

This Instrument Prepared By:  
Engineers of the South, LLC  
208 Oak Mountain Circle  
Pelham, AL 35124

Source of Title: **Instrument Number 20100413000112420**  
Prepared without the benefit of title examination.

STATE OF ALABAMA)  
SHELBY COUNTY)

**PERMANENT EASEMENT FOR  
SANITARY SEWER**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollars (\$1.00) cash in hand paid by Shelby Ridge Utilities (SRUS), the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the SRUS (Grantee), its agents, successors, and assigns a permanent easement and 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 sanitary sewer mains, pipes, valves, with appurtenances and the right to install and maintain other utilities at the sole discretion of the Grantee. Said strip of land being located within the property of the undersigned Grantors as described herein, said strip being shown on "Exhibit A" and more particularly described as follows:

A sewer easement situated in the Southwest  $\frac{1}{4}$  of Section 15, Township 19 South, Range 1 West, and the Northwest  $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 West, being 35 feet in width, 25 feet to the east of, and 10 feet to the west of the herein described centerline, and containing 1.16 acres, more or less, for the installation and operation and maintenance of a Sanitary Sewer line being more particularly described as follows:

Commence at a 6" x 6" metal plate on top of an iron pipe, said point being the Northwest Corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, Township 19 South, Range 1 West; thence run **North 88°08'14" East** along the north line of Said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of **461.28 feet** to a found capped rebar stamped "SSI CA0053LS" and being the northwest corner of Forest Lakes 12th Sector Subdivision, as recorded in Map Book 34, Page 3 in the Office of the Judge of Probate of Shelby County, Alabama; thence run **South 35°04'50" West** along the northwesterly lot line of Forest Lakes 12th Sector, as recorded in Map Book 31, Page 25, for a distance of **1039.29 feet** to a set capped rebar stamped "Carr 000010LS", said point being on the northeasterly right of way of Forest Lakes Boulevard; thence run **South 33°36'12" West** for a distance of **59.89 feet** to a found capped rebar stamped "CA 54 Weygand", said point being on the Southwesterly right-of-way of Forest Lakes boulevard; thence run **North 54°55'10" West** along said right-of-way for a distance of **548.58 feet** to a found capped rebar stamped "LD Weygand 10373", a point on a curve to the left, said curve having a central angle of **90°40'24"**, a radius of **40.00 feet** and a chord which bears **South 79°44'46" West** for **56.90 feet**; thence run northwesterly along the arc of said curve for a distance of **63.30 feet** to a found capped rebar stamped "Carr 00010LS", said point being on the southeasterly right-of-way of Shelby County Highway #43; thence run **South 34°24'42" West** along said right-of-way for a distance of **16.05 feet** to a point; which is the **POINT OF BEGINNING** of a 35 foot Sanitary Sewer right-of-way lying 25 feet to the east side of, and 10 feet to the west side of, parallel to, and abutting the following described line: said **POINT OF BEGINNING** having coordinates of **N:1228423.13, E:2233256.75** and being along the southeasterly right-of-way of Shelby County Highway #43; thence run **South 32°23'07" West** for a distance of **792.43 feet** to a point, said point being on the south line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 15; thence run **South 32°23'07" West** for a distance of **236.97 feet** to a point; thence run **South 52°30'42" West** for a distance of **353.78 feet** to a point, said point being along the southeasterly right-of-way of Shelby County Highway #43 and the **Point of Ending** of this Sanitary Sewer right-of-way.

The Grantee shall have the right and privilege of a perpetual use of said lands 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 in and about said public use of said strip.

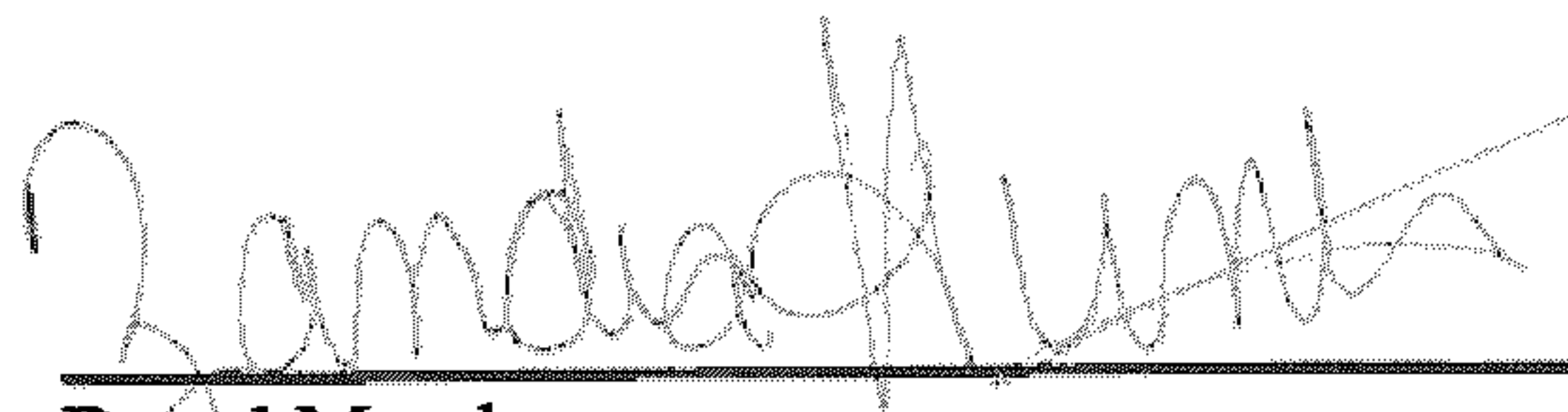
The Grantee shall have free access, ingress and egress to and from said land over and across adjacent lands of Grantor(s) for the purposes herein mentioned, and the Grantor(s) shall erect no structures on the portion of the land above described within the width of said easement, or do any act or thing which would in any way interfere with, damage, place at risk or pose future risk or possible risk to the mains, pipes, 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, and appurtenances.

The Grantee shall also have the right to temporarily place dirt and materials on adjacent lands of the Grantor(s) 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.

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(s) covenant that they have 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 release the 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 and/or sanitary sewer line and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

IN WITNESS WHEREOF, the GRANTOR herein, has executed or caused to be executed, on this 8 day of October 2024.

  
 Board Member,  
 Forest Lakes Homeowner's Association

STATE OF ALABAMA )  
SHELBY COUNTY )

I, Pari Borzellan, a notary public in and for the State at Large, hereby certify  
that Zandra Hunter, whose name is signed to the foregoing easement, and who is  
known to me, acknowledged before me on this day, that, being informed of the contents of this  
easement, have executed the same voluntarily.

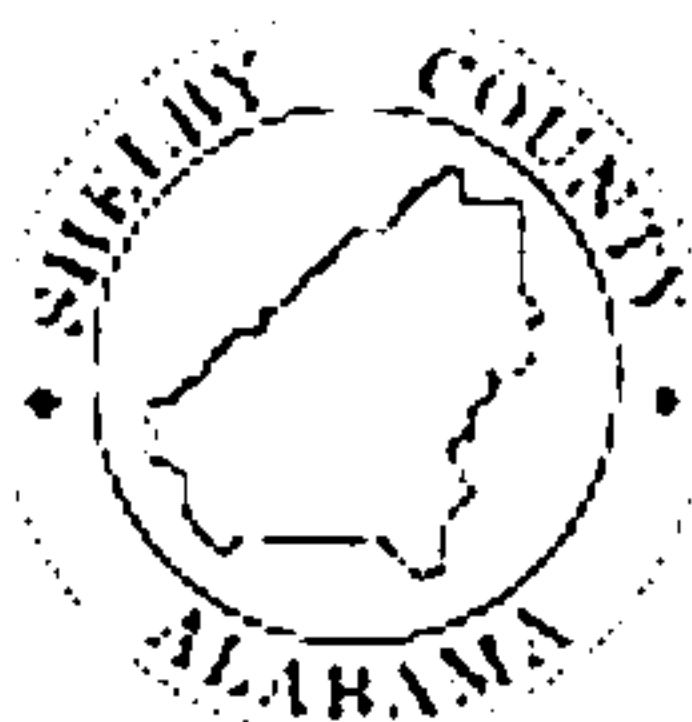
Given under my hand and official seal this the 8 day of October, 2024.



NOTARY PUBLIC

12/14/25

My Commission Expires



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2024 10:11:09 AM  
\$29.00 DANIEL  
20241015000322970

*Allen S. Bayal*