

THIS INSTRUMENT PREPARED BY
[Alabama Department of Transportation]
[1020 Bankhead Highway West]
[Birmingham, AL 35202-2745]

STATE OF ALABAMA

COUNTY OF SHELBY

Project No. STMTE – TE09(912)
ID No. S158

DEED FOR PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor(s) The American Village Public Educational Building Authority of the City of Montevallo has this day bargained and by these presents do hereby grant, bargain, convey, transfer and deliver unto Shelby County a permanent easement for the purpose of entering the following described property to administer, maintain and oversee the installation of a transportation enhancement project which consists of landscaping the following described real estate on, over and across such easement situated and lying in the County of Shelby, State of Alabama and more particularly described as follows:

The easement hereby granted is more particularly located and described as follows, to wit: Tax Parcels 27-1-11-2-001-001.000 and 27-2-10-0-000-001 located in Section 10, Township 22 South, Range 3 West and Section 11, Township 22 South, Range 3 West, purchased by Warranty Deed dated July 22, 1998 recorded in the Shelby County Judge of Probate Office in Instrument Number 1998-25230. The property is adjacent to State Route 119 in Montevallo, Alabama.

A part of the said SE ¼ OF NE ¼, Section 10, Township 22, South, Range 3 West and the NW ¼ of NW ¼, NE ¼ of NW ¼, SW ¼ of NW ¼, Section 11, Township 22 South, and Range 3 West, identified as Tract No. 1 on Project No. STMTE-TE09(912) in Shelby County, Alabama and being more fully described as follows:

Beginning at the point that is 50.00 feet northwesterly of and at right angles to the Centerline of Alabama State Route 119 at station 103+00.00 (said point located on the western side of the present right of way line of Alabama State Route 119;

Thence northwesterly a distance of 200.00 feet to a point that is 250.00 feet northerly of and at right angles to the centerline of Alabama State Route 119 at Station 103+00;

Thence northeasterly a distance of 477.89 feet to a point that is 250.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 107+77.89;

Thence following the curvature thereof an arc distance of 834.94 feet to a point 250.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 115+00.00 (said arc having a chord bearing of N 47°18'18.34"E, a clockwise direction, a chord distance of 827.87 feet, and a radius of 1850 feet);

Thence northwesterly a distance of 100.00 feet to a point that is 30.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 115+00.00;

Thence following the curvature thereof an arc distance of 391.67 feet to a point 350.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 118+21.37 (said arc having a chord bearing of N 65°59'18.64" E, a clockwise direction, a chord distance of 391.01 feet, and a radius of 1950.00 feet);

Thence southeasterly 100.00 feet to a point that is 250.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 118+21.37;

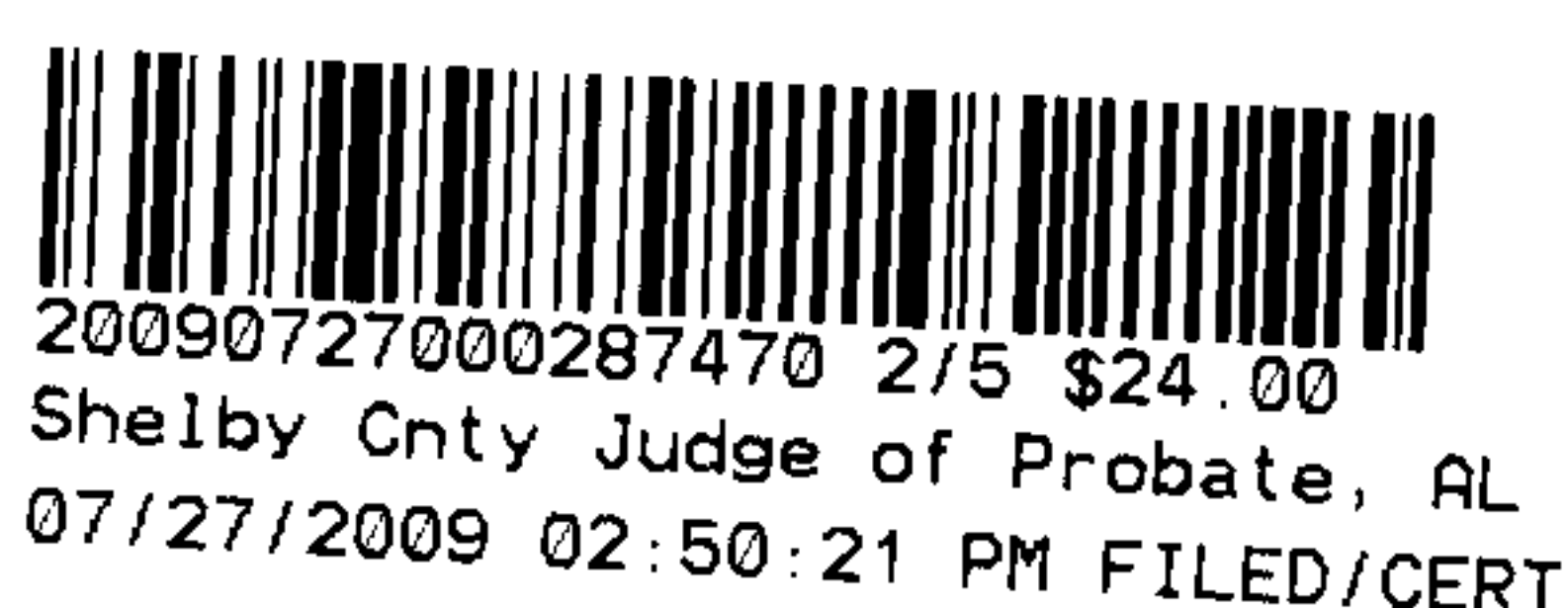
Thence northeasterly 378.53 feet to a point that is 250.00 feet and northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 121+99.90;

Thence following the curvature thereof and arc distance of 1624.06 feet to a point 250.00 feet and northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 141+13.97) (said arc having a chord bearing of N 38°30'35.42" E, a counterclockwise direction, a chord distance of 1534.52 feet, and a radius of 1400 feet);

Thence southeasterly 210.00 feet to a point that is 40.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 141+13.97 (said point located on the western side of the present right of way line of Alabama State Route 119);

Thence follow along the western right of way line of Alabama State Route 119 in a southwesterly direction to the point of BEGINNING. Said tract containing 18.67 Acres, more or less;

To have and to hold the said permanent easement unto Shelby County and unto its successors and assigns for a period of 20 years, or until the life expectancy of the growth of the landscaping.



20090727000287470 3/5 \$24.00
Shelby Cnty Judge of Probate, AL
07/27/2009 02:50:21 PM FILED/CERT

And the said grantor hereby covenants with Shelby County that it is lawfully seized and possessed of the afore-described tract or parcel of land; that it has a good and lawful right to sell and convey it; that it is free from all encumbrances; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, we hereby release Shelby County, its employees, contractors and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

In witness whereof, the Grantor has caused this conveyance to be executed in its name and behalf, has caused its corporate seal to be here unto affixed, and has caused this conveyance to be attested, all by its duly authorized officers on the 27th day of July, 2009.

The American Village Public Educational
Building Authority of the City of
Montevallo

By: Thomas Wallace Jr.

Its Executive Director

Attest:

AM

*THIS SKETCH WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.
THERE MAY BE EASEMENTS WHICH
AFFECT THIS PROPERTY THAT ARE
NOT SHOWN ON THIS SKETCH.

STA. 141+13.97
OFFSET: 40.00 L

STA. 141+13.97
OFFSET: 250.00 L

20090727000287470 4/5 \$24.00
Shelby Cnty Judge of Probate, AL
07/27/2009 02:50:21 PM FILED/CERT

SECT. 10 & SECT. 11,

T22S, R3W

SE $\frac{1}{4}$ OF NE $\frac{1}{4}$

STA. 121+99.90
OFFSET: 250.00 L

27-1-11-2-001-001.000
THE AMERICAN VILLAGE PUBLIC
EDUCATIONAL BUILDING AUTHORITY
of the CITY of Montevallo
MONTEVALLO, AL 35115

MATCHLINE STA 119+00 SEE SHEET 1

THIS IS NOT A SURVEY.
THIS IS A SKETCH FOR
INFORMATIONAL PURPOSES
ONLY.

• NOTE: ORIGINAL ACREAGES OBTAINED FROM TAX MAPS

SHELBY COUNTY

PROJECT NO: STMTE-TE09 (912)

TRACT NUMBER: 1

COUNTY: SHELBY

ORIGINAL ACREAGE: 112.00 AC±

P.E. REQUIRED: 18.67 AC±

OWNER: The American Village Public Educational Building
Authority of the City of Montevallo

SCALE: 1"=200'

DATE: 6-16-2009

REVISED: 07-14-09

SHEET

2

OF

2

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STA. 118+21.37
OFFSET: 350.00 L

STA. 118+21.37
OFFSET: 250.00 L

STA. 115+00.00
OFFSET: 350.00 L

STA. 115+00.00
OFFSET: 250.00 L

STA. 107+77.89
OFFSET: 250.00 L

STA. 103+00.00
OFFSET: 250.00 L

STA. 103+00.00
OFFSET: 50.00 L

27-1-11-2-001-001.000
THE AMERICAN VILLAGE PUBLIC
EDUCATIONAL BUILDING AUTHORITY
of the CITY of MONTEVALLO
MONTEVALLO, AL 35115

SECT. 10 & SECT. 11,
T22S, R3W

SE $\frac{1}{4}$ OF NE $\frac{1}{4}$

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