

**SEWER INFRASTRUCTURE**

**BILL OF SALE & EASEMENTS**

**STATE OF ALABAMA  
COUNTY OF BALDWIN**

**KNOW ALL MEN BY THESE PRESENTS that \_\_\_\_\_  
\_\_\_\_\_, (hereinafter referred to as the "Grantor"), the owner of the Sewage Collection System hereinafter described, for and in consideration of the sum of TEN AND NO/100ths Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by BALDWIN COUNTY SEWER SERVICE, L.L.C., (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY, TRANSFER, SET OVER AND ASSIGN unto Grantee, and its successors and assigns, all that property pertaining or related to the Sewage Collection System, which includes all sewage transmission lines, lift stations, pumps, valves, appurtenances and appliances, located in, on or under the real property located in Baldwin County, Alabama described on the plat of \_\_\_\_\_  
\_\_\_\_\_, residential subdivisions in Baldwin County, Alabama as recorded in the Probate Court Records of Baldwin County, Alabama including without limitation Slide Nos. (\_\_\_\_\_) and (\_\_\_\_\_) respectively; Further, Grantor does hereby grant, bargain, sell and convey a nonexclusive perpetual easement on, over or under the common area ground and utility easement designation on the recorded map or plat of \_\_\_\_\_, a residential subdivision to erect, maintain and use sanitary sewer collection and transport facilities for the purpose of conveyance and transport of sewage to the Grantee's main collection lines over the common property and utility easements reflected on the Subdivision Record Map or Plat or as may hereafter appear on any plat of record subject to the Protective Covenants of \_\_\_\_\_, a residential subdivision, without limitation upon the forgoing Grantor specifically grants, bargains and sells to Grantee a nonexclusive easement over and across a 20 foot easement over, across and under the alley, utility and the drainage easement on the rear line of each lot that the map or plat shows such an easement for Grantee to use for sewer facility installation and access together with the right to construct within such reserved easement such other sewer collection facilities so long as it does not impede or hinder surface water drainage across the property described in Slide Nos. (\_\_\_\_\_) and (\_\_\_\_\_) sufficient to maintain, repair and/or replace any of the Sewage Collection System transferred hereby.**

**TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**TO HAVE AND TO HOLD, the same unto the Grantee, BALDWIN COUNTY SEWER SERVICE, L.L.C., and its successors and assigns forever.**

**Grantor covenants that it is the lawful owner of the Sewage Collection System and lawfully seized of an indefeasible estate in fee simple in same; that Grantor is in quiet and peaceable possession of same; that same are free and clear of all liens and encumbrances, and that Grantor will forever WARRANT AND DEFEND the title to the Sewage Collection System and the peaceable possession thereof against all lawful claims and demands of all persons.**

**IN WITNESS WHEREOF, the Grantor, \_\_\_\_\_  
\_\_\_\_\_, has set its hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.**

**BY: \_\_\_\_\_**

**ATTEST:**

\_\_\_\_\_  
**STATE OF ALABAMA)  
COUNTY OF BALDWIN)**

**I, the undersigned authority, a Notary Public within and for said County and State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of \_\_\_\_\_ is signed to the foregoing conveyance and who is known to me acknowledged before me on this day that being informed of the contents of said conveyance, he, as such representative and with full authority, executed the same voluntarily and with full authority to do so on the date the same bears date.**

**Given under my hand and seal on this the \_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
**NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_**

**The following information is furnished in accordance with Code of Alabama 1975, Section 40-22-1, and is verified by the signature of the Grantor(s) below:**

Grantor's name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

\_\_\_\_\_

Grantee's name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

\_\_\_\_\_

Property Address: \_\_\_\_\_

\_\_\_\_\_

Date of Sale: \_\_\_\_\_

Total Purchase Price: \_\_\_\_\_

Or Actual Value: \_\_\_\_\_

Or Assessor's Market Value: \_\_\_\_\_

**The purchase price or actual value claimed can be verified in the following documentary evidence:**

**(check on)** \_\_\_\_\_ Bill of Sale, \_\_\_\_\_ Sales Contract, \_\_\_\_\_ Closing Statement,

\_\_\_\_\_ Appraisal, \_\_\_\_\_ other

Date: \_\_\_\_\_

Grantor(s) Signature

