


## PERMANENT EASEMENT DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

  
20240919000292020 1/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 09:19:04 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Twenty One Thousand Eight Hundred Ninety Eight and no/100 Dollars (\$21,898.00) and other valuable consideration in hand paid by Shelby County, Alabama, the receipt whereof is hereby acknowledged, the undersigned Stephen R. Hayes and wife, Carolyn Hayes (GRANTOR, whether one or more), do hereby grant, bargain, sell, and convey unto Shelby County, Alabama (GRANTEE), its agents, successors, and assigns a permanent easement and the right of ingress and egress to and from, also over and across, a strip of land for the purpose of constructing, operating, maintaining and repairing water mains, lines, pipes, water meters, fire hydrants, and associated fixtures and equipment, with appurtenances, and the right to install and maintain other utilities at the sole discretion of GRANTEE. Said strip of land is located within the property of the undersigned GRANTOR as described in Instrument #20180810000285700, in the office of the Judge of Probate, Shelby County, Alabama, said strip being more particularly described as follows:

### SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

During the period of construction, said easement area shall be temporarily enlarged to provide for the construction, installation, and maintenance of said utility pipe, provided, however, said temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit A, which is expressly incorporated herein by reference. This temporary construction easement shall terminate in three (3) years or upon completion of the Shelby County Water Services North-South Connector Project, whichever occurs first.

GRANTEE shall have the right and privilege of a perpetual use of the 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.

GRANTEE shall have free access, ingress and egress to and from the easement over and across adjacent lands of GRANTOR for the purposes herein mentioned, and 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, lines, pipes, and associated fixtures and equipment, or appurtenances installed or to be installed within the width of said easement or interfere with the right of GRANTEE to enter upon said land at any time for the purposes heretofore expressed and to have immediate access to all mains, lines, pipes, associated equipment and fixtures, and appurtenances.

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 easement will be put back to match adjacent natural ground and a suitable grass mixture for the season shall be applied.

Subject to GRANTEE's rights and privileges granted herein, GRANTEE agrees to leave the property



20240919000292020 2/7 \$41.00  
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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 GRANTOR has good and merchantable title to said property and good right to convey this easement.

In consideration of the benefit of the property of the undersigned by reason of the construction of said improvement, the undersigned hereby releases GRANTEE, its agents, successors, and assigns, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said premises and repair of said water line and the undersigned does hereby admit and acknowledge that said improvements, if and when constructed, will be a benefit to the property of the undersigned.

And GRANTOR does for GRANTOR and for its successors and assigns covenant with GRANTEE, its successor and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR's successors and assigns shall warrant and defend the same to GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto Shelby County, Alabama, its successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR's hand and seal, all on this 18th day of September, 2024.

By: Stephen R. Hayes  
Stephen R. Hayes, GRANTOR

By: Carolyn Hayes  
Carolyn Hayes, GRANTOR

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said state-at-large, do hereby certify that, Stephen R. Hayes and Carolyn Hayes, whose names are signed to the foregoing





20240919000292020 3/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
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conveyance as Grantors, and who are known to me, acknowledged before me on this date that being duly informed of the contents of said conveyance, they do execute the same voluntarily as such individual with full authority thereof.

Given under my hand and official seal, this 18<sup>th</sup> day of September, 2024.

*Charles Fulmer*

Notary Public for the State of Alabama

My Commission Expires: 10-9-24

Prepared by William R. Justice, P.O. Box 587, Columbiana, AL 35051

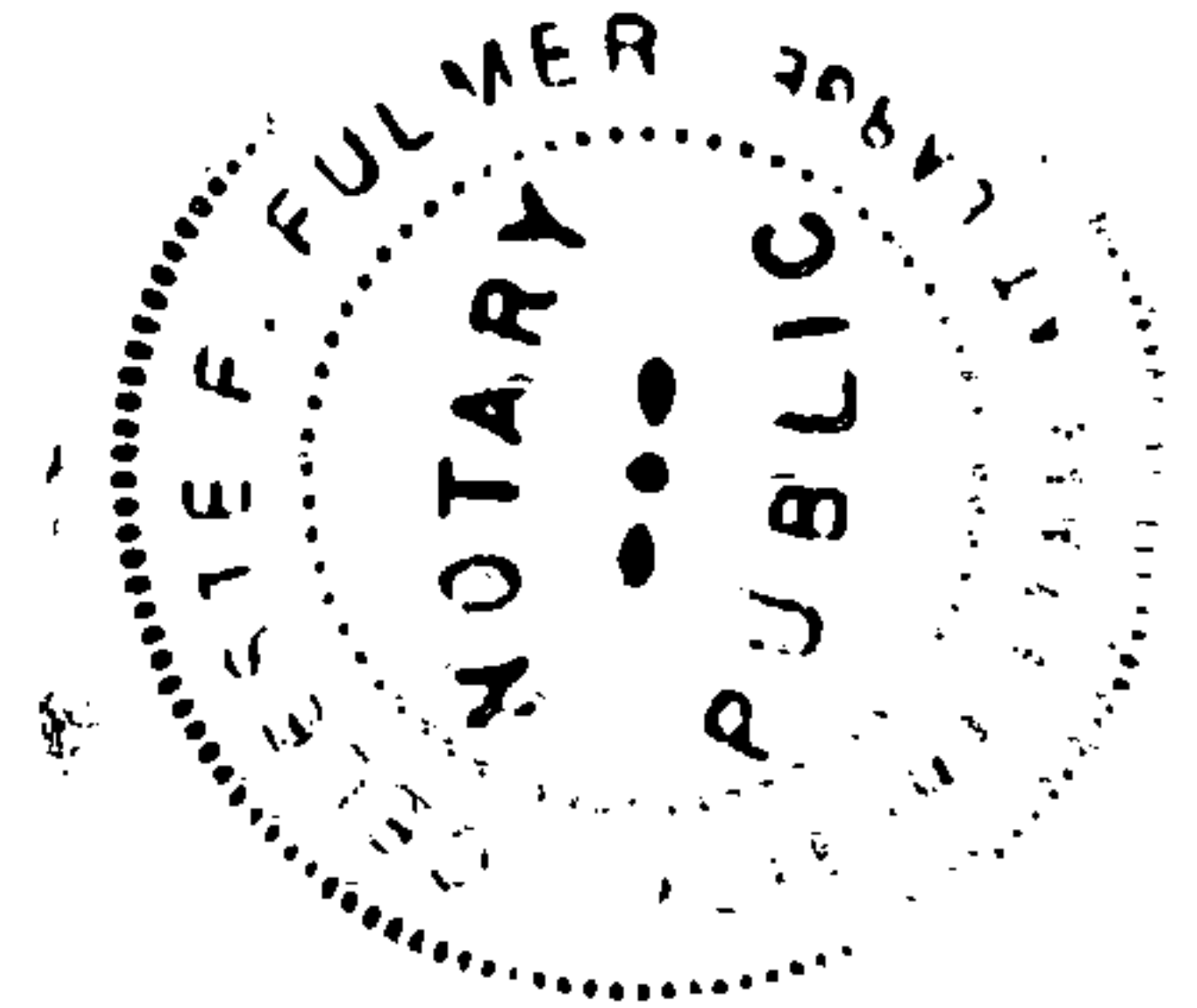


EXHIBIT "A"  
LEGAL DESCRIPTION



20240919000292020 4/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 09:19:04 AM FILED/CERT

Instrument: 20180810000285700 - Tract 7

A 30 foot utility easement for a water line situated in the Northeast quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, Lying East of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX-403846 running Northwesterly and Southeasterly as recorded in Office of the Judge of Probate of Shelby County Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of said Section 20; thence run East along the North line of said NE 1/4 section for a distance of 153 feet more or less to a point on the north line of said parcel being the intersection of the North line of said NE 1/4 section and the said Alabama Power Company Transmission Main right of way; thence continue along North line of said NE 1/4 section 15 feet to the point of beginning of the centerline of the 30 feet easement herein described; thence turn an angle to the right  $85^{\circ}\pm$  and run in a Southeasterly direction for a distance of 1,324 feet more or less to a point on the South line of the said parcel and point of termination of the 30 foot easement described herein. Said easement contains 0.91 acres, more or less, and the approximate alignment and orientation is shown on the attached Exhibit A.

During the period of construction, said easement area shall be temporarily enlarged to provide for the construction, installation, and maintenance of said utility pipe, provided, however, said temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit A, which is expressly incorporated herein by reference.

## Continuation of Exhibit "A" Legal Description

Instrument: 20180810000285750 - Tract 8



20240919000292020 5/7 \$41.00  
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09/19/2024 09:19:04 AM FILED/CERT

A 30 foot utility easement for a water line situated in the Southwest quarter and the Southeast quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama, with portions lying East and West of, parallel with, and adjacent to a 100 foot Alabama Power Transmission Main right-of-way, Lay Dam - Leeds, AX-403846 running Northwesterly and Southeasterly as recorded in Office of the Judge of Probate of Shelby County Alabama, with the centerline of said 30 foot easement being more particularly described as follows:

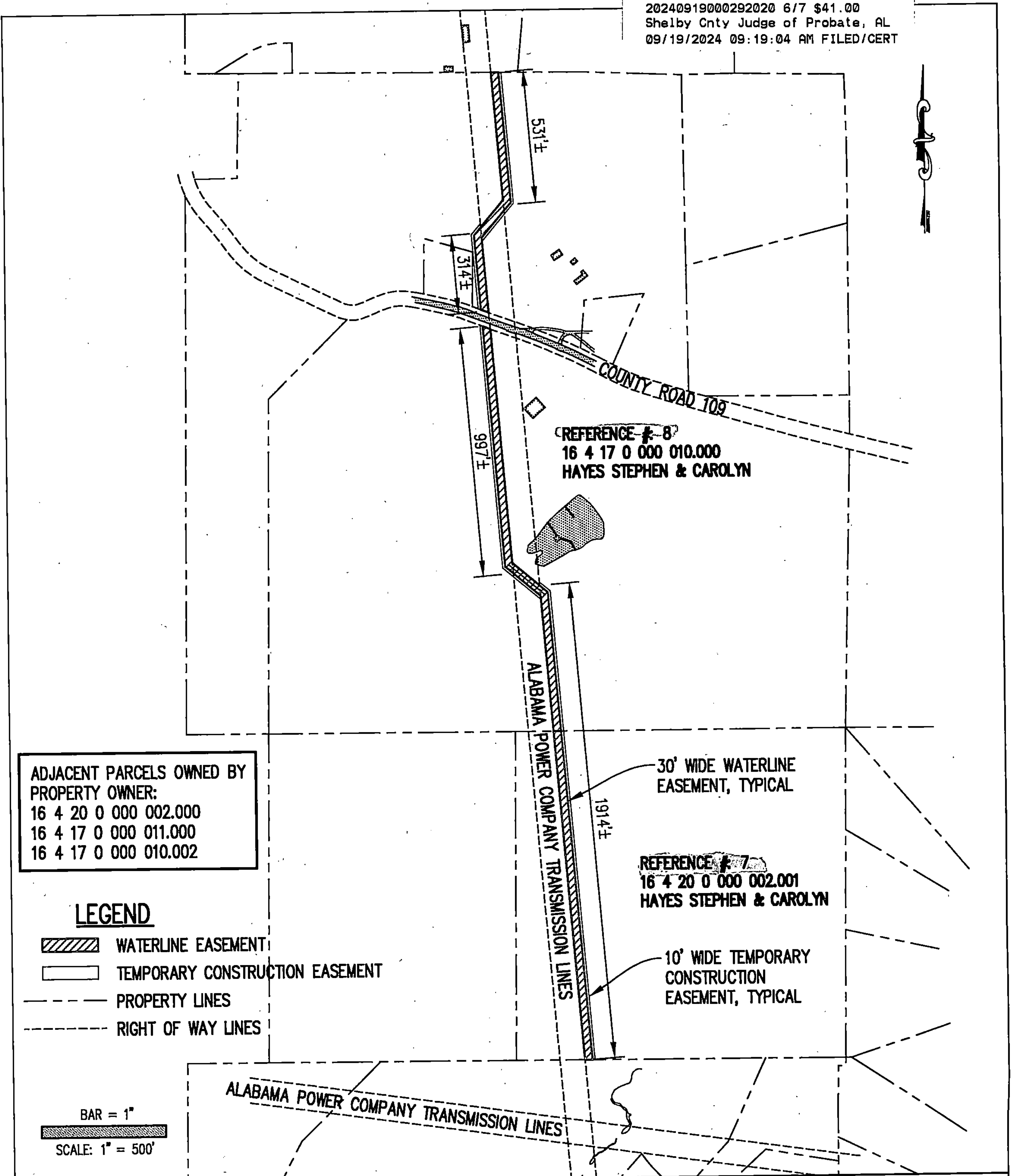
Commence at the Southwest corner of the SE 1/4 of said Section 17; thence run East along the South line of said SE 1/4 section for a distance of 153 feet more or less to a point on the South line of said parcel being the intersection of the South line of said SE 1/4 section and the said Alabama Power Company Transmission Main right of way; thence continue along South line of said SE 1/4 section 15 feet to the point of beginning of the centerline of the 30 feet easement herein described; thence turn an angle to the left  $95^{\circ}\pm$  and run in a Northwesterly direction for a distance of 552 feet more or less; thence turn an angle left  $45^{\circ}\pm$  and run in a Northwesterly direction for a distance of 184 feet more or less crossing the Alabama Power Company Transmission Main right of way; thence turn an angle right  $45^{\circ}\pm$  and run in a Northwesterly direction for a distance of 1,319 feet more or less crossing Shelby County Road 109 (60' right of way); thence turn an angle right  $45^{\circ}\pm$  and run in a Northeasterly direction for a distance of 184 feet more or less crossing the Alabama Power Company Transmission Main right of way; thence turn an angle left  $45^{\circ}\pm$  and run in a Northwesterly direction for a distance of 518 feet more or less to a point on the North line of the said parcel and point of termination of the 30 foot easement described herein. Said easement contains 1.85 acres, more or less, and the approximate alignment and orientation is shown on the attached Exhibit A.

During the period of construction, said easement area shall be temporarily enlarged to provide for the construction, installation, and maintenance of said utility pipe, provided, however, said temporary construction easement area shall not exceed (10) feet in width as depicted in Exhibit A, which is expressly incorporated herein by reference.




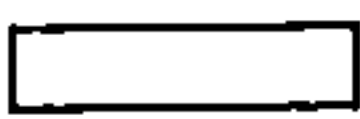
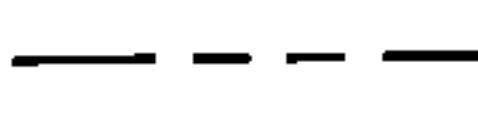



20240919000292020 6/7 \$41.00  
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ADJACENT PARCELS OWNED BY  
PROPERTY OWNER:  
16 4 20 0 000 002.000  
16 4 17 0 000 011.000  
16 4 17 0 000 010.002

### LEGEND

-  WATERLINE EASEMENT
-  TEMPORARY CONSTRUCTION EASEMENT
-  PROPERTY LINES
-  RIGHT OF WAY LINES

BAR = 1"

SCALE: 1" = 500'

## EXHIBIT A

NOTE: PROPERTY LINES SHOWN ARE  
FROM COUNTY TAX MAPS AND MAY  
NOT REFLECT ACTUAL PROPERTY LINE  
LOCATIONS.

PARCEL ID# 16 4 20 0 000 002.001  
& 16 4 17 000 010.000  
PROPERTY OWNER: HAYES, STEPHEN & CAROLYN  
TOTAL ACREAGE: 188.00  
WATERLINE EASEMENT ACREAGE: 2.76  
TEMP. CONSTRUCTION EASEMENT ACREAGE: 0.95

SHELBY COUNTY COMMISSION  
NORTH SOUTH CONNECTOR

REFERENCE #: 7 & 8  
DRAWING 1 OF 1

# Real Estate Sales Validation Form

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

Grantor's Name Stephen R. Hayes  
Mailing Address Carolyn Hayes  
2288 Hwy 109 North  
Wilsonville, AL 35186

Grantee's Name c/o Shelby County Water Services  
Mailing Address 10927 US Hwy 280  
Sterrett, AL 35147

Property Address Parcel ID#16 4 20 0 000 002.001  
Wilsonville, AL

Date of Sale 9-18-24

Total Purchase Price \$ 21,898.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20240919000292020 7/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
09/19/2024 09:19:04 AM FILED/CERT

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

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 9-18-24

Print Stephen R. Hayes

☐ Unattested

Sign

Stephen R. Hayes

(verified by)

(Grantor) Grantee/Owner/Agent circle one

Form RT-1