

THIS INSTRUMENT PREPARED BY:

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

STATE OF ALABAMA
SHELBY COUNTY



20240607000169520 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/07/2024 10:11:08 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, **Melissa McEwen**, a married person, (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.

This property constitutes no part of the homestead of grantor or her spouse.

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.

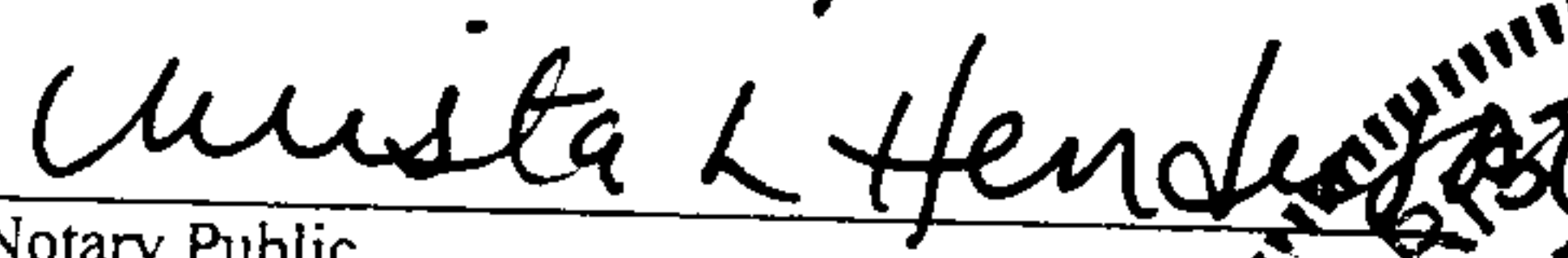
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of May, 2024.

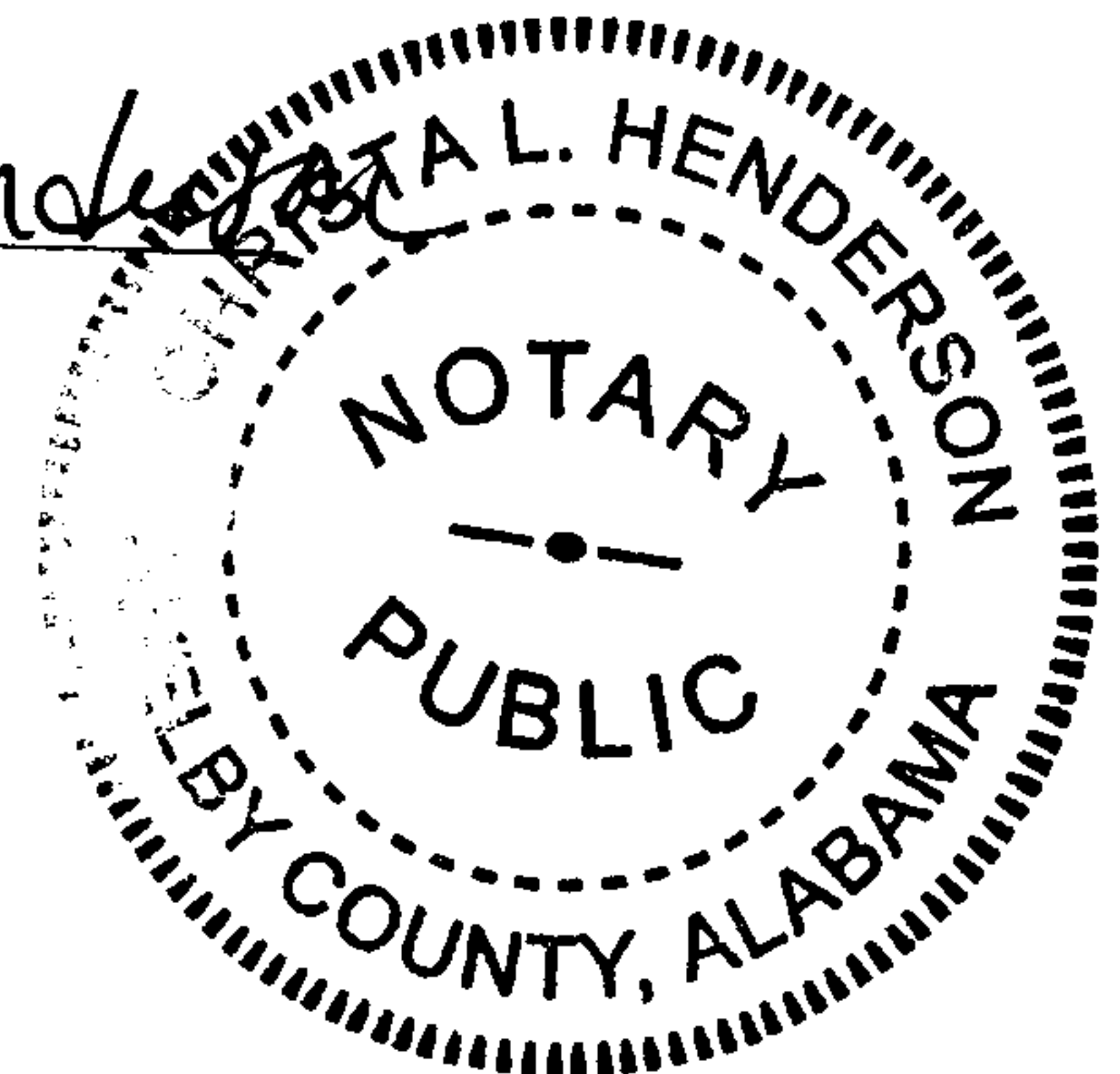

Melissa McEwen

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said state-at-large, do hereby certify that **Melissa McEwen**, whose name is signed to the foregoing conveyance as Grantor, and who is known to me, acknowledged before me on this day, that, being duly informed of the contents of the conveyance, she executed the same voluntarily as such individual with full authority on the day the same bears date.

Given under my hand and official seal this 30 day of May, 2024.


Notary Public



LEGAL DESCRIPTION

EASEMENT #2



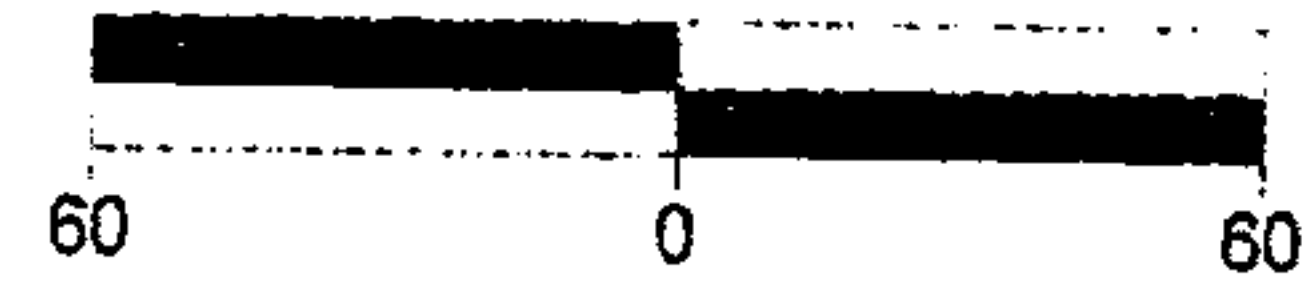
20240607000169520 3/5 \$35.00
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A Utility Easement located in part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence run South 0 degrees 19 minutes 15 seconds East for a distance of 1973.62 feet to a 5/8" capped rebar found marking the Southeast corner of Melissa McEwen property; thence run South 88 degrees 44 minutes 56 seconds West along the south boundary of said parcel for a distance of 63.13 feet to the Point of Beginning; thence run North 57 degrees 04 minutes 23 seconds West for a distance of 31.77 feet to a point; thence run South 80 degrees 28 minutes 44 seconds West for a distance of 124.07 feet to an axle found lying on the east right of way of Main Street, and being the southwest corner of said parcel; thence run North 88 degrees 44 minutes 56 seconds East along the south boundary of said parcel for a distance of 149.07 feet to the Point of Beginning; Said Easement contains 1330.13 sq. ft.

UTILITY SURVEY PART OF THE SE 1/4
OF THE NE 1/4 OF SECTION 1, T21S,
R1E, SHELBY CO. AL.
FOR THE TOWN OF WILSONVILLE

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



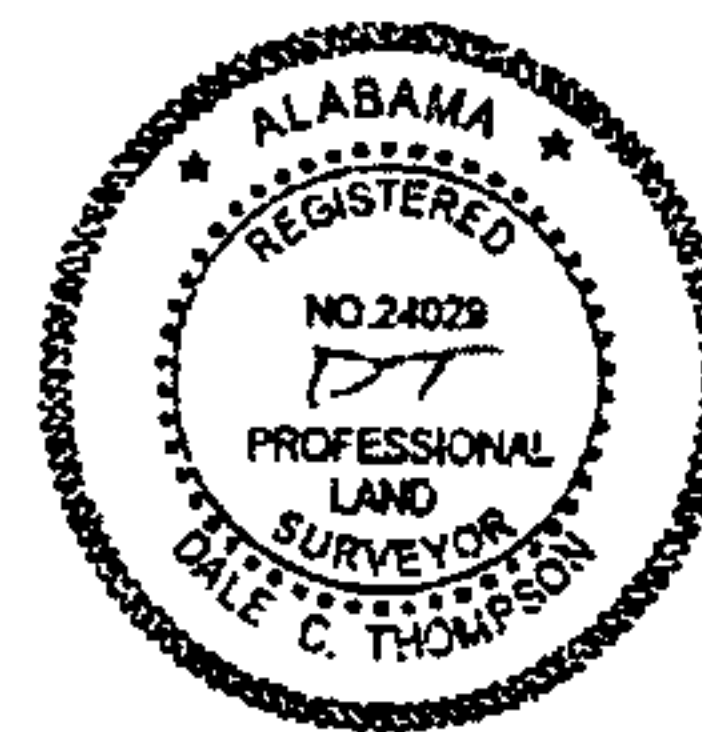
Legend
△ = 1/2" Rebar Capped #24029 Set
IPF = Iron Pin Found
□ = Concrete Monument Found
POC = Point of Commencement
POB = Point of Beginning
MBL = Minimum Building Line
DB = Deed Book
(100') = Deed or Plat
RAW = Right of Way
CRF = Capped Pin Found
- - - = Not to Scale
- - - = Overhead Utility Line
-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



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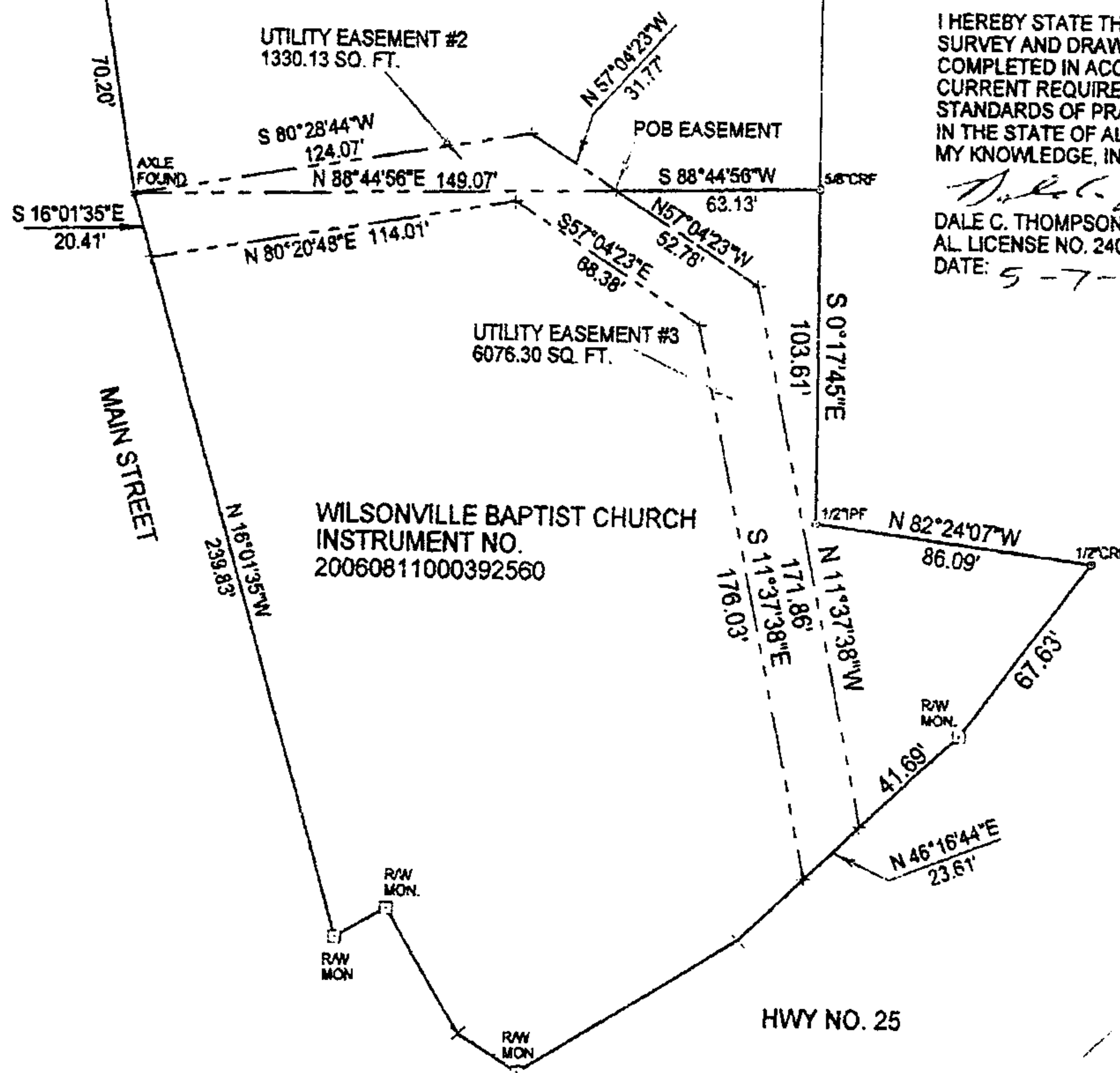
GRID NORTH

MELISSA MCEWEN
INSTRUMENT NO.
20140407000098250
DEED BOOK 292 PAGE 890



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



- 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

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

Real Estate Sales Validation Form

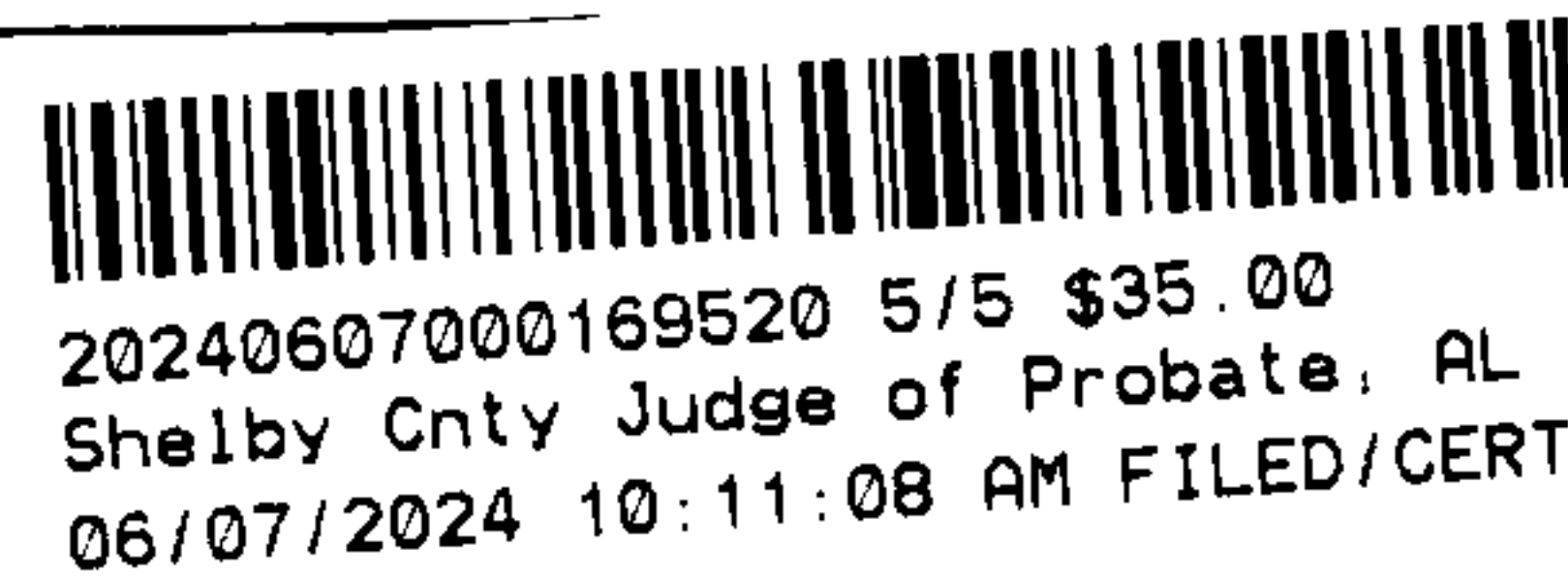
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Melissa McEwen
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 \$ _____



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 5/30/2024

Print Melissa McEwen
Sign Melissa McEwen
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1