/20/2023 03:28:34 PM FILED/CERT

A strip of land twenty feet (20') in width to be used for an access and utility easement located in the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama. More particularly described as follows:

Commence at a 5" Concrete Monument at the northeast corner of said Southeast 1/4 of the Northwest 1/4 and run South 00 degrees 46 minutes 28 seconds East along the east boundary thereof, 168.75 feet to a 1" Open Pipe at the northeast corner of Edwin B. Lumpkin, Jr.'s property as described in Instrument No. 20180730000270810 recorded in the Office of the Judge of Probate, Shelby County, Alabama and the point of beginning; thence continue South 00 degrees 46 minutes 28 seconds East along the east boundary thereof, 250.34 feet to a 1/2" Cap Rebar (RYS) at the southeast corner of said property; thence North 87 degrees 43 minutes 12 seconds West along the south boundary of said property, 20.03 feet; thence North 00 degrees 46 minutes 28 seconds West, 250.36 feet to the north boundary of said property; thence South 87 degrees 39 minutes 35 seconds East along the north boundary thereof, 20.03 feet to the point of beginning. Contains 0.11 Acres more or less.

Also, A temporary construction easement lying five feet (5') on the west side of the above-described easement.

#### NOTES

1) North Arrow and Bearings shown hereon are based on North American Datum 1983/2011 (NAD83/2011), Alabama State Plane Coordinates, West Zone, Grid North, derived from gps rtk.

#### ABBREVIATIONS

R/W RIGHT OF WAY  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING



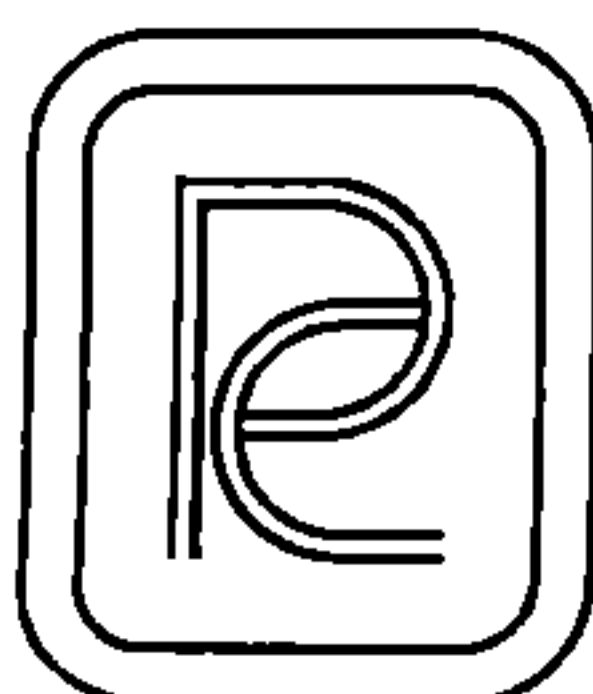
I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature:

*Lynell Early*  
Lynell Early, P.L.S.

Alabama License No: 16689

Date: 4-29-23



**PERC**

**COMPANY, INC.**

P.O. Box 1722, Jasper, AL 35502  
(205) 384-5553 Office

**KREBS ENGINEERING, INC.**

ALABASTER WATER BOARD

EDWIN B. LUMPKIN, JR.

PART OF

SE 1/4 - NW 1/4 - SECTION 29  
TOWNSHIP 21 SOUTH, RANGE 2 WEST  
SHELBY COUNTY, ALABAMA

EASEMENT SURVEY, THIS IS NOT A PROPERTY BOUNDARY SURVEY

LAST FIELD SURVEY: APRIL, 2023

TYPE OF SURVEY: SUBURBAN

SCALE: 1" = 100'

J:\Early\Carlson Projects\Krebs\Alabaster\165 Airport\Easements\Krebs 165 Airport Easement EL.dwg 4/29/2023 10:16 AM