



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl

STORM DRAINAGE EASEMENT
Blackridge Lots 1948 and 1949

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One and no/100s Dollars (\$1.00) cash in hand paid by **BLACKRIDGE 52 RESIDENTIAL ASSOCIATION, INC**, an Alabama corporation ("Grantee"), the receipt whereof is hereby acknowledged, **BLACKRIDGE PARTNERS II, LLC**, an Alabama limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, a perpetual and non-exclusive easement for storm drainage, including the installation and maintenance of storm sewer pipes, inlets, manholes, headwalls, swales, ditches rip rap and erosion control, underground and on the surface, said easement being located in Shelby County, Alabama and described as follows, to-wit:

A part of lots 1948 and 1949 according to the plat of Blackridge South Phase 9 as recorded in Map Book 58, Pages 21A & 21B in the Office of the Judge of Shelby County, Alabama and being situated in the Northeast quarter of Section 18, Township 20 South, Range 3 West. being more particularly described as follows:

BEGIN at an AlaEng capped iron at the East end of the common lot line between said lots 1948 and 1949 and run in a Westerly direction along the common lot line of said lots 1948 and 1949 and along the centerline of a 10 foot wide private storm drainage easement lying 5.0 feet on both sides of, parallel to and abutting said common lot line for a distance of 120.00 feet the Eastern edge of an existing 5 foot wide private storm easement platted on said plat of Blackridge South Phase 9 and the POINT OF ENDING of this storm drainage easement.

For the consideration aforesaid, the undersigned Grantor does hereby grant bargain sell and convey unto the said Grantee the rights and privileges of a perpetual use of said lands for such purpose as stated above, said rights shall run with the land.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 31st day of October, 2024.

BLACKRIDGE PARTNERS II, LLC

BY: *Scott Rohrer*
ITS: *Executive Vice President*

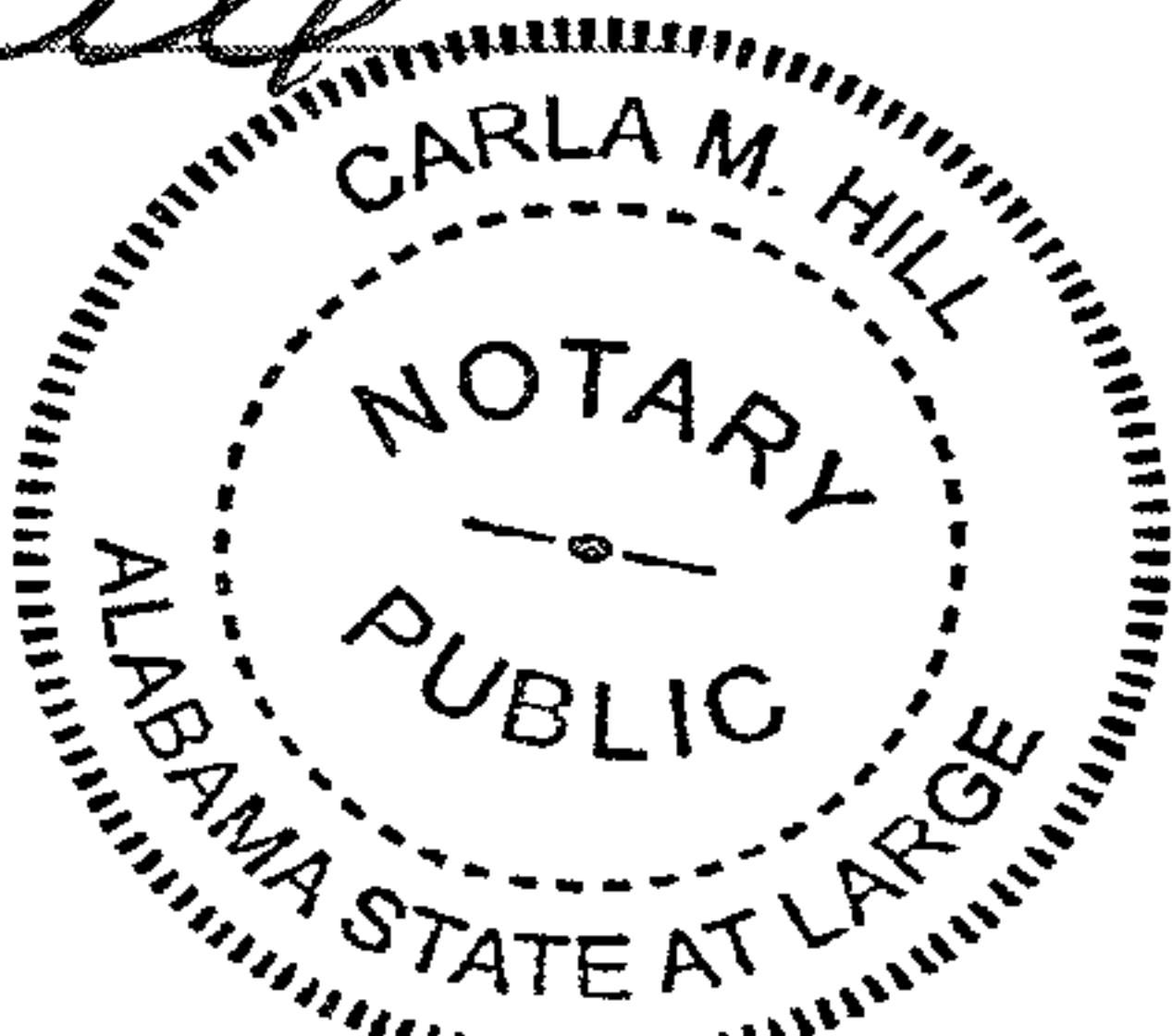
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that

Scott Rohrer whose name as an authorized representative of Blackridge Partners II, LLC, Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he, as such authorized representative, and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this 31st day of October, 20 24.

Carla M Hill
Notary Public



My commission expires 03/23/27