

PERMANENT EASEMENT DEED

20250829000267130 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/29/2025 11:41:24 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Overton Gap, LLC
PID #: 09 8 28 0 001 026.006

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: 20180411000121130, in the office of the Judge of Probate, Shelby County, Alabama said strip being more particularly described as follows:

A WATERLINE EASEMENT BEING 5 FEET IN WIDTH ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE: Commence at the Northeast corner of Lot No. 1 of the Chelsea Village Subdivision as shown on map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 52 Page 98, said point being the point of beginning of said 5-foot-wide waterline easement. Thence proceed in a westerly direction along the North Boundary of the 5-foot-wide easement and along Old US HWY 280 ROW and along a curve having a distance of 133.67'34', said curve having a Chord Bearing of N87°42'03"W, delta angle of 14°46'31", chord length of 133.30' and a radius of 518.34', to the point of ending.

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



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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
28th day of AUGUST, 2025.

By

[Signature]
Overton Gap, LLC Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said state-at-large, do hereby
certify that, GLENN PONDER, an Authorized
Representative of [GRANTOR], 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 28th day of
AUGUST, 2025.

[Signature]

Notary Public for the State of ALABAMA

My commission expires 4-10-2026

TAMARA PITTS MAHAFFEY
Notary Public
Alabama State at Large

Prepared by Shelby County Water Department
200 W College St, Columbiana, AL 35051