

RIGHT-OF-WAY DEED FOR ROAD  
AND OTHER PUBLIC PURPOSES

A tract of land situated in the NE 1/4 of the NE 1/4, Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4; thence S 89°25'02" E 459.85 feet along the north line of said 1/4-1/4 to the point of beginning; thence continue along said 1/4-1/4 line 27.15 feet; thence S 11°05'00" E 16.06 feet; thence S 52°56'00" W 39.70 feet to a curve to the left, said curve having a radius of 220.00 feet and a central angle of 23°05'00"; thence southwesterly along said curve 88.63 feet; thence S 29°51'00" W 62.78 feet tangent to said curve to a curve to the right, said curve having a radius of 210 feet and a central angle of 58°14'38"; thence southwesterly along said curve 213.48 feet; thence N 00°14'35" E. 26.95 feet; thence N 72°12'47" E 124.13 feet; thence N 27°01'45" E 161.19 feet; thence N 52°23'51" E 94.02 feet to the point of beginning and containing 0.284 acres more or less.

For the same consideration, GRANTORS further grant to GRANTEE all trees, growth (growing or that may hereafter grow) and road building materials within said right-of-way, together with the right to use the same in such manner and at such locations as GRANTEE may deem proper, needful or necessary in the construction



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Shelby Cnty Judge of Probate,AL  
06/10/1975 12:00:00AM FILED/CERT

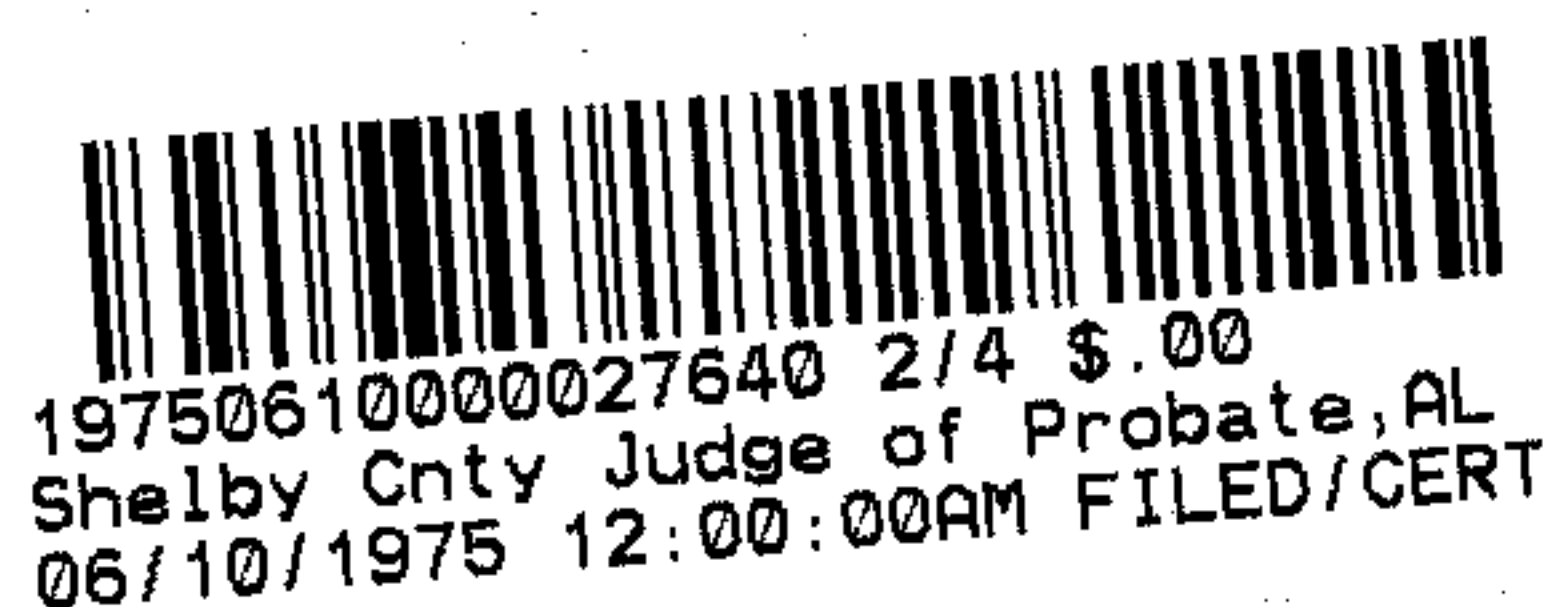
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reconstruction, improvement or maintenance of said road; together with the right to cut and keep clear all trees, undergrowth and other obstructions on GRANTORS' adjoining lands adjacent to said right-of-way when deemed reasonably necessary for the avoidance of danger in and about said public use of said right of way. GRANTORS agree that GRANTEE, and GRANTEE's agents, employees, and contractors shall have the right of ingress and egress to GRANTORS' property adjoining said right-of-way during the period of constructing the road to the extent reasonably necessary for purposes of such construction. GRANTORS and GRANTORS' heirs, successors and assigns do hereby release GRANTEE, its successors and assigns and all its employees, agents and contractors from all consequential damages, present or prospective, to GRANTORS' property, arising out of the construction, improvement, maintenance or repair of said road; provided however, that the release stated herein does not apply to physical damage to GRANTORS' house. The GRANTORS do hereby admit and acknowledge that said road if and when constructed will be a benefit to the property of the GRANTORS.

GRANTEE, its successors and assigns, specifically have and are given and granted the right to dedicate, convey, assign or transfer to a municipality, county, state or other governmental entity said right-of-way described herein, or any part thereof, together with any additional land of GRANTEE, for public roadway and other public purposes, without consent of GRANTOR or GRANTORS' successors, heirs or assigns or any beneficiary herein. It is intended that such right-of-way be so dedicated for a public road and other public purposes; however, the failure to so dedicate will not affect this conveyance.

For the same consideration and for the like covenant of GRANTEE herein, GRANTORS for themselves, their heirs, successors and assigns do hereby covenant and agree that GRANTORS' adjoining property situated within a distance of 200 feet from the outer edge of said right-of-way shall be and is hereby restricted in use to single family residential houses and shall





not be used for apartments, condominiums, or for commercial or industrial purposes. GRANTEE, for itself, its successors and assigns, does hereby covenant and agree that GRANTEE'S adjoining property situated within a distance of 200 feet from the outer edge of said right-of-way shall be and is hereby restricted in use to single family residential houses and shall not be used for apartments, condominiums, or for commercial or industrial purposes. Said covenant or restriction is not intended to and does not prohibit constructing, placing or locating on said restricted premises structures accessory to the residential house, golf courses, lakes or other similar uses. Said covenant or restriction can be changed, modified, amended, altered or terminated at any time within a period of 20 years from the date of recording this instrument by written instrument executed by GRANTORS or their successors or assigns and GRANTEE or its successors and assigns. The said covenant or restriction shall expire and be of no force or effect after 20 years from the date this instrument is recorded.

TO HAVE AND TO HOLD by GRANTEE, its successors and assigns forever, and GRANTORS covenant with GRANTEE, its successors and assigns, that GRANTORS are lawfully seized in fee of the land hereinabove described; that such land is free from all encumbrances except the lien for ad valorem taxes due October 1, 1975; and that GRANTORS have the good right to sell and convey the rights, interests, and easements granted to GRANTEE, its successors and assigns herein, and that GRANTORS and their heirs, successors and assigns will warrant and defend such rights, interests and easements to GRANTEE, its successors and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 1<sup>st</sup> day of April, 1975.

Witness:

\_\_\_\_\_  
Annie Laura Smith (Seal)  
\_\_\_\_\_  
Waymond Lane Smith (Seal)

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STATE OF ALABAMA )

COUNTY OF Jefferson )  
SHELBY

I, Lita G. McCarty, a Notary Public in and for said County, in said State hereby certify that Annie Laura Smith and Wayman Ware Smith, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of April, 1975.

Lita G. McCarty  
Notary Public

Notary Public, Alabama State at Large  
My commission expires July 3, 1976  
Bonded by Home Indemnity Co. of N. Y.

STATE OF ALABAMA )

COUNTY OF SHELBY )

19750610000027640 4/4 \$.00  
Shelby Cnty Judge of Probate, AL  
06/10/1975 12:00:00AM FILED/CERT

I, \_\_\_\_\_, a Notary Public in and for said County, in said State hereby certify that \_\_\_\_\_, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Notary Public

JUDGE OF PROBATE

Charles M. Johnson

W. J. J. 50

1975 JUN 10 AM 8:25

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

This instrument was prepared by:

H. Hampton Boles  
Balch, Bingham, Baker, Hawthorne, Williams & Ward  
600 North 18th Street  
Birmingham, Alabama 35203

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