



20250721000220240 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/21/2025 11:59:20 AM FILED/CERT

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 BDK Holdings, LLC, an Alabama limited partnership (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.

IN WITNESS WHEREOF, the said GRANTOR, by its Members, Bill Davis, David Comer,
and Kenneth J. Coreno, who are authorized to execute this conveyance, has hereto set its signature
and seal this the 12th day of November, 2024.

BDK Holdings, LLC
by [Signature]
Bill Davis, its Member

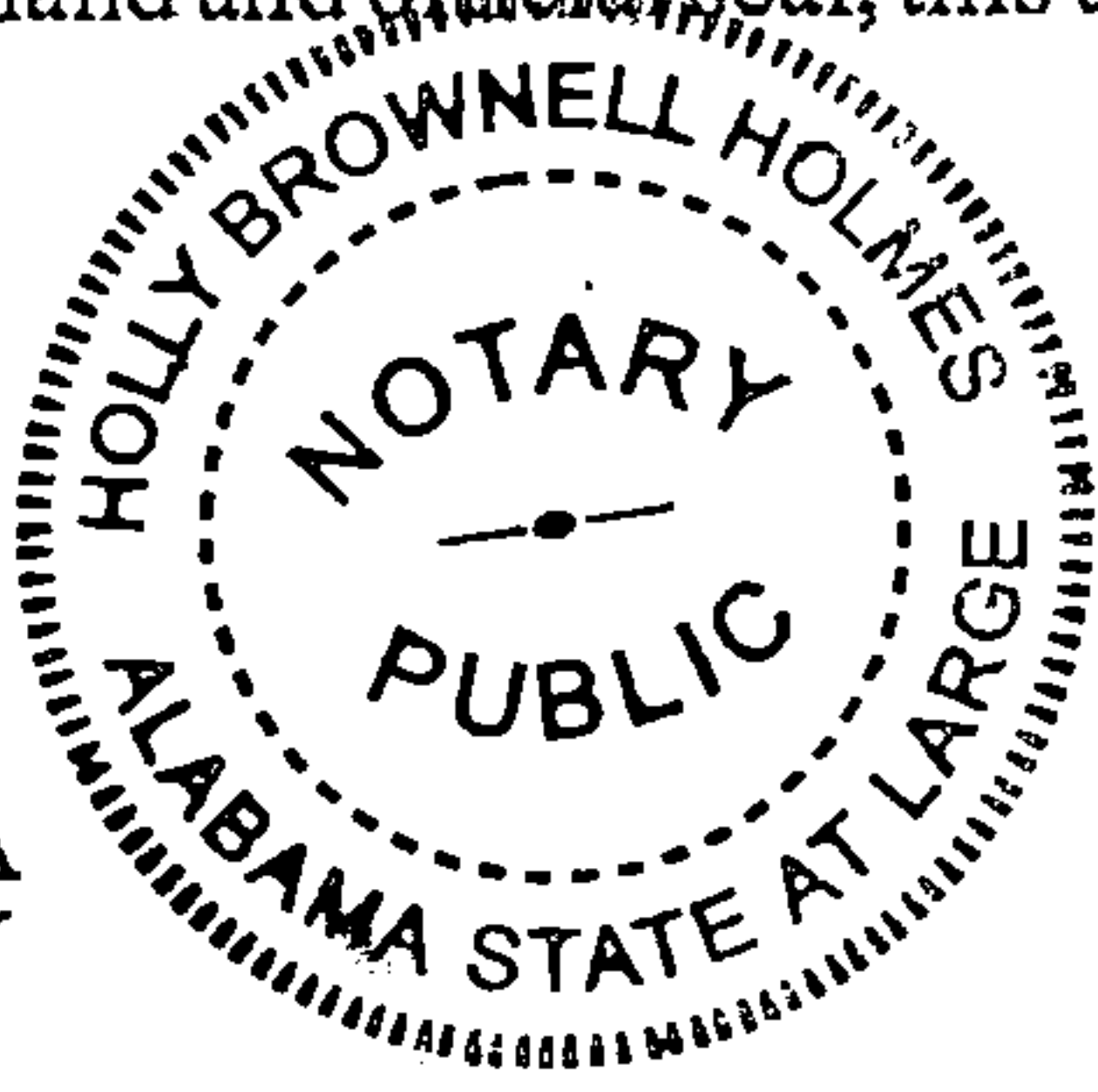
by [Signature]
David Comer, its Member

by [Signature]
Kenneth J. Coreno, its Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Bill Davis, whose name as Member of BDK Holdings, LLC, an Alabama limited liability company,
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 as such Member and with full
authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 12 day of November, 2024.



[Signature]
Notary Public

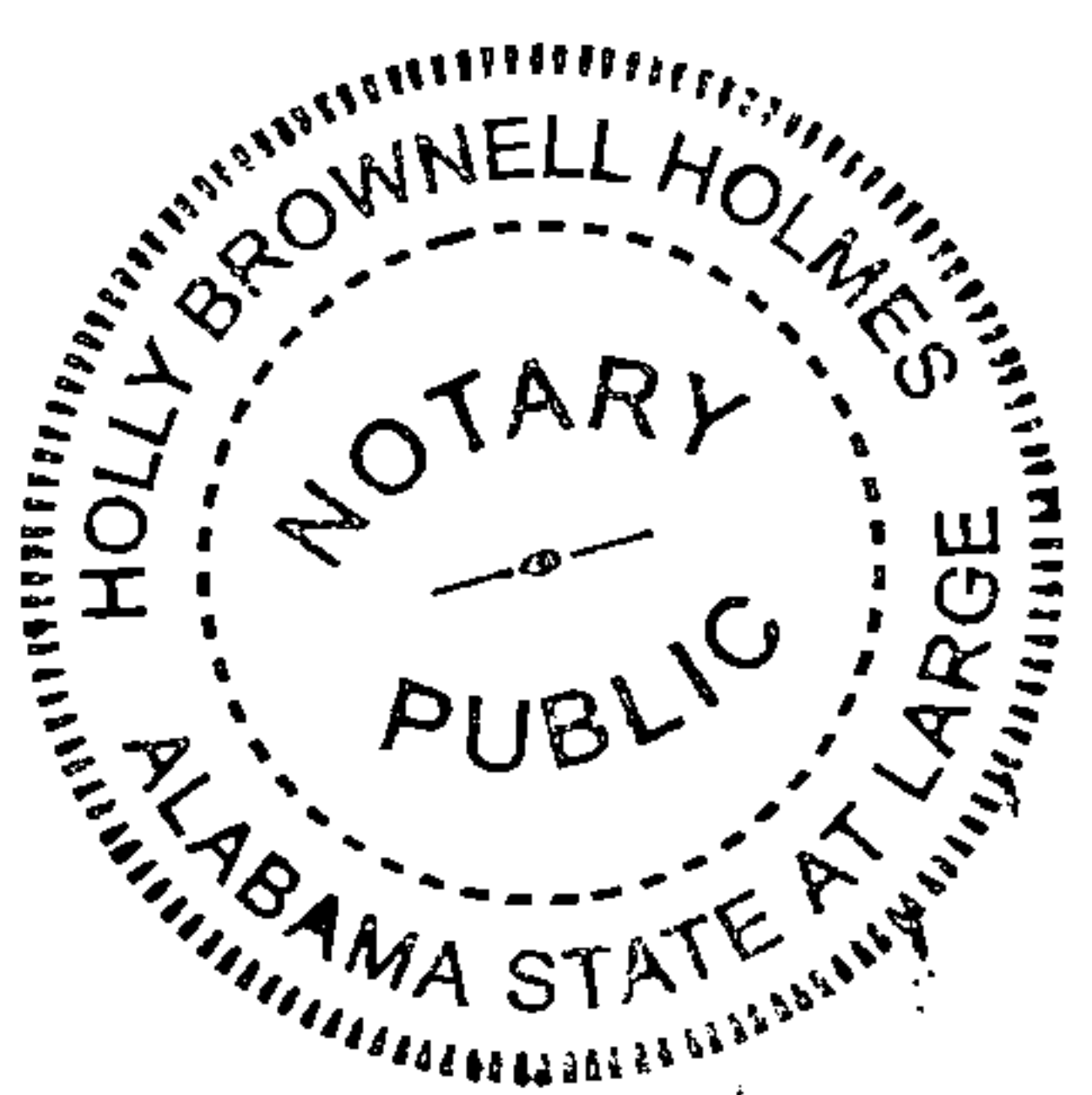
My commission expires:

STATE OF ALABAMA
COUNTY OF SHELBY

MY COMMISSION EXPIRES DECEMBER 27 2027

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
David Comer, whose name as Member of BDK Holdings, LLC, an Alabama limited liability
company, 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 as such Member and with full
authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 12 day of November, 2024.



[Signature]
Notary Public

My commission expires:

MY COMMISSION EXPIRES DECEMBER 27 2027

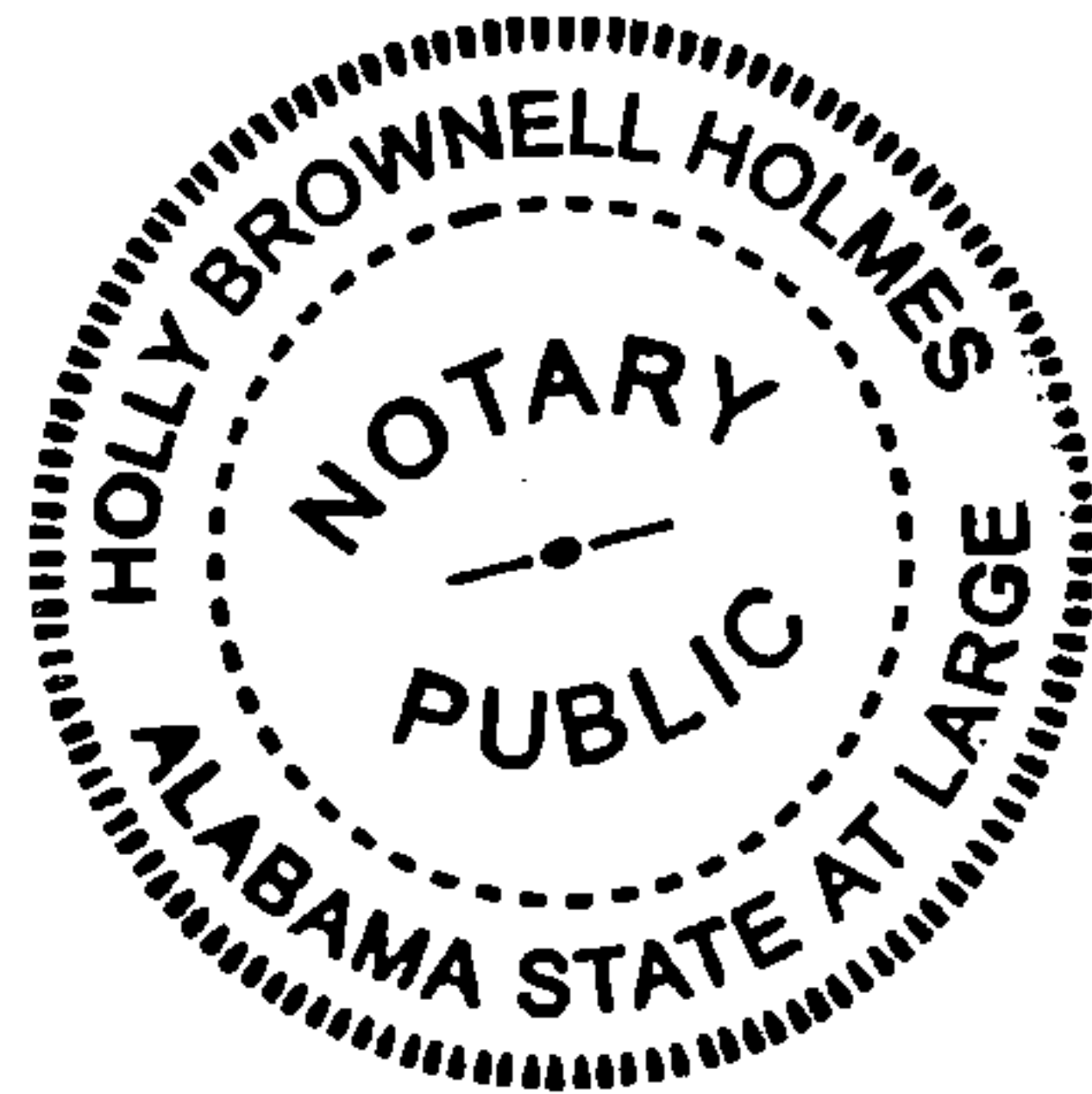


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth J. Coreno, whose name as Member of BDK Holdings, LLC, an Alabama limited liability company, 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 as such Member and with full authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 12 day of November, 2024.



Holly Brownell Holmes
Notary Public

My commission expires:

MY COMMISSION EXPIRES DECEMBER 27 2027



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A PERMANENT DRAINAGE EASEMENT CONTAINING 0.07 ACRES, MORE OR LESS, BEING A PORTION OF THE PROPERTY IDENTIFIED BY CURRENT TAX PARCEL 217261001049.006 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:

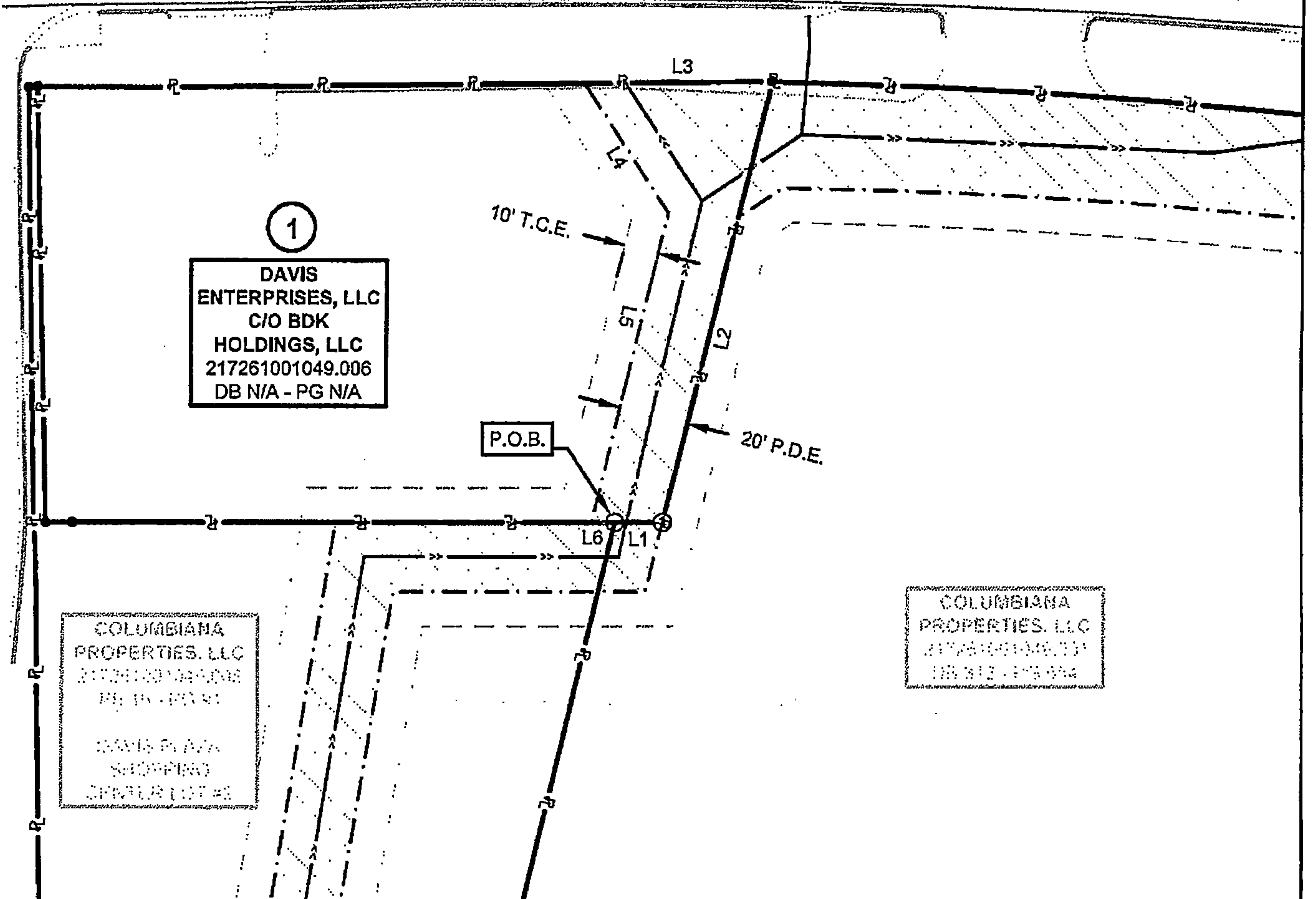
BEGIN AT THE NORTHEAST CORNER OF DAVIS PLAZA SHOPPING CENTER, LOT #2, AS DESCRIBED IN PLAT BOOK 16 PAGE 91 IN THE PROBATE OFFICE OF SAID COUNTY; THENCE S89°59'20"E A DISTANCE OF 13.84 FEET; THENCE N13°48'14"E A DISTANCE OF 131.26 FEET; THENCE S89°19'58"W A DISTANCE OF 54.55 FEET; THENCE S33°18'42"E A DISTANCE OF 44.78 FEET; THENCE S13°48'14"W A DISTANCE OF 92.08 FEET; THENCE N89°59'29"E A DISTANCE OF 6.78 FEET TO THE POINT OF BEGINNING



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W COLLEGE ST



LEGEND

PROPERTY LINE	
PROPERTY CORNER FOUND	
PROPERTY CORNER (CALC)	
C/L OF DRAINAGE	
PERM DRAINAGE ESMT	
PERM DRAINAGE ESMT AREA	
TEMPORARY CONST ESMT	

Line Table

Line #	Length	Direction
L1	13.84	S89° 59' 20"E
L2	131.26	N13° 48' 14"E
L3	54.55	S89° 18' 58"W
L4	44.78	S33° 18' 42"E
L5	92.08	S13° 48' 14"W
L6	6.78	N89° 59' 29"E

TRACT #: 1

THE CITY OF COLUMBIANA

OWNER(S): DAVIS ENTERPRISES LLC
C/O BDK HOLDINGS LLC

PROJECT NUMBER: R153823001
COUNTY: SHELBY

NOT A BOUNDARY SURVEY

EASEMENT TYPE	ACRES	SCALE:	1" = 30'
DRAINAGE EASEMENT:	0.07	DATE:	7/31/2024
T.C.E.:	0.05	SKETCH:	1 of 5