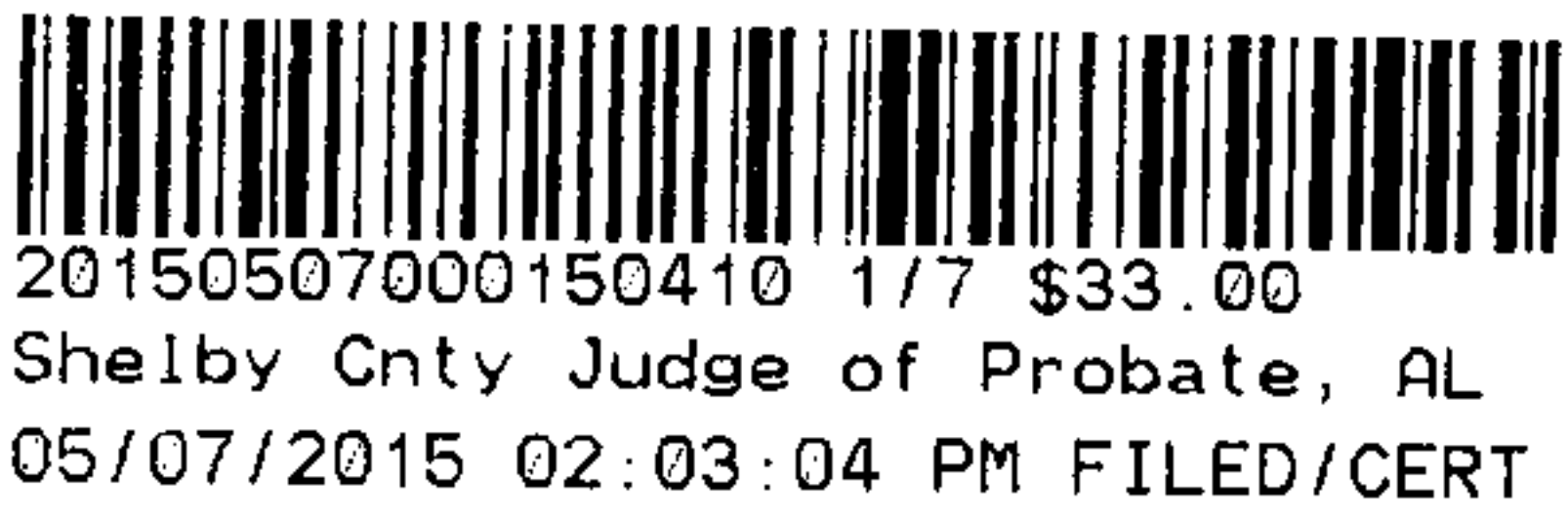


THIS INSTRUMENT PREPARED BY



STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

TRACT NO. 1 PARCEL NO. 1

RIGHT OF WAY DEED FOR PUBLIC ROAD

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of THREE THOUSAND SIX HUNDRED SEVENTY TWO AND 00/100 dollar(s) (\$3,672.00) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), JENNIFER BYNUM have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Shelby County Commission a permanent easement and right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement situated and lying in the County of SHELBY, State of Alabama and more particularly described as follows:

And as shown on the right of way map of Project Number SCP 59-841-13 of record in the Shelby County Highway Department a copy of which is also deposited in the office of the Judge of Probate of SHELBY County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Parcel 1:

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows.

Commence at a 1 and 1/4 inch solid pipe being the Northeast corner of said section; thence run West along the North line of said quarter Section North 89 degrees 26 minutes 32 second West for a distance of 706.97 feet to a set 5/8 inch capped rebar stamped CA-560LS said point being the POINT OF BEGINNING for the parcel herein described; thence South 87 degrees 29 minutes 23 seconds East for a distance of 41.15 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius 105.00 feet, a central angle of 60 degrees 34 minutes 21 seconds, a chord bearing of South 57 degrees 12 minutes 13 seconds East, and a chord length of




105.91 feet; thence run along the arc of said curve 111.00 feet to a found capped rebar stamped "WSE"; thence South 26 degrees 55 minutes 02 seconds East for a distance of 94.72 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the left said curve having a radius of 325.00 feet, a central angle of 36 degrees 49 minutes 06 seconds, a chord bearing of South 45 degrees 19 minutes 35 seconds East, and a chord length of 205.27 feet; thence run along the arc of said curve 208.85 feet to a found capped rebar stamped "WSE"; thence South 63 degrees 44 minutes 08 seconds East for a distance of 104.08 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius of 172.68 feet, a central angle of 22 degrees 26 minutes 55 seconds, a chord bearing of South 52 degrees 30 minutes 41 seconds East, and a chord length of 67.22 feet; thence run along the arc of said curve 67.66 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 41 degrees 17 minutes 13 seconds East for a distance of 25.43 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the right said curve having a radius of 70.00 feet, a central angle of 55 degrees 32 minutes 37 seconds, a chord bearing of South 13 degrees 30 minutes 55 seconds East, and a chord length of 65.23 feet; thence run along the arc of said curve 67.86 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 14 degrees 15 minutes 24 seconds West for a distance of 16.15 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the left said curve having a radius of 124.80 feet, a central angle of 46 degrees 27 minutes 22 seconds, a chord bearing of South 08 degrees 58 minutes 17 seconds East, and a chord length of 98.44 feet; thence run along the arc of said curve 101.19 feet to a found capped rebar stamped "WSE"; thence South 32 degrees 11 minutes 58 seconds East for a distance of 119.71 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius of 315.00 feet, a central angle of 05 degrees 39 minutes 23 seconds, a chord bearing of South 29 degrees 22 minutes 17 seconds East, and a chord length of 31.08 feet; thence run along the arc of said curve 31.10 feet to a found capped rebar stamped "WSE"; thence South 26 degrees 32 minutes 35 seconds East for a distance of 75.68 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the left said curve having a radius of 135.00 feet, a central angle of 22 degrees 51 minutes 19 seconds, a chord bearing of South 37 degrees 58 minutes 15 seconds East, and a chord length of 53.50 feet; thence run along the arc of said curve 53.85 feet to a found capped rebar stamped "WSE"; thence South 49 degrees 23 minutes 54 seconds East for a distance of 10.57 feet to a found capped rebar stamped "WSE"; thence South 89 degrees 52 minutes 54 seconds East for a distance of 40.25 feet to a set 5/8 inch capped rebar stamped CA-560LS, lying on the East line of said quarter-quarter; thence run South along said East line, South 00 degrees 16 minutes 18 seconds West for a distance of 295.47 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said East line run North 89 degrees 32 minutes 07 seconds West for a distance of 395.23 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 00 degrees 27 minutes 53 seconds East for a distance of 17.98 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 19 degrees 07 minutes 30 seconds West for a distance of 30.89 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 89 degrees 23 minutes 28 seconds East for a distance of 257.57 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 104.00 feet, a central angle of 90 degrees 42 minutes 08 seconds, a chord bearing of North 45 degrees 15 minutes 27 seconds East, and a chord length of 147.98 feet; thence run along the arc of said curve 164.64 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 00 degrees 05 minutes 37 seconds West for a distance of 39.09 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 104.00 feet, a central angle of 46 degrees 31 minutes 02 seconds, a chord bearing of North 23 degrees 21 minutes 08 seconds West, and a chord length of 82.14 feet; thence run along the arc of said curve 84.44 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 27 degrees 01 minutes 58 seconds West for a distance of 2.21 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a non-tangent curve turning to the right said curve having a radius of 180.00 feet, a central angle



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of 22 degrees 51 minutes 19 seconds, a chord bearing of North 37 degrees 58 minutes 15 seconds West, and a chord length of 71.33 feet; thence run along the arc of said curve 71.80 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 26 degrees 32 minutes 35 seconds West for a distance of 75.68 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 270.00 feet, a central angle of 05 degrees 39 minutes 23 seconds, a chord bearing of North 29 degrees 22 minutes 17 seconds West, and a chord length of 26.64 feet; thence run along the arc of said curve 26.66 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 32 degrees 11 minutes 58 seconds West for a distance of 119.71 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the right said curve having a radius of 169.80 feet, a central angle of 02 degrees 00 minutes 11 seconds, a chord bearing of North 31 degrees 11 minutes 53 seconds West, and a chord length of 5.94 feet; thence run along the arc of said curve 5.94 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 57 degrees 44 minutes 12 seconds West for a distance of 7.35 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 32 degrees 15 minutes 48 seconds West for a distance of 4.38 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the right said curve having a radius of 174.00 feet, a central angle of 28 degrees 49 minutes 30 seconds, a chord bearing of North 17 degrees 51 minutes 03 seconds West, and a chord length of 86.62 feet; thence run along the arc of said curve 87.54 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 03 degrees 26 minutes 18 seconds West for a distance of 49.32 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 94.00 feet, a central angle of 59 degrees 54 minutes 59 seconds, a chord bearing of North 33 degrees 23 minutes 48 seconds West, and a chord length of 93.88 feet; thence run along the arc of said curve 98.30 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 63 degrees 21 minutes 17 seconds West for a distance of 55.16 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 26 degrees 15 minutes 52 seconds East for a distance of 10.46 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 63 degrees 44 minutes 08 seconds West for a distance of 38.39 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the right said curve having a radius of 370.00 feet, a central angle of 36 degrees 49 minutes 06 seconds, a chord bearing of North 45 degrees 19 minutes 35 seconds West, and a chord length of 233.69 feet; thence run along the arc of said curve 237.76 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 26 degrees 55 minutes 02 seconds West for a distance of 94.72 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 60.00 feet, a central angle of 60 degrees 34 minutes 21 seconds, a chord bearing of North 57 degrees 12 minutes 13 seconds West, and a chord length of 60.52 feet; thence run along the arc of said curve 63.43 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 87 degrees 29 minutes 23 seconds West for a distance of 104.07 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 44 degrees 19 minutes 40 seconds East for a distance of 59.26 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 89 degrees 32 minutes 26 seconds East for a distance of 23.43 feet to the POINT OF BEGINNING. Said parcel contains 89,053 square feet, or 2.04 acres more or less.

  
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*To have and to hold the said permanent easement and right of way including all right, title, and interest in and to such timber aforementioned unto the Shelby County Commission and unto its successors and assigns forever.*

*And the said grantor(s) hereby covenant(s) with the Shelby County Commission that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) 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, I (we) hereby release the Shelby County Commission, its employees 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.*

*The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.*

*In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the*

8<sup>th</sup> day of MAY, 2015

Jennifer Byrner (LS)

\_\_\_\_ (LS)



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TRACT SKETCH

SE 1/4 OF THE SW 1/4  
SEC. 35, T 17 S, R 1 E  
SHELBY, COUNTY, ALABAMA

THE NORTHEAST CORNER  
OF THE SE 1/4 OF THE SW 1/4  
SEC. 35, T17S, R1E

PARCEL NUMBER 01-7-35-0-0-14.001  
BARBER COMPANIES INC  
27 INVERNESS CENTER PARKWAY  
BIRMINGHAM, AL. 35242  
229,025 SQ FT±  
5.26 AC±

TRACT#1  
89,053 SQ FT±  
2.04 AC±  
  
PARCEL NUMBER 01-7-35-0-0-14.000  
JENNIFER BYNUM  
646 ALEXANDER ROAD  
LEEDS, AL 35094  
759,990 SQ FT±  
17.45 AC±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°55'02" E	94.72'
L2	S 63°44'08" E	38.92'
L3	N 26°15'52" E	9.54'
L4	S 63°21'17" E	55.16'
L5	S 03°26'18" E	49.32'
L6	S 61°20'52" W	12.57'
L7	S 32°11'58" E	119.71'
L8	S 26°32'35" E	75.68'
L9	S 49°23'54" E	28.14'
L10	N 89°52'54" W	23.10'
L11	S 49°23'54" E	10.57'
L12	S 26°32'35" E	75.68'
L13	S 32°11'58" E	119.71'
L14	S 14°15'24" W	16.15'
L15	S 41°17'13" E	25.43'
L16	S 63°44'08" E	104.08'
L17	S 26°55'02" E	94.72'
L18	S 87°29'23" E	41.15'
L19	S 89°32'28" E	23.43'
L20	S 89°26'32" E	93.15'
L21	S 89°52'54" E	40.25'
L22	S 00°16'18" W	295.47'
L23	N 89°32'07" W	395.23'
L24	N 00°27'53" E	17.98'
L25	N 19°07'30" W	30.89'
L26	S 89°23'28" E	257.57'
L27	N 27°01'58" W	2.21'
L28	N 26°32'35" W	75.68'
L29	N 32°11'58" W	119.71'
L30	S 57°44'12" W	7.35'
L31	N 32°15'48" W	4.38'
L32	N 63°21'17" W	55.16'
L33	N 26°15'52" E	10.46'
L34	N 63°44'08" W	38.39'
L35	N 26°55'02" W	94.72'
L36	N 87°29'23" W	104.07'
L37	N 44°19'40" E	59.26'
L38	N 03°26'18" W	49.32'
L39	N 00°05'37" W	39.09'
L40	S 32°15'48" E	4.38'

TRACT NUMBER 1  
OWNER: SFS L.L.C.  
TOTAL ACREAGE OF PARCEL:19.49 AC.±  
RIGHT OF WAY ACQUIRED: 2.04 AC±  
REMAINING ACREAGE: 17.45 AC ±  
SHELBY COUNTY HIGHWAY DEPARTMENT  
ALEXANDER ROAD  
SCALE: 1"=100'  
DATE: 03-04-13  
GSA PROJECT NUMBER 27095

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.00'	73.14'	34°55'16"	S 44°22'40" E	72.01'
C2	310.00'	199.21'	36°49'06"	N 45°19'35" W	195.80'
C3	174.00'	181.96'	59°54'59"	S 33°23'48" E	173.78'
C4	94.00'	47.29'	28°49'30"	N 17°51'03" W	46.79'
C5	109.80'	6.80'	03°32'50"	N 30°25'33" W	6.80'
C6	330.00'	32.58'	05°39'23"	S 29°22'17" E	32.57'
C7	120.00'	47.87'	22°51'19"	N 37°58'15" W	47.55'
C8	135.00'	53.85'	22°51'19"	S 37°58'15" E	53.50'
C9	315.00'	31.10'	05°39'23"	S 29°22'17" E	31.08'
C10	124.80'	101.19'	46°27'22"	S 08°58'17" E	98.44'
C11	70.00'	67.88'	55°32'37"	S 13°30'55" E	65.23'
C12	172.68'	67.66'	22°26'55"	S 52°30'41" E	67.22'
C13	325.00'	208.85'	36°49'06"	S 45°19'35" E	205.27'
C14	105.00'	111.00'	60°34'21"	S 57°12'13" E	105.91'
C15	104.00'	164.64'	90°42'08"	N 45°15'27" E	147.98'
C16	104.00'	84.44'	46°31'02"	N 23°21'08" W	82.14'
C17	180.00'	71.80'	22°51'19"	N 37°58'15" W	71.33'
C18	270.00'	26.66'	05°39'23"	N 29°22'17" W	26.64'
C19	174.00'	87.54'	28°49'30"	N 17°51'03" W	86.82'
C20	94.00'	98.30'	59°54'59"	N 33°23'48" W	93.68'
C21	370.00'	237.76'	36°49'06"	N 45°19'35" W	233.69'
C22	60.00'	63.43'	60°34'21"	N 57°12'13" W	60.52'
C23	169.80'	5.94'	02°00'11"	N 31°11'53" W	5.94'

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
2176 PARKWAY LAKE DRIVE  
HOOVER, ALABAMA 35209  
PHONE: (205) 942-2486  
FAX: (205) 942-3033  
www.Gonzalez-Strength.com

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ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, THOMAS C. GRIMES, a Notary Public, in and for said County in said State, hereby certify that JENNIFER BYNUM, whose name (s) APPEARS ~ THIS DEED, signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of MAY 2015.

[Signature]  
NOTARY PUBLIC  
My Commission Expires 3/18/2016

ACKNOWLEDGMENT FOR CORPORATION


STATE OF ALABAMA

\_\_\_\_\_ County

I, \_\_\_\_\_, a \_\_\_\_\_ in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of the \_\_\_\_\_ Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
Official Title \_\_\_\_\_

  
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# Real Estate Sales Validation Form

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

Grantor's Name Jennifer Bynum  
Mailing Address 300 Alexander Road  
Leeds, AL 35094

Grantee's Name Shelby County Commision  
Mailing Address 200 West College Street  
Columbiana, AL 35051

Property Address 646 Alexander Road  
Leeds, AL 35094  
Parcel #01-7-35-0-0-14.000

Date of Sale May 8, 2014  
Total Purchase Price \$ 3,672.00

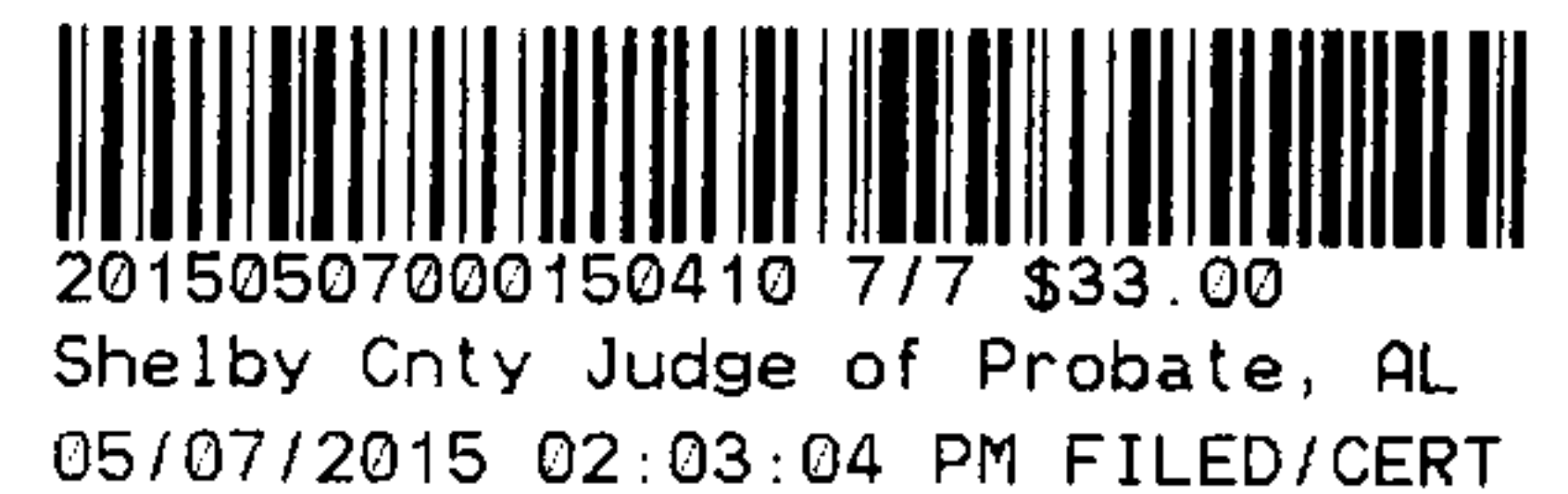
or  
Actual Value \$

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



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 whom interest 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 4/28/2015

Print Mark Endfinger

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1