

THIS INSTRUMENT PREPARED BY:

WALLACE/ELLIS  
Attorneys at Law  
P. O. Box 587  
Columbiana, AL 35051

STATE OF ALABAMA  
SHELBY COUNTY



20240607000169500 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
06/07/2024 10:11:06 AM FILED/CERT

PERMANENT EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)**, and other good and valuable consideration in hand paid by the City of Pelham, Alabama, the receipt whereof is hereby acknowledged, I, **The Housing Authority of the City of Columbiana, Alabama**, (hereinafter referred as Grantor), do hereby grant, bargain, and convey unto the **Town of Wilsonville, Alabama**, a municipal corporation (hereinafter referred to as Grantee), its agents, successors, and assigns, a permanent and perpetual easement and right-of-way to, from, and over the parcel of land hereinafter described for the purpose of constructing, operating, maintaining, replacing and repairing water mains, pipes, and water meters, with appurtenances, and the installation of other utilities at the sole discretion of Grantee, which said land is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The Grantee shall have the right and privilege of a perpetual use of said lands for such public purposes, 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.

The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor for the purposes herein mentioned, and the Grantor 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, utilities, drainage facilities, 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, appurtenances, drainage, and utilities therein and thereon .

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor for the purposes heretofore expressed. Any and all disturbed areas within said easements will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.




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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 covenants that she has good and merchantable title to said property and good right to convey this easement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of May, 2024.


The Housing Authority of the City of Columbiana, Alabama

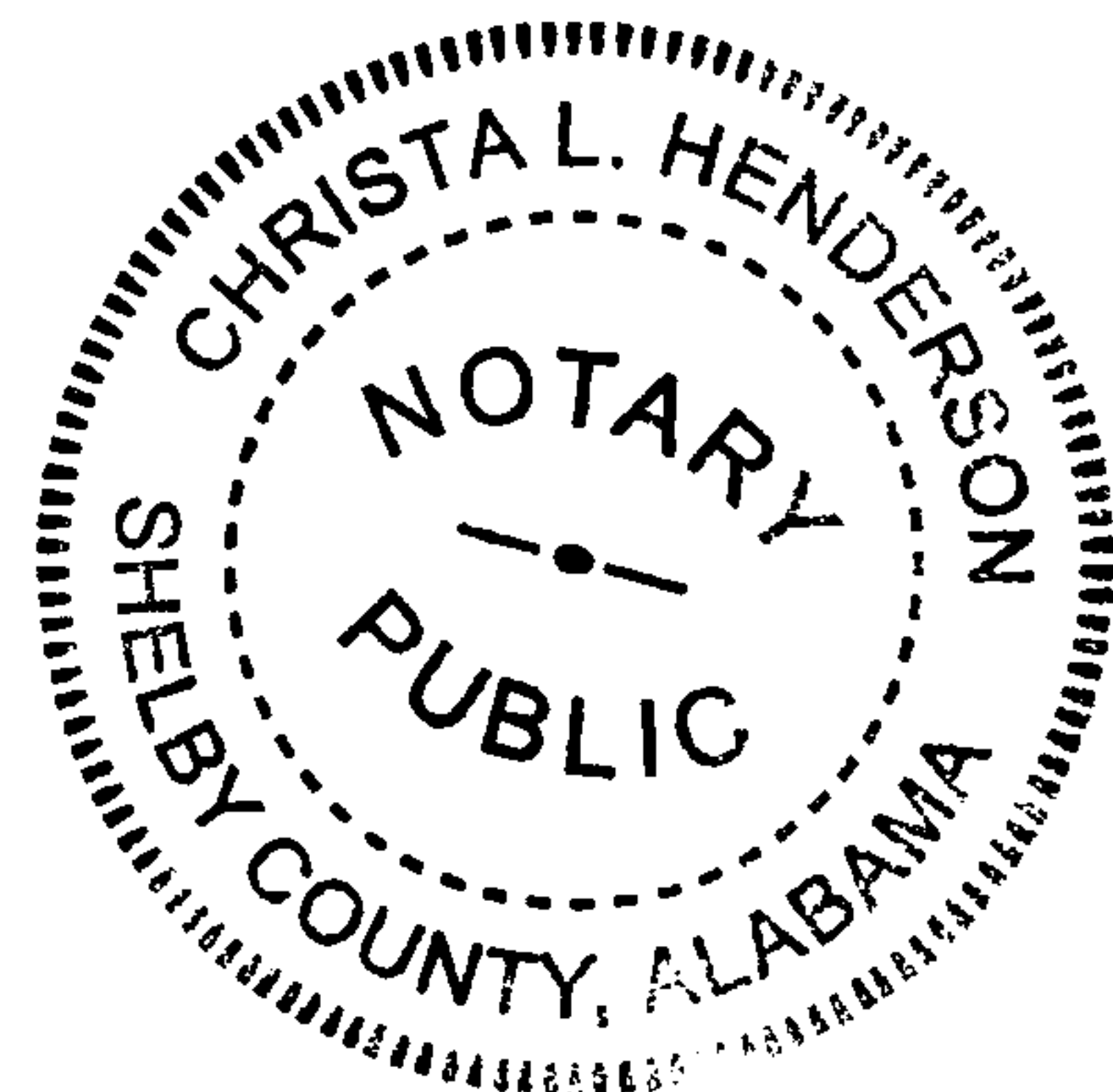
  
By: Peggy Horton, as Executive Director

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said state-at-large, do hereby certify that Peggy Horton, whose name as Executive Director of The Housing Authority of the City of Columbiana, Alabama, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being duly informed of the contents of the conveyance, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29 day of May, 2024.

  
Notary Public



LEGAL DESCRIPTION



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EASEMENT #1

A Utility Easement located in part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County Alabama, and being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence run South 16 degrees 41 minutes 56 seconds West for a distance of 1980.01 feet to the Northwest corner of the Housing Authority of the City of Columbiana property; thence run North 86 degrees 32 minutes 40 seconds East along the north boundary of said parcel for a distance of 145.95 feet to the Point of Beginning of Easement; thence run South 52 degrees 01 minutes 29 seconds East for a distance of 36.77 feet to a point; thence run South 9 degrees 39 minutes 57 seconds East for a distance of 129.03 feet to a point; thence run North 80 degrees 29 minutes 44 seconds East for a distance of 17.48 feet to a 5/8" capped rebar found lying on the east boundary of said parcel; thence run North 11 degrees 30 minutes 25 seconds West along the east boundary of said parcel for a distance of 134.60 feet to a point; thence run North 35 degrees 19 minutes 53 seconds West for a distance of 20.60 feet to a point lying on the north boundary of said parcel; thence run South 86 degrees 32 minutes 40 seconds West along the north boundary of said parcel for a distance of 29.18 feet to the Point of Beginning; Said Easement contains 2526.51 sq. ft.



UTILITY SURVEY PART OF THE SE1/4 OF  
THE NE1/4 OF SECTION 1 T21S, R1E,  
SHELBY CO. AL.  
FOR THE TOWN OF WILLSONVILLE

50 0 50

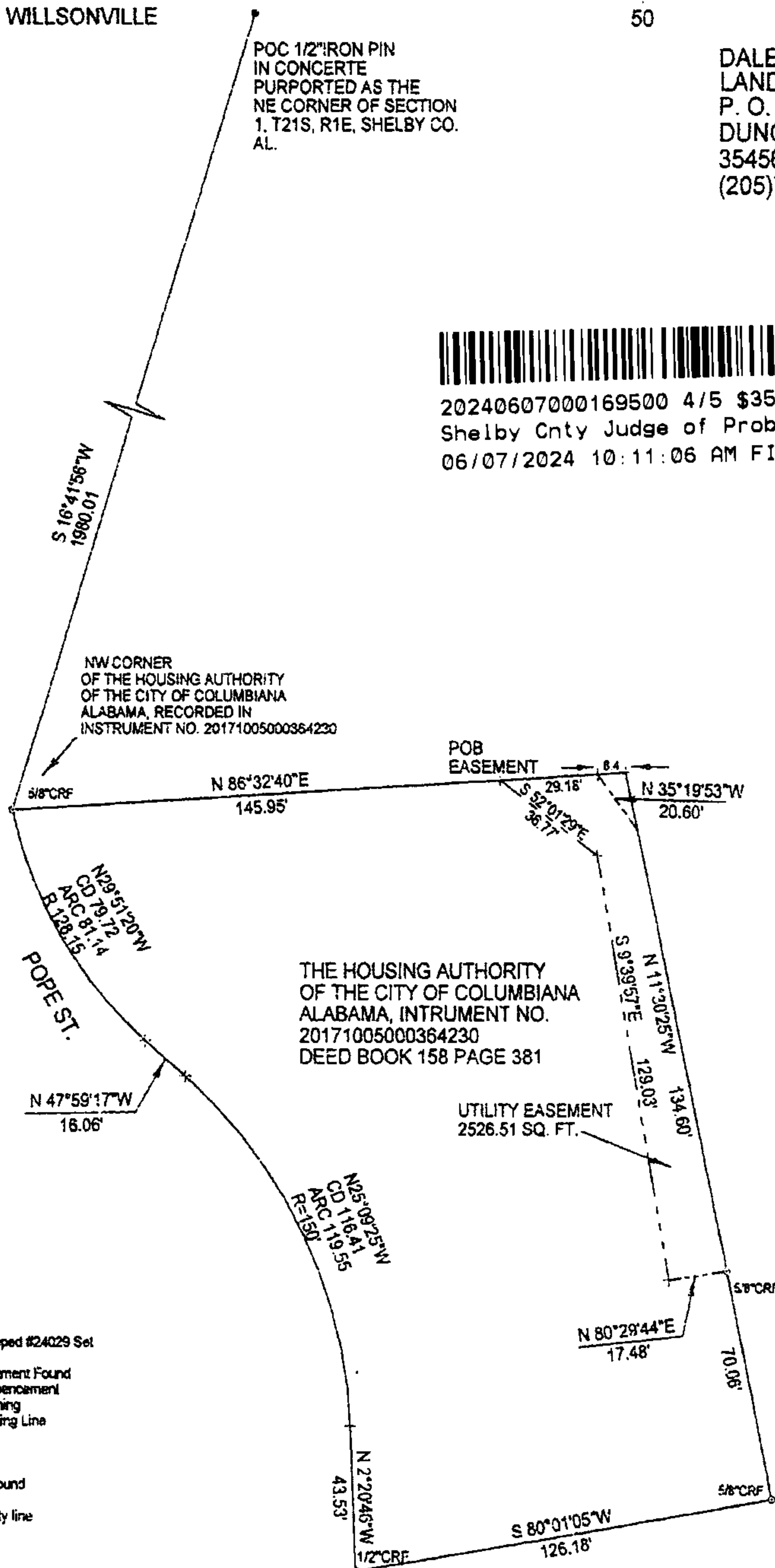
POC 1/2" IRON PIN  
IN CONCRETE  
PURPORTED AS THE  
NE CORNER OF SECTION  
1, T21S, R1E, SHELBY CO.  
AL.

DALE C. THOMPSON  
LAND SURVEYOR  
P. O. BOX 94  
DUNCANVILLE, AL.  
35456  
(205)792-7211

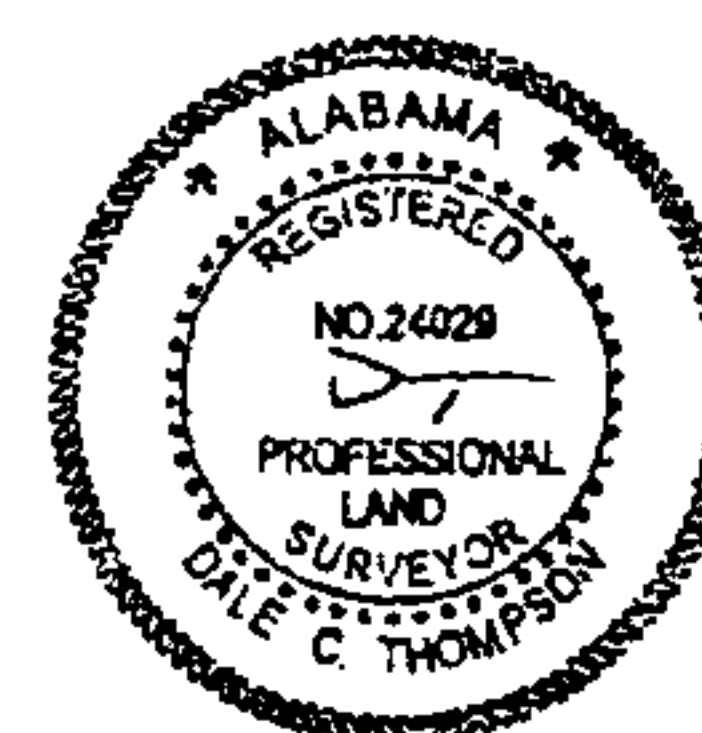


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GRID NORTH



Legend  
△ = 1/2" Rebar Capped #24029 Set  
IPF = Iron Pin Found  
□ = Concrete Monument Found  
POC = Point of Commencement  
POB = Point of Beginning  
MBL = Minimum Building Line  
DB = Deed Book  
(100') = Deed or Plat  
RAW = Right of Way  
CRF = Capped Pin Found  
--- = Not to Scale  
--- = Overhead Utility Line  
--- = Fence Line  
○ = Utility Pole  
--- = Concrete  
IN = INSIDE PROPERTY  
OUT = OUTSIDE PROPERTY  
R = RADIUS  
CD = CHORD DISTANCE  
+ = NOT MONUMENTED



NOTE:  
(1) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH  
THEREFORE EASEMENTS, ZONING OR SETBACKS LINES MAY OR MAY NOT BE  
SHOWN.  
(2) THIS SURVEY IS RESTRICTED FROM BEING USED BY ANY INDIVIDUAL OR  
CORPORATION OTHER THAN THE PARTIES IT WAS PREPARED FOR.  
(3) THIS SURVEY AND DRAWING IS NOT VALID UNLESS SEALED AND SIGN IN BLUE OR RED INK.  
(4) SEE ATTACHED DESCRIPTIONS  
(5) DATE OF DRAWING 5/7/2024

I HEREBY STATE 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.

DALE C. THOMPSON, PLS  
AL. LICENSE NO. 24029  
DATE: 5-7-2024

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Housing Authority of the City of Columbiana, Alabama  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Grantee's Name Town of Wilsonville, Alabama  
Mailing Address P O Box 70  
Wilsonville, AL 35186  
\_\_\_\_\_  
\_\_\_\_\_

Property Address \_\_\_\_\_  
Wilsonville, AL  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement  
☒ Appraisal  
☒ Other  
☐ Easement Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/29/24  
Print Peggy Horton  
Unattested \_\_\_\_\_  
\_\_\_\_\_  
(verified by) Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1