

4481

BOOK 174 PAGE 442
STATE OF ALABAMA)
SHELBY COUNTY)

RIGHT-OF-WAY FOR PUBLIC ROAD

KNOW ALL MEN BY THESE PRESENTS, That *J. Mrs. Virginia Bailey*,

for and in consideration of the sum of ONE DOLLAR (\$1.00), to *me* in hand paid by the Department of Conservation of the State of Alabama, the receipt whereof is hereby acknowledged, do _____ hereby give, grant, bargain, sell and convey unto the said Department of Conservation of the State of Alabama, its successors and assigns, a right-of-way for a public road, hereinafter described. Said right-of-way herein conveyed being shown on the attached map which is made a part of this agreement and which is more particularly described as follows, to-wit:

PARCEL 1:

Beginning at approximate Station 1/75 where the center line of the Oak Mountain Public Lake Parkway intersects the north property line; thence S. 65° 40' E. a distance of 177.42 feet, more or less, to Station 3/52.42; thence southeasterly along a curve to the right (concave southwesterly), having a radius of 231.01 feet, a distance of 9.58 feet, more or less, to the point of ending at approximate Station 3/62 where the center line of said Parkway intersects the east line of the SE¹/₄ of NW¹/₄, Section 13, Township 19 South, Range 2 West. Said strip of land being 40 feet wide on each side of the center line of said Parkway; lying in the SE¹/₄ of NW¹/₄, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and containing 0.34 acres, more or less.

PARCEL 2:

Beginning at a point where the southeast right-of-way line of the Cahaba Valley Road intersects the north property line; thence easterly along the north property line a distance of 38 feet, more or less, to a point that is 40 feet southwesterly of and at right angles to the center line of the Oak Mountain Public Lake Parkway; thence southwesterly along a straight line a distance of 49 feet, more or less, to a point on the southeast right-of-way line of said Cahaba Valley Road that is 80 feet southwesterly of the center line of said Parkway, as measured along the southeast right-of-way line of said Cahaba Valley Road; thence northeasterly along the southeast right-of-way line of said Cahaba Valley Road a distance of 25 feet, more or less, to the point of beginning. Said strip of land lying in the SE¹/₄ of NW¹/₄, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and containing 0.01 acres, more or less.

PARCEL 3:

Beginning at approximate Station 20/00 where the center line of the Oak Mountain Public Lake Parkway intersects the north property line; thence southwesterly along a curve to the right (concave northwesterly), having a radius of 1432.69 feet, a distance of 184 feet, more or less, to the point of ending at approximate Station 21/84 where the center line of said Parkway intersects the south line of

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that no Dead Tax has been paid and
recorded on this instrument
L. C. Walker
Judge of Probate
"TAX EXEMPT"

the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 19 South, Range 2 West. Said strip of land being 40 feet wide on each side of the center line of said Parkway; lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and containing 0.34 acres, more or less.

PARCEL 4:

Beginning at the southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 19 South, Range 2 West; thence westerly along the south line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ crossing the center line of the Oak Mountain Public Lake Parkway at approximate Station 35/25 a distance of 117 feet, more or less, to a point that is 40 feet northwesterly of and at right angles to the center line of said Parkway; thence northeasterly parallel to the center line of said Parkway, along a curve to the right (concave southeasterly), having a radius of 271.01 feet, a distance of 131 feet, more or less, to the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence southerly along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ (crossing the center line of said Parkway at approximate Station 35/75) a distance of 60 feet, more or less, to the point of beginning. Said strip of land lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, and containing 0.09 acres, more or less.

Said right-of-way is granted under the following express terms, stipulations and conditions:

1. Said right-of-way should be only over that portion of land as described on the attached map.
2. The public road to be constructed shall be in accordance with the said attached map.
3. It is further agreed that if, at any time, the said Department of Conservation of the State of Alabama fails to use the premises or abandons its use for the purpose which this right-of-way has been granted, for two (2) consecutive years, the right-of-way herein conveyed shall revert to The said Mrs. Virginia Bailey.
4. If said property is abandoned for two (2) consecutive years, the said Department of Conservation of the State of Alabama shall have ninety (90) days from the date of notice by Mrs. Virginia Bailey that said land is being reclaimed, to remove its property therefrom. Any of said property which remains on the premises after the ninety (90) day notice above prescribed shall become the property of Mrs. Virginia Bailey.
5. Mrs. Virginia Bailey reserves the right of ingress and egress over and upon said granted premises, and further reserves all minerals and mineral rights including the right to

prospect and/or drill, through herself or her agents, on the said premises, provided such acts by Mrs. Virginia Bailey do not in any way interfere with the construction, operation, maintenance or use of the said right-of-way as herein granted.

6. The Department of Conservation of the State of Alabama does hereby agree to construct a twenty foot (20') turn out to be designed by the State of Alabama, providing proper drainage and safe access to the public road from the property of the herein named grantor_____.

TO HAVE AND TO HOLD, the said to the said Department of Conservation of the State of Alabama, its successors and assigns, in accordance with the terms and conditions herein stipulated.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of May, 1955.

Mrs. Virginia Bailey

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Mrs. Virginia Bailey, whose name 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 within instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of May, 1955.

W. J. Edwards, Jr.
 Notary Public
State at Large

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STATE OF ALABAMA, SHELBY COUNTY
 I, L.C. Walker, Judge of Probate, hereby certify that the within Deed M.
 was filed for record the 22 day of Aug, 1955 at 2 o'clock, P.M.
 and recorded in Book 174 Page 444, and the Mortgage Tax of _____
 Deed Tax of _____ has been paid.
 _____ Judge of Probate