

This instrument was prepared without benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STORM WATER DRAINAGE EASEMENT**

**STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration in hand paid by the City of Columbiana, Alabama, the receipt whereof is hereby acknowledged, the undersigned Bryant Bank, a banking corporation (hereafter the GRANTOR) hereby grants, sells, and conveys to the City of Columbiana, Alabama (hereafter the GRANTEE), its agents, successors, and assigns a permanent non-exclusive easement and right of ingress and egress to build, construct, lay and maintain any and all utility structures, including but not limited to, storm water drainage lines, pipes, inlets, ditches, and miscellaneous structures relating thereto; to construct, operate and maintain on the below described lands and to cut and trim trees, shrubbery, and to remove any obstruction on said easement that may interfere with or threaten to endanger the operation and maintenance of said storm water drainage lines or systems in, over, along and under that certain strip of land more particularly described as follows:

See attached Exhibit A for legal description and sketch.

The GRANTEE shall have the right and privilege of a perpetual use of said easement for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof.

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

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



20250721000220180 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/21/2025 11:59:14 AM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR, by its undersigned officer, who is  
authorized to execute this conveyance, has hereto set its signature and seal this the 5<sup>th</sup> day of  
May, 2025

Bryant Bank

by [Signature]  
print name: Jeremy Tuggle  
as its: Birmingham President

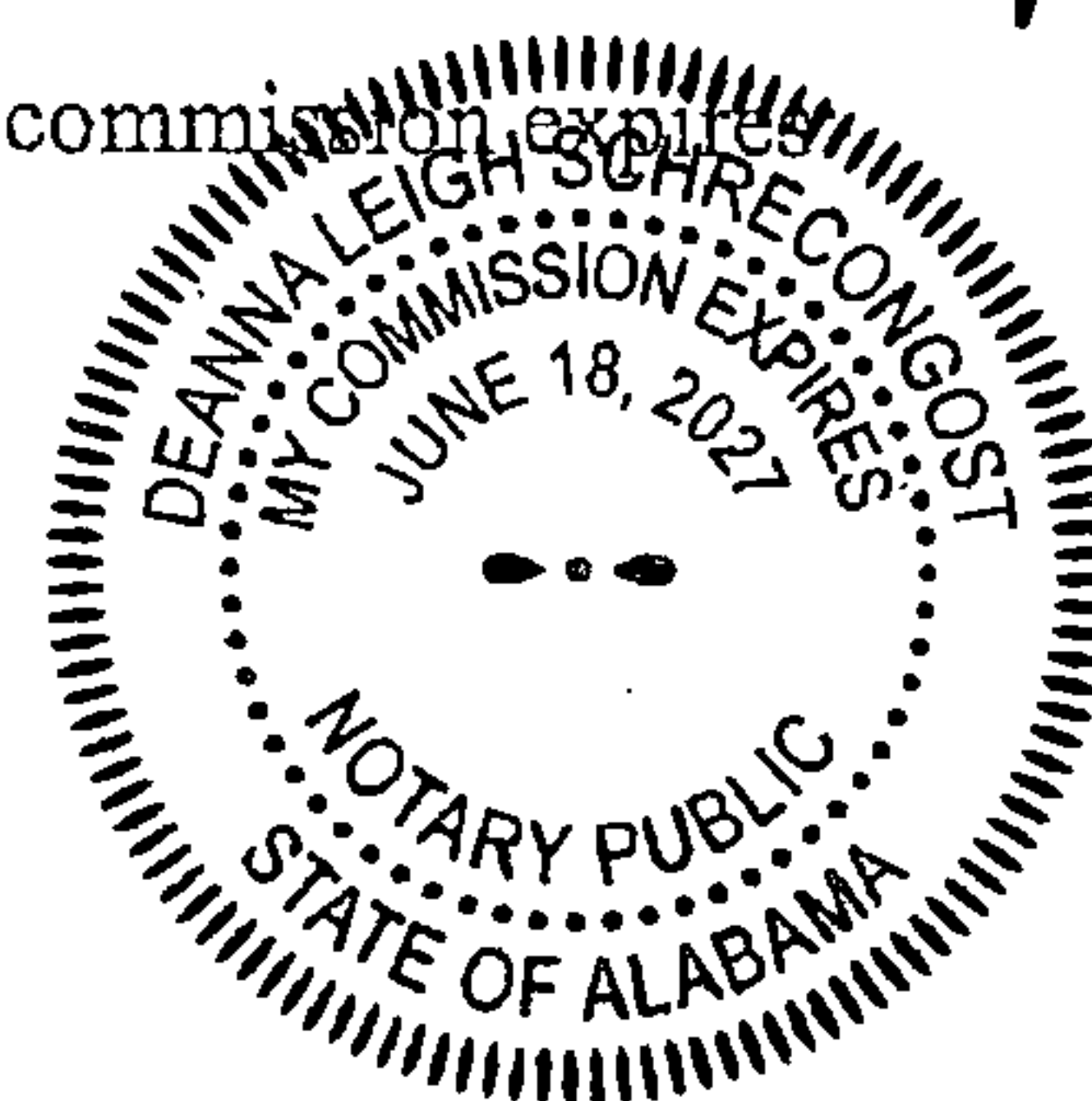
STATE OF ALABAMA  
COUNTY OF Jefferson


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Jeremy Tuggle, whose name as Birmingham President  
Bryant Bank, a banking corporation, is signed to the foregoing conveyance, and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he or  
she as such officer and with full authority executed the same voluntarily for and as the act of said  
corporation.

Given under my hand and official seal, this the 5<sup>th</sup> day of May, 2025.

[Signature]  
Notary Public

My commission expires



  
20250721000220180 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
07/21/2025 11:59:14 AM FILED/CERT

A PERMANENT DRAINAGE EASEMENT CONTAINING 0.01 ACRES, MORE OR LESS, BEING A PORTION OF THE PROPERTY IDENTIFIED BY CURRENT TAX PARCEL 217260011037.001 AND LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 01 WEST, HUNTSVILLE MERIDIAN, CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, SPARTAN FOOD SYSTEMS INC. SUBDIVISION AS DESCRIBED IN PLAT BOOK 15 PAGE 3 IN THE PROBATE OFFICE OF SAID COUNTY; THENCE S37°49'36"W A DISTANCE OF 74.33 FEET; THENCE N24°47'22"E A DISTANCE OF 75.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DEPOT ROAD AND THE NORTHERN PROPERTY BOUNDARY LINE OF THE SERVIENT PROPERTY; THENCE S54°48'09"E A DISTANCE OF 17.05 FEET TO THE POINT OF BEGINNING



