

GENERAL UTILITY EASEMENT

THIS EASEMENT AGREEMENT is made and entered into this 20 day of August 2025, by and between **Rosa Maria Alaniz-Azmitia and Manuel Jimenez-Castillo**, individuals (hereinafter referred to as "Grantors"), and the **City of Alabaster, Alabama**, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter referred to as "Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL, CONVEY, and WARRANT unto the Grantee a perpetual, non-exclusive easement and right-of-way for the purpose of installing, constructing, operating, maintaining, inspecting, repairing, replacing, and removing utilities, including but not limited to water lines, sanitary sewer lines, storm drainage systems, electric power, natural gas, telephone, cable television, and internet or fiber optic lines, over, under, and across the following described real property situated in Shelby County, Alabama, to wit:

TAX ID 23-1-11-2-004-008.000 INSTRUMENT 20201001000444460

A 10 foot sanitary sewer easement situated in the NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the South 1/2 of the NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence N 87°55'58" W along the north line of said South 1/2 of the NW 1/4 of said section a distance of 1170.00 feet to a 1/2" rebar at the SE corner of Lot 1 of Barnard Family Subdivision as recorded in Map Book 31 Page 127 in the Office of the Judge of Probate in Shelby County, Alabama, said point being the POINT OF BEGINNING of a 10 foot sanitary sewer easement lying 10 feet to the south of and parallel to described line; thence N 87°55'58" W along the north line of said easement a distance of 74.54 feet to the END of said north line.

Together with a 20 foot utility easement described as follows:

TAX ID 23-1-11-2-004-002.001 BARNARD FAMILY SUBDIVISION LOT 2 MB 31 PG 127

A utility easement situated in the NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" rebar at the SE corner of Lot 1 of Barnard Family Subdivision as recorded in Map Book 31 Page 127 in the Office of the Judge of Probate in Shelby County, Alabama said point also being the POINT OF BEGINNING of a utility easement; thence N 89°57'02" W along the south line of said Lot 1 a distance of 61.51 feet to a 1/2" rebar at the SW corner of said Lot 1; thence N 0°44'51" W along the west line of said Lot 1 a distance of 40.00 feet to a point; thence N 89°57'02" E leaving said west line a distance of 61.99 feet to a point on the east line of said Lot 1; thence S 0°03'28" E along the east line of said Lot 1 a distance of 40.00 feet to the POINT OF BEGINNING.

As shown on Exhibit 1.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns, forever.

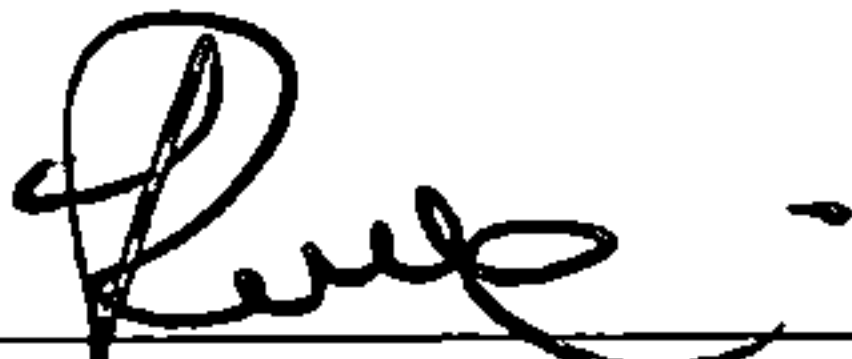
Grantee shall have full rights of access to, from, and along the easement area for the exercise of the rights granted herein. Grantee shall be responsible for all maintenance, repair, or replacement of any utilities placed within the easement.



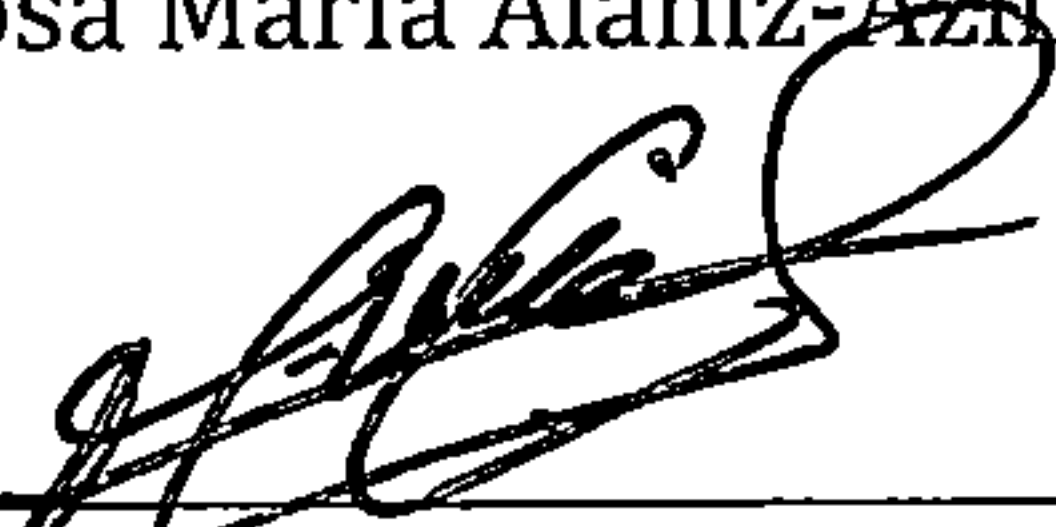
20250825000260480 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/25/2025 01:22:16 PM FILED/CERT

Grantors reserve the right to use the easement area for any purpose not inconsistent with the rights herein granted, provided such use shall not interfere with or obstruct the Grantee's use of the easement.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.



Rosa Maria Alaniz-Azmitia




Manuel Jimenez-Castillo

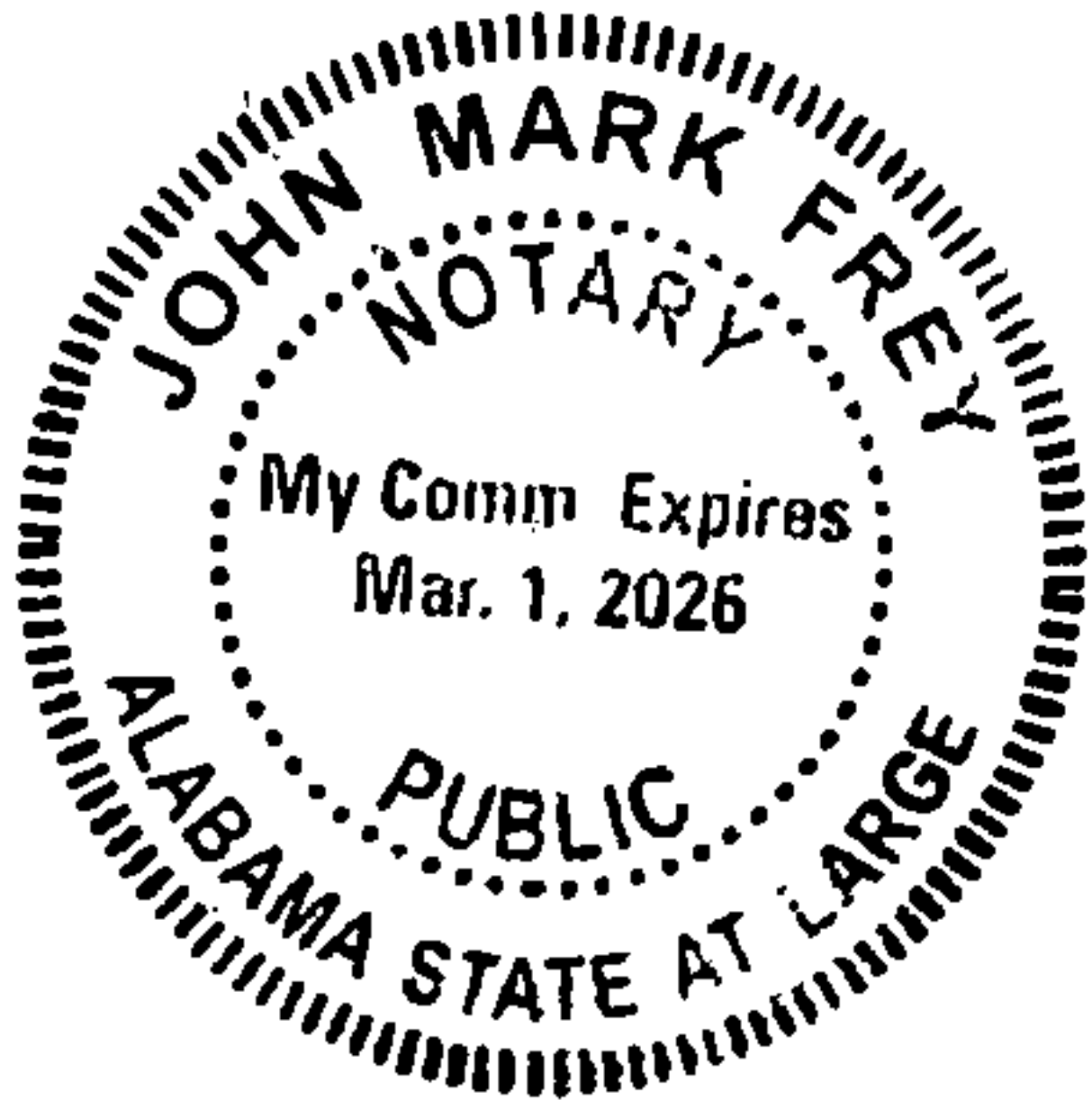
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rosa Maria Alaniz-Azmitia and Manuel Jimenez-Castillo, whose names are signed to the foregoing instrument, and who are known to me (or satisfactorily proven) acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 20 day of August, 2025.



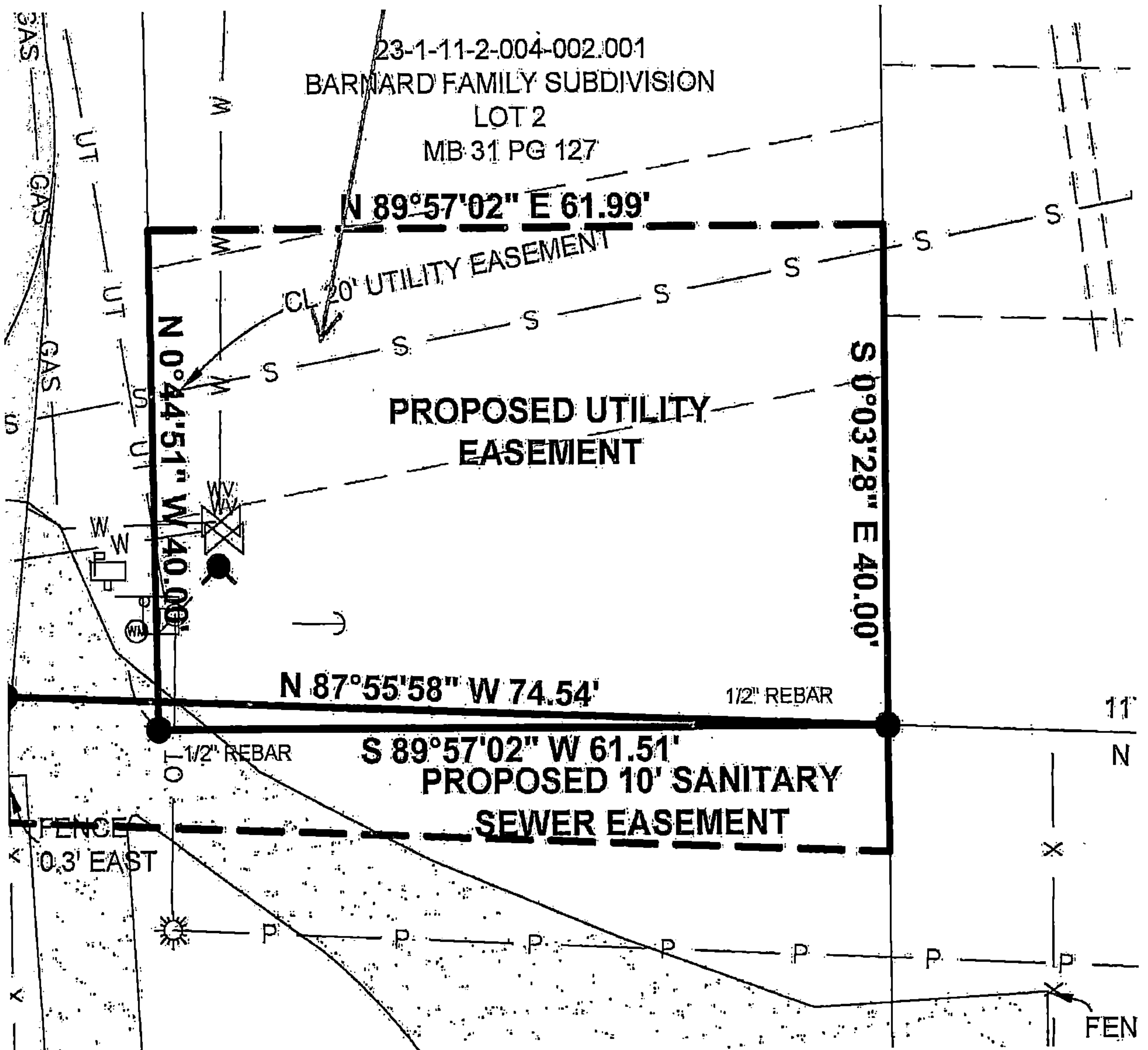
Notary Public
My Commission Expires: March 1, 2026





20250825000260480 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/25/2025 01:22:16 PM FILED/CERT

EXHIBIT A



Real Estate Sales Validation Form

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

Grantor's Name Rosa Maria Alaniz-Azmitia
Mailing Address Manuel Jiminez Castillo
1502 8th Street SW
Alabaster, AL 35007

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address SAME

Date of Sale 08/20/2005
Total Purchase Price \$ 10.00
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)

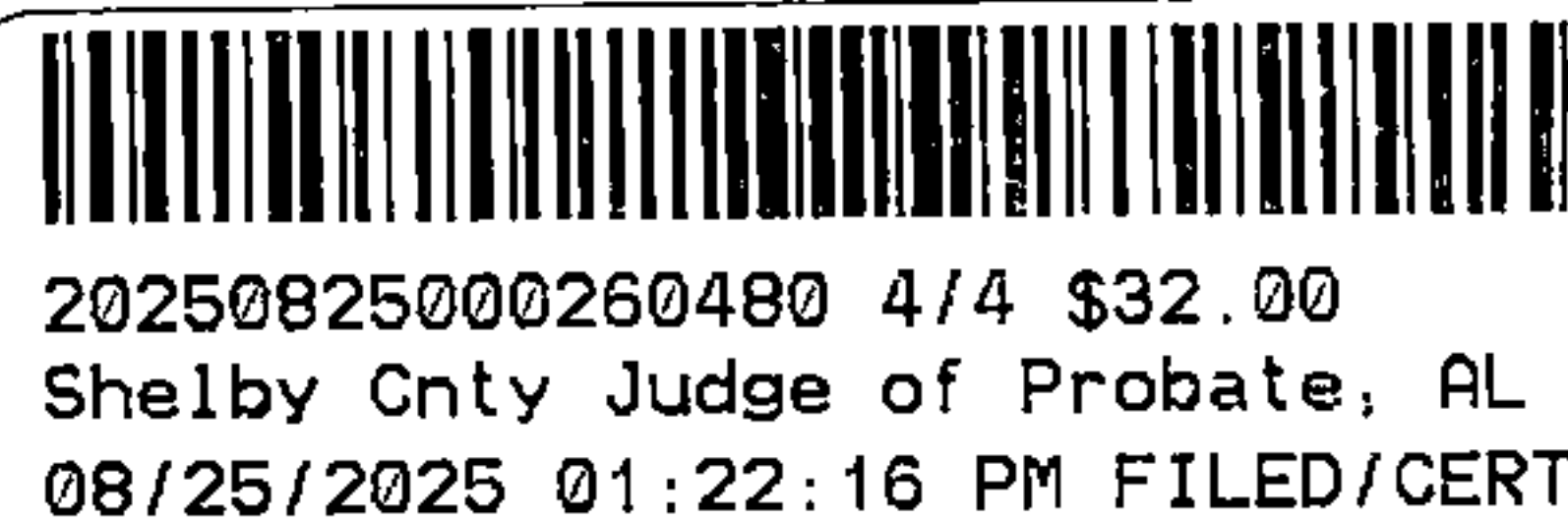
- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Converting Prescriptive Easement to General Utility Easement
☐ Closing Statement

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 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 August 20, 2025 Print Lisa Glasgow
Unattested Sign Lisa Glasgow
(Grantor/Grantee/Owner/Agent) circle one
Deputy Clerk
City of Alabaster
Form RT-1

