

20250814000249060 1/5 \$36.00
Shelby Cnty Judge of Probate, AL
08/14/2025 11:15:22 AM FILED/CERT

PERMANENT EASEMENT DEED

PID 03 9 32 0 001 006.016.

**STATE OF ALABAMA)
SHELBY COUNTY) Grantors Legal Name: BW2 LLC**

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 20240715000215390**, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

A Water Utility Easement being situated on a portion of Lot 10-A, Tattersall Park Resurvey No. 9, as recorded in **Instrument Number 20240715000215390**, in the Office of the Judge of Probate of Shelby County, Alabama, said easement lying in the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Lot 10-A, said point also lying on the Easterly right of way line of Tattersall Boulevard (100' R.O.W.); thence run South 23 Degrees 02 Minutes 53 Seconds West along said Easterly right of way line and along the Westerly line of said Lot 10-A for a distance of 16.24 feet to the Point of Beginning of said Easement; thence leaving said Easterly right of way line and said Westerly line, run South 66 Degrees 57 Minutes 07 Seconds East for a distance of 23.03 feet to a point; thence run South 23 Degrees 02 Minutes 53 Seconds West for a distance of 46.12 feet to a point; thence run North 66 Degrees 57 Minutes 07 Seconds West for a distance of 23.03 feet to a point, said point lying on said Easterly right of way line and said Westerly line; thence run North 23 Degrees 02 Minutes 53 Seconds East along said Easterly right of way line and said Westerly line for a distance of 46.12 feet to the Point of Beginning of said Easement. Said Easement contains 1,062 square feet or 0.02 acres more or less.

prepared by Zoraid Pabonhuch



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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 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.



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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this day of August, 14, 2025

By: BWZ LLC

By: 
Authorized Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby certify that, Zunaid Forbanderwala whose name is signed to the foregoing certificate as Zunaid Forbanderwala, 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 14 day of August, 2025

Neil A. Knierim
Notary Public for the State of Alabama
My commission expires _____

NEIL A KNIERIM
Notary Public
Alabama State at Large
My Commission Expires Apr 21, 2029

TATTERSALL BOULEVARD
(100' R.O.W.)

R.O.W.

P.O.B.

P.O.C.

N 23°02'53" E
46.12'

S 23°02'53" W
16.24'

S 66°57'07" E
23.03'

S 23°02'53" W
46.12'

N 66°57'07" W
23.03'

WV

WV

**WATER UTILITY
EASEMENT**
1,062 Sq. Feet ±
0.02 Acres ±

LOT 10-B
TATTERSALL PARK
RESURVEY NO. 9
MB 56, PG 82

LOT 10-A
TATTERSALL PARK
RESURVEY NO. 9
MB 56, PG 82



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LEGAL DESCRIPTION:

A Water Utility Easement being situated on a portion of Lot 10-A, Tattersall Park Resurvey No. 9, as recorded in Map Book 56, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, said easement lying in the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Lot 10-A, said point also lying on the Easterly right of way line of Tattersall Boulevard (100' R.O.W.); thence run South 23 Degrees 02 Minutes 53 Seconds West along said Easterly right of way line and along the Westerly line of said Lot 10-A for a distance of 16.24 feet to the Point of Beginning of said Easement; thence leaving said Easterly right of way line and said Westerly line, run South 66 Degrees 57 Minutes 07 Seconds East for a distance of 23.03 feet to a point; thence run South 23 Degrees 02 Minutes 53 Seconds West for a distance of 46.12 feet to a point; thence run North 66 Degrees 57 Minutes 07 Seconds West for a distance of 23.03 feet to a point, said point lying on said Easterly right of way line and said Westerly line; thence run North 23 Degrees 02 Minutes 53 Seconds East along said Easterly right of way line and said Westerly line for a distance of 46.12 feet to the Point of Beginning of said Easement. Said Easement contains 1,062 square feet or 0.02 acres more or less.

EXHIBIT MAP
WATER UTILITY EASEMENT



LEGEND:

- MB = map book
- PG = page
- POB = point of beginning
- POC = point of commencement
- ROW = right of way
- WV = water vault



SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965
Order No. 328511



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