

STATE OF ALABAMA

SHELBY COUNTY

Title not examined by preparer

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS; that the undersigned WLP70, LLC (Grantor), is the owner of that certain real property located in Shelby county, Alabama to be the proposed Springs Crossing, Sector 7, Phase 1 (the Subdivision).

Grantor is desirous of creating an Easement for Sanitary Sewer within the Subdivision.

NOW, THEREFORE, in consideration of the premises and for \$10.00 and other good and valuable considerations, the receipt and sufficiency of which are hereby, Grantor does hereby do the following:

1. GRANT OF EASEMENT: Grantor does hereby grant, bargain, sell and convey to The Shelby County Commission (Grantee), its successors and assigns, a perpetual, exclusive Easement, running with the land for the operation and maintenance of sanitary sewer to be constructed within the Easement by Grantor.
2. LOCATION OF EASEMENT: The Easement shall be located as described on Exhibits A & B attached hereto and is entirely located within Lot 6 of the Subdivision.
3. MAINTENANCE: Grantee shall maintain the Sanitary Sewer line located within the Easement after construction of said Sewer line by Grantor. Any owner of Lot 6 shall maintain the grass and vegetation located on the surface of the Easement and shall not install any vegetation the roots of which could disturb the actual sewer line.
4. TERMINATION: The Easement shall terminate in the event the Subdivision is not approved for recordation of a recorded plat.

DONE this 14th day of October, 2025

WLP70, LLC

By: Randall H. Goggans

Randall H. Goggans, its Manager

STATE OF)
COUNTY OF)

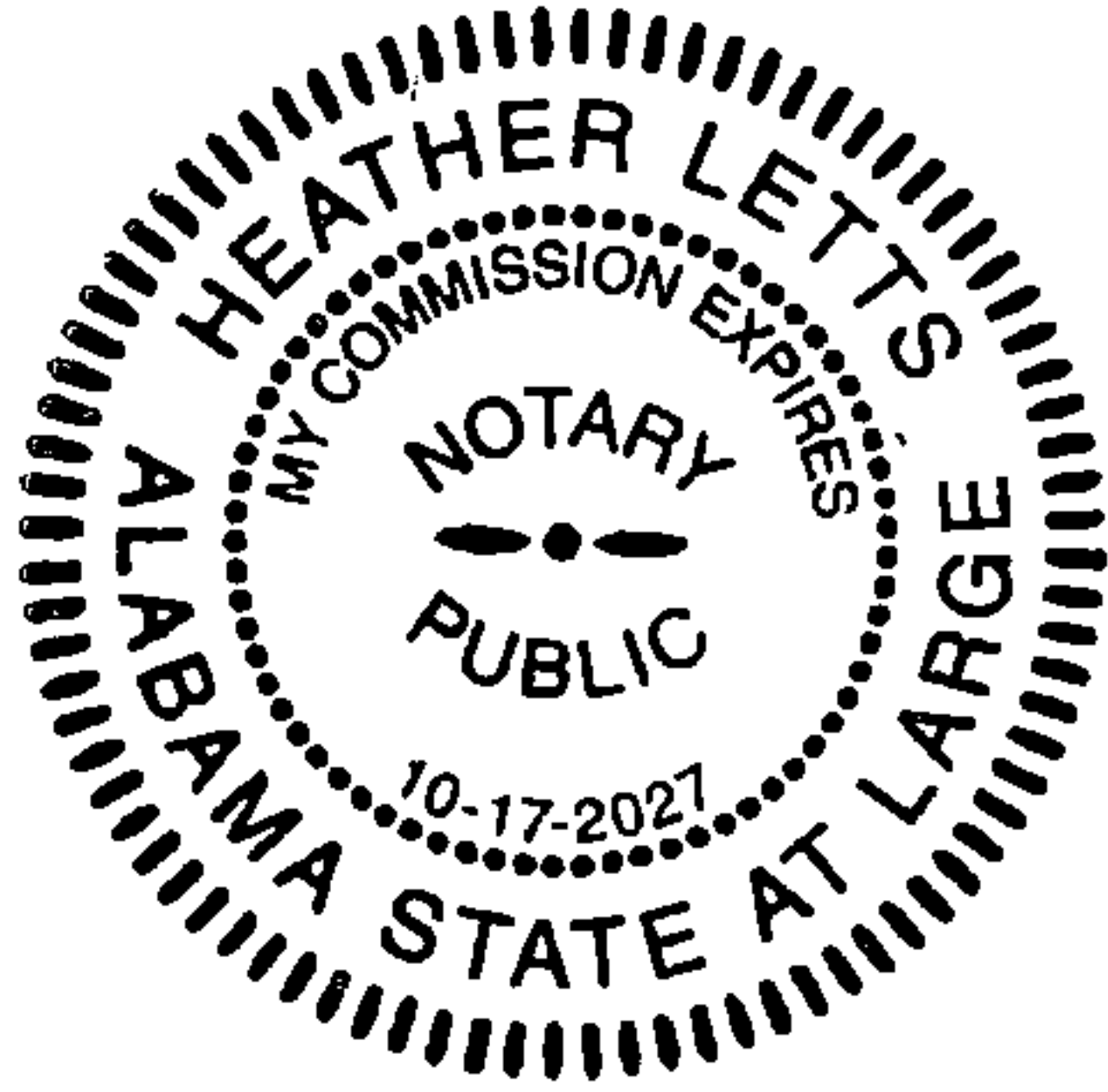
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans whose name as Manager of WLP70 LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 14th day of October, 2025.

Leather Little



20251014000316770 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/14/2025 01:53:20 PM FILED/CERT



Notary Public
My Commission Expires: 10/17/27

Prepared by:
James F. Burford III
Attorney at Law
1129 Winward Lane, Vestavia, AL 35216

Exhibit "A"

A 10.00' Wide Sanitary Sewer Easement, as shown along the East line of proposed Lot 6 of Springs Crossing, Sector 7, Phase 1, lying 5.00' either side of and parallel to the following described centerline:

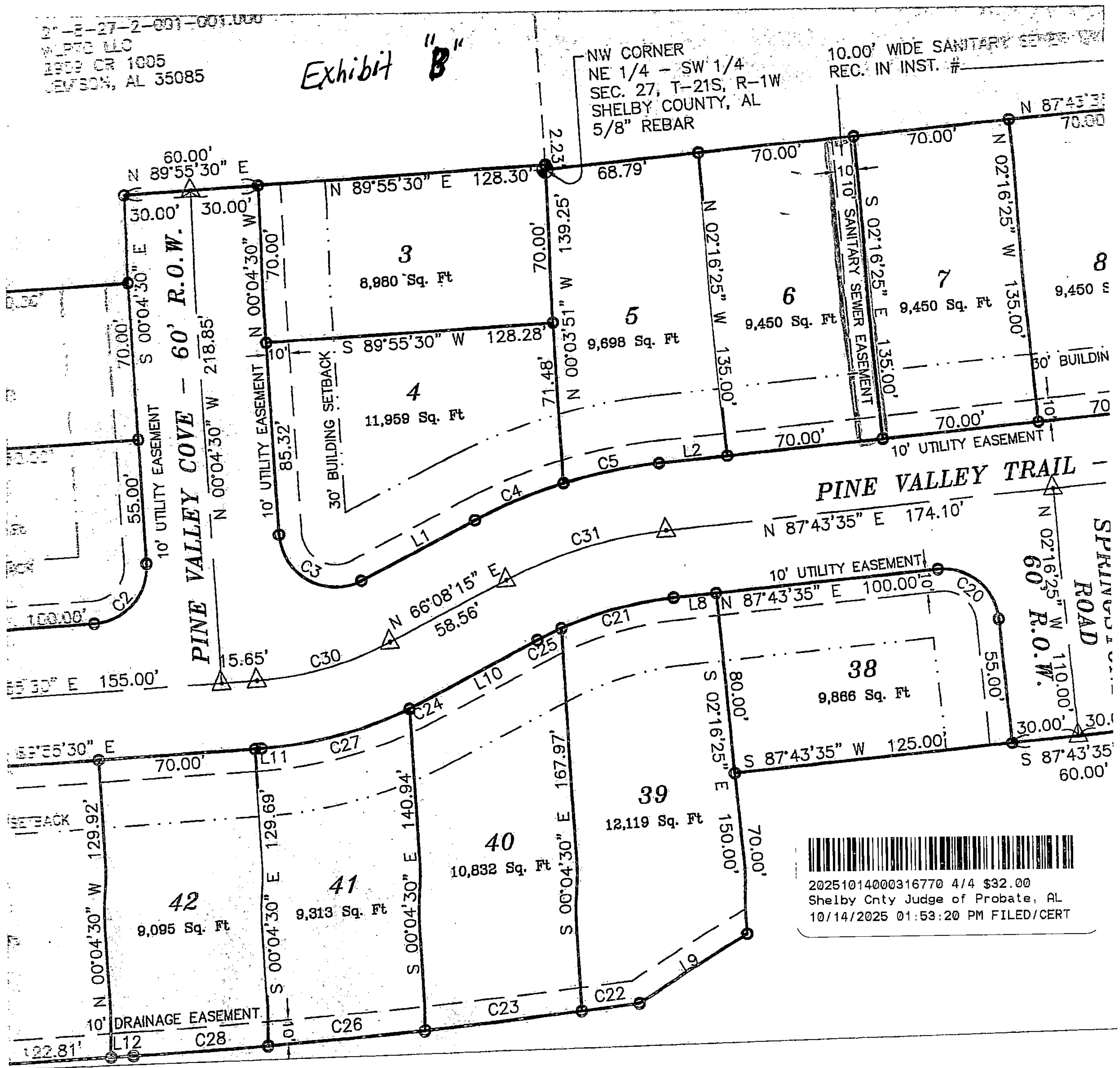
Commence at the NW Corner of the NE Corner of the SW 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the NW Corner of proposed Lot 5 of Springs Crossing, Sector 7, Phase 1; thence N87°43'35"E along the rear property lines of above said Lots 5 & 6 a distance of 133.79' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S02°16'25"E a distance of 135.00' to the Northerly R.O.W. line of proposed Pine Valley Trail, 60' R.O.W., and the POINT OF ENDING OF SAID CENTERLINE.



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A handwritten signature in black ink, consisting of a stylized, cursive script.

Exhibit "B"



A 10.00' Wide Sanitary Sewer Easement, as shown along the East line of proposed Lot 6 of Springs Crossing, Sector 7, Phase 1, lying 5.00' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NE Corner of the SW 1/4 of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point also being the NW Corner of proposed Lot 5 of Springs Crossing, Sector 7, Phase 1; thence N87°43'35"E along the rear property lines of above said Lots 5 & 6 a distance of 133.79' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S02°16'25"E a distance of 135.00' to the Northerly R.O.W. line of proposed Pine Valley Trail, 60' R.O.W., and the POINT OF ENDING OF SAID CENTERLINE.