

~~These Three Boutique Inc~~
360 Hwy 440
Cheldec AL 35147

Prepared by:
Wildcat Construction
10508 US-280
Westover, AL 35147

PERMANENT EASEMENT DEED

STATE OF ALABAMA)
SHELBY COUNTY)

These Three Boutique, Inc.

PID #: 09-7-26-0-002-001.003

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned (Grantors), do hereby grant, bargain, and convey unto the Shelby County (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 water mains, pipes, water meters, 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 in **Instrument Number: 20240103000002060**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

Commence at the Northeast corner of Lot No. 7 of the Mason Addition to Highway 280 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 58 at Page 66, said point being located on the Southerly right-of-way of Shelby County Road No. 440; thence proceed North 84° 24' 18" West along the Southerly right-of-way of said road for a distance of 332.18 feet to the point of beginning of said access easement. From this beginning point proceed South 05° 35' 42" West for a distance of 20.0 feet; thence proceed North 84° 24' 18" West for a distance of 20.0 feet; thence proceed North 05° 35' 42" East for a distance of 20.0 feet to a point located on the Southerly right-of-way of said road; thence proceed South 84° 24' 18" East along the Southerly right-of-way of said road for a distance of 20.0 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 28, Township 18 South, Range 1 West, Shelby County, Alabama and contains 400 square feet.

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





20250722000221690 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/22/2025 11:22:02 AM FILED/CERT

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 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 undersigned have hereunto set their hands and seals, all on this 22 day of July, 20 25.

By: Jamie Thio



20250722000221690 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/22/2025 11:22:02 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Jamie Thomas, an Authorized Representative of THESE THREE BOUTIQUE, INC whose name is signed to the foregoing certificate as Grantor, and who is known to me, acknowledged before me, on this date that after being duly informed of the contents of said certificate, do execute the same voluntarily as such individual with full authority thereof.

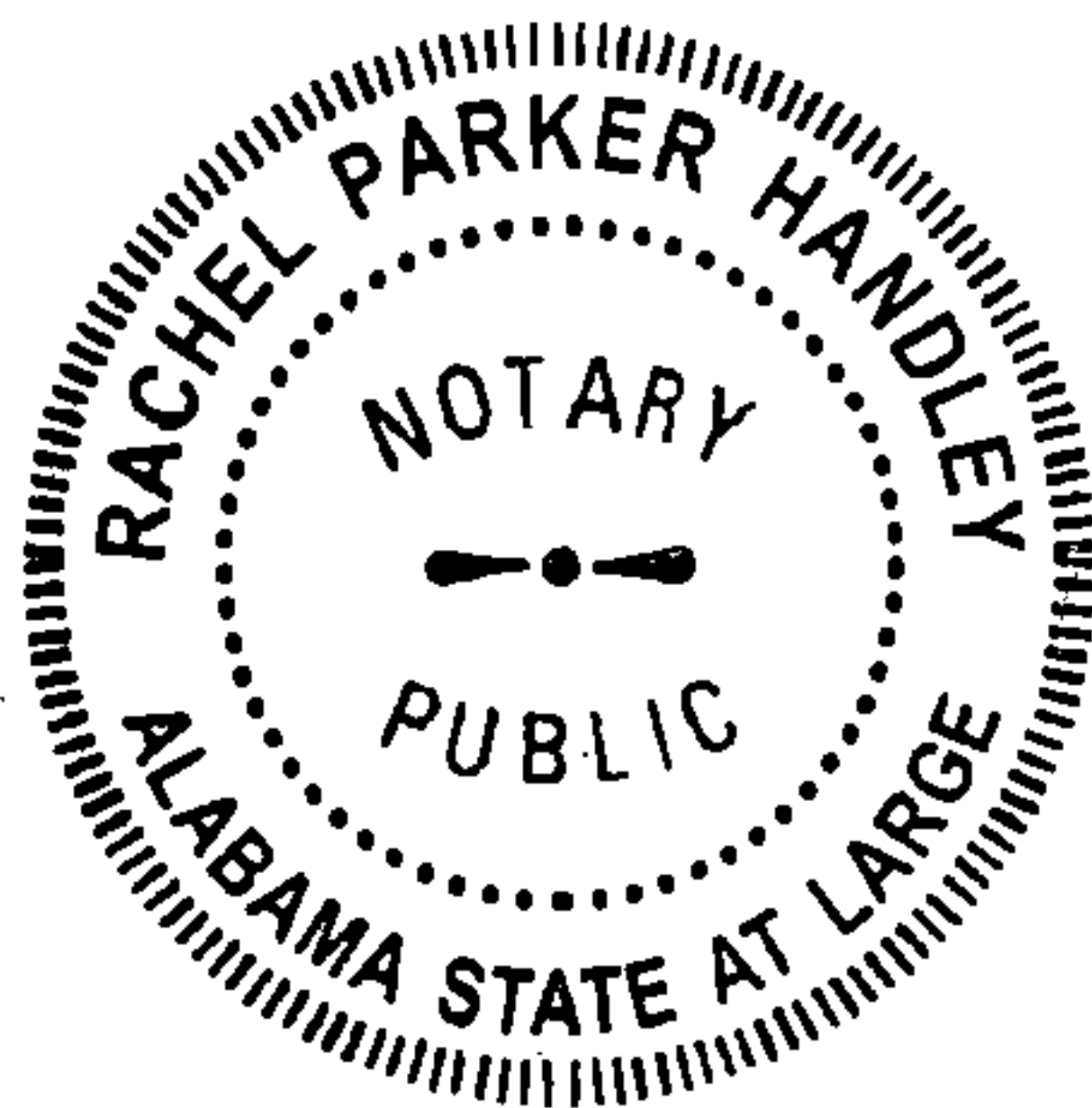
Given under my hand and seal this the 22nd day of

July 2025.

Rachel Parker Handley

Notary Public for the State of Alabama My Commission Expires June 20, 2027

My commission expires _____





20250722000221690 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/22/2025 11:22:02 AM FILED/CERT

AS-BUILT WATER VAULT
FOR ACCESS EASEMENT
JULY 21 2025

RAY & GILLILAND, P.C.

122 NORTH CALHOUN AVENUE
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: THESE THREE BOUTIQUE

DRAWN BY: CMR

SCALE: 1" = 60'

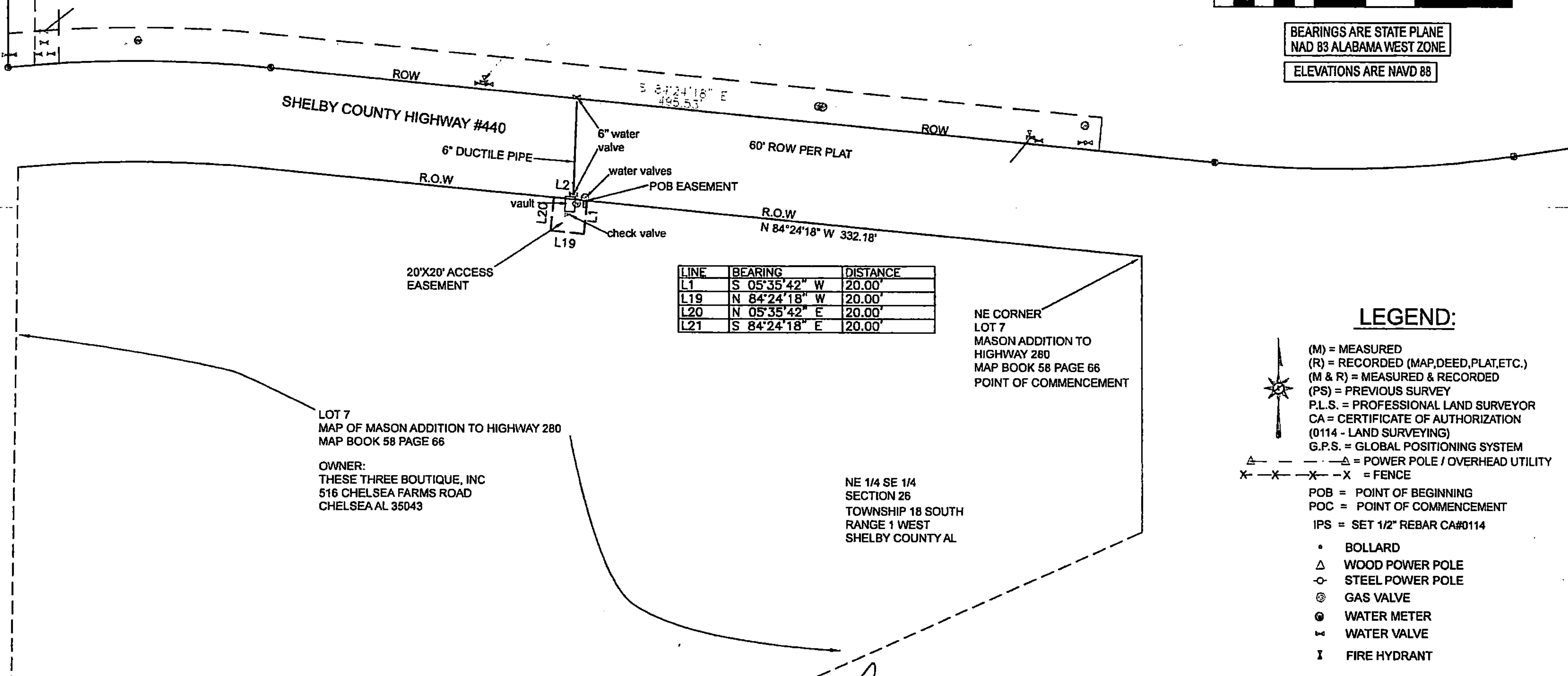
AS-BUILT SURVEY

DATE: JULY 21 2025



BEARINGS ARE STATE PLANE
NAD 83 ALABAMA WEST ZONE

ELEVATIONS ARE NAVD 88



LINE	BEARING	DISTANCE
L1	S 05°35'42" W	20.00'
L19	N 84°24'18" W	20.00'
L20	N 05°35'42" E	20.00'
L21	S 84°24'18" E	20.00'

NE CORNER
LOT 7
MASON ADDITION TO
HIGHWAY 280
MAP BOOK 58 PAGE 66
POINT OF COMMENCEMENT

LOT 7
MAP OF MASON ADDITION TO HIGHWAY 280
MAP BOOK 58 PAGE 66

OWNER:
THESE THREE BOUTIQUE, INC
516 CHELSEA FARMS ROAD
CHELSEA AL 35043

NE 1/4 SE 1/4
SECTION 26
TOWNSHIP 18 SOUTH
RANGE 1 WEST
SHELBY COUNTY AL

LEGEND:

- (M) = MEASURED
- (R) = RECORDED (MAP, DEED, PLAT, ETC.)
- (M & R) = MEASURED & RECORDED
- (PS) = PREVIOUS SURVEY
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- CA = CERTIFICATE OF AUTHORIZATION (0114 - LAND SURVEYING)
- G.P.S. = GLOBAL POSITIONING SYSTEM
- △ = POWER POLE / OVERHEAD UTILITY
- X-X-X-X = FENCE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- IPS = SET 1/2" REBAR CA#0114
- BOLLARD
- △ WOOD POWER POLE
- STEEL POWER POLE
- ⊗ GAS VALVE
- ⊙ WATER METER
- ⊕ WATER VALVE
- ⊖ FIRE HYDRANT



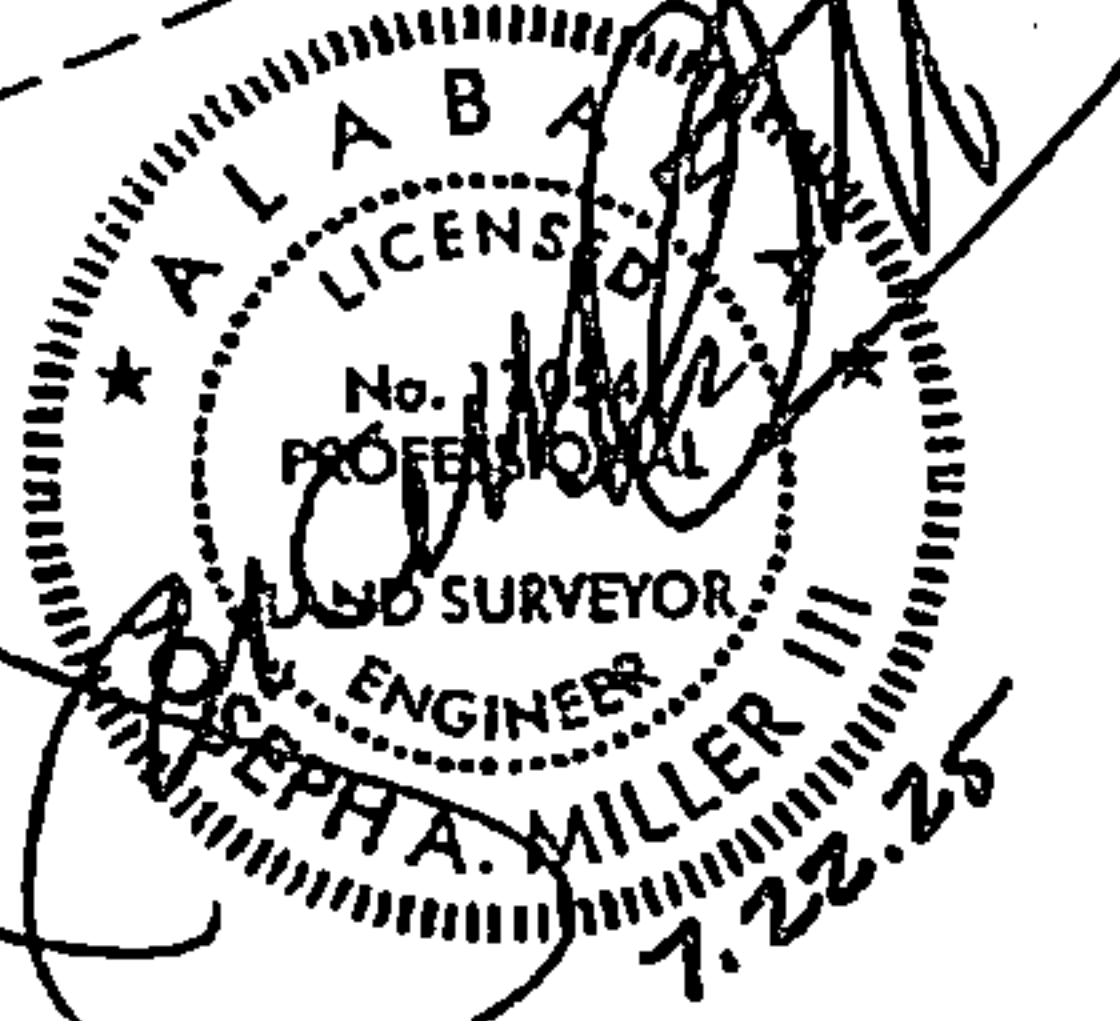
MILLER THOMPSON TAYLOR RAWSON

MTTR Engineers, Inc.
CONSULTING ENGINEERS & LAND SURVEYORS

Joseph A. Miller, III, PE/PLS
3 RIVERCHASE RIDGE
HOOVER, AL 35244

PHONE: 205-320-0114
CELL: 205-283-5878
jmmiller@mttreng.com

www.mttrengineers.com



16. As-Built Drawings are required. No water service from Shelby County water will be permitted until complete As-Built drawings are received and approved by Shelby County. Drawings shall show all connections to the system, storm sewer locations, streets, lot lines, lot dimensions, grades, elevations, and other utilities such as gas, electrical, telephone, sewer and all other pertinent information on an appropriate scale. As Built drawings shall be sealed by a registered engineer and shall contain the following statement:
"I, Joseph A. Miller, III, a registered professional engineer in the State of Alabama certify that I have personally examined and am familiar with the information submitted on this drawing and based on my inquiry of those individuals directly responsible for obtaining the information, I believe the information is true, accurate, and complete.
Signed: Joseph A. Miller, III PE No. 17154

Real Estate Sales Validation Form

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

Grantor's Name These 3 Boutique Inc
Mailing Address 360 Hwy 440
Chelsee AL 35147

Grantee's Name Shelby County Water
Mailing Address _____

Property Address These 3 Boutique Inc
360 Hwy 440
Chelsee AL 35147

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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



20250722000221690 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/22/2025 11:22:02 AM FILED/CERT

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 7/22/25

Print Jeff Talar

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1