



20240819000259410 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/19/2024 03:40:20 PM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY



STORM WATER DRAINAGE EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, **Payne Properties Unlimited LLC**, an Alabama Limited Liability Company (herein referred to as "Grantor") for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the City of Alabaster (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, does hereby grant the said Grantee, its successors and assigns, the right to construct, operate, and maintain stormwater drainage therewith, as located by the final location drawing; for the transmission of stormwater with the right to set ditches, culverts and the necessary accoutrements therefore, said rights being above, under and across the following described land situated in Shelby County Alabama:

A 20 FOOT WIDE DRAINAGE EASEMENT being more particularly described as follows, to-wit: Commence at the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 02° 30' 00" West along the East boundary of said quarter-quarter section for a distance of 295.0 feet; thence proceed South 88° 30' 00" West for a distance of 86.0 feet to a point on the Westerly right-of-way of Shelby County Highway 119; thence proceed North 88° 14' 09" West for a distance of 94.14 feet to the point of beginning of said 20 foot wide drainage easement. From this beginning point proceed North 56° 35' 39" East for a distance of 80.29 feet to a point on the Westerly right-of-way of said road; thence proceed North 29° 53' 11" West along the Westerly right-of-way of said road for a distance of 20.0 feet; thence proceed South 56° 35' 39" West for a distance of 109.90 feet; thence proceed South 88° 14' 09" East for a distance of 34.72 feet to the point of beginning, said point being the termination of said 20 foot wide drainage easement.

As more fully shown on the attached Exhibit A, being a diagram of the easement area.

Together with all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said property; and also the right to use a strip extending 15 feet to either side of the easement to keep cleared of trees, undergrowth and other obstructions that might or may harm the stormwater sewer system, or other appliances of the City of Alabaster, Alabama



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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 14 day of August, 2024.


Payne Properties Unlimited LLC
By: Shawn Payne
Its: Managing Member

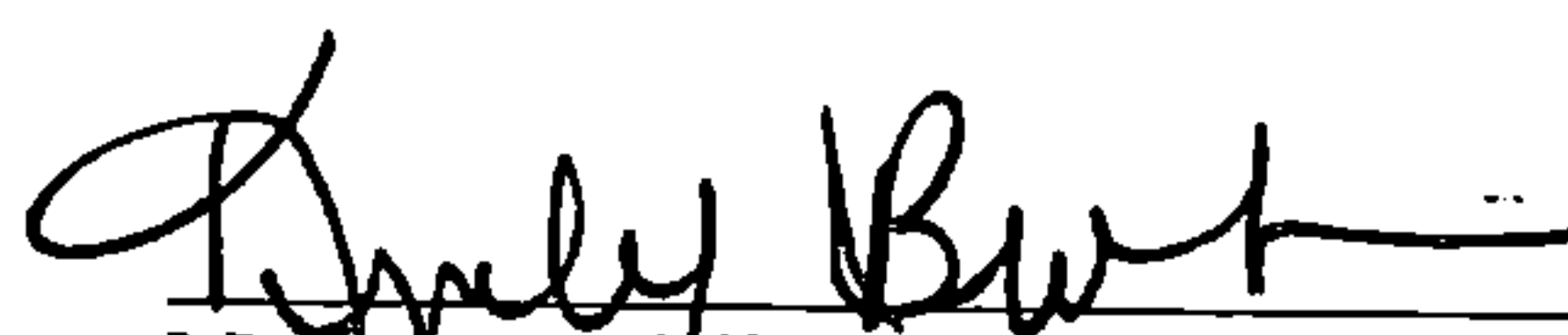
STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Shawn Payne** whose name as Managing Member of Payne Properties Unlimited LLC, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such Managing Member, and with full authority, executed the same voluntarily for and as the act of said company.

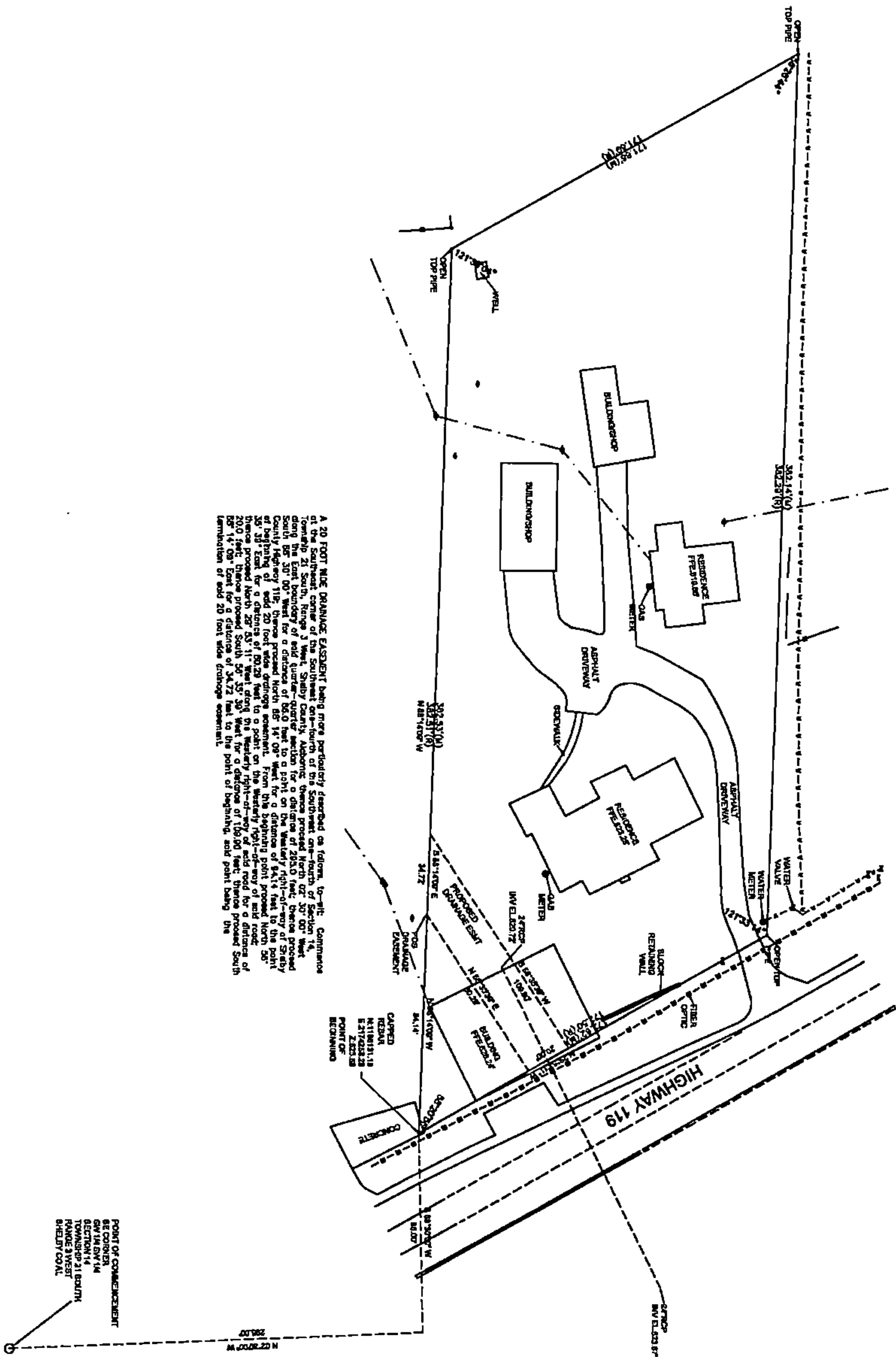
IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 14th day of August, 2024.


Notary Public
My Commission Expires:





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A 20 FOOT WIDE DRAINAGE EASEMENT shall be more particularly described as follows: To-wit: Commence at the intersection of the southerly line of the 21st Street, Range 3 West, Shelby County, Alabama, thence proceed North 87° 00' 00\"/>

POINT OF COMMENCEMENT
BE CORNER
BY IRON PIN
6\"/>

STATE OF ALABAMA
SHELBY COUNTY
I, James M. Roy, a Registered Land Surveyor in the State of Alabama, hereby
certify that all parts of this survey and plat (or drawing) have been completed
in accordance with the requirements of the Standards for the Practice of
Surveying in the State of Alabama.
According to my survey this the 1ST day of APRIL 2024.
James M. Roy, Ala. Reg. No. 18383
Roy and Giddard, P. C., Ala. Board Cert. No. CA-0114-LS
Note: No title search of the public records has been performed by this firm
and land shown hereon was not abstracted for easements and /or
rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to
easements, easements, zoning, and restrictions that may be found in the public
records of said county and/or city.
This survey is not transferable and may only be used by the person/company
that pays for it at time of survey.



INSTE
ENGINEERING
1800 E. 10TH AVE
HOUSTON, TEXAS 77055
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WWW.INSTEENGINEERING.COM
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COMMERCIAL
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RAY & GILLAND, P.C.	TEL: (205) 734-0000
1800 E. 10TH AVE	FAX: (205) 734-0000
HOUSTON, TEXAS 77055	WWW.INSTEENGINEERING.COM
ALABAMA LICENSE NO. 18383	
REGISTERED SURVEYOR	

EXHIBIT A



23 6 14 3 002 009.000

X

Q

327.57



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Alabaster

226.68

101

125

167.43

172.5

382.29

383

8337

247.83

LEO & SILURIA RO

Parcel Result

Owner Information

Tax Year: 2023

Owner: TBG II LLC

Address:

1307 25TH AVE

TUSCALOOSA, AL 35401

Parcel Number: 23 6 14 3 002 009.000

Site Information

Municipal Code: 2 - Alabaster

School District: 2

Subdivision:

Primary Lot:

Secondary Lot:

Block: 000

Section: 14

Township: 21S

Range: 03W

Map Book: 0

Map Page: 0

2,174,063.091 1,165,326.033 Feet

100

8301