

RIGHT OF WAY DEED

This instrument was prepared by
Steven R. Sears, attorney,
655 Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

City of Montevallo
545 Main Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of mutual covenants and agreements, constituting good and valuable consideration to the undersigned grantor, the Board of Education of Shelby County Alabama, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the Board of Education of Shelby County Alabama does grant, bargain, sell, and convey unto the City of Montevallo, Alabama, a municipal corporation, of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the City of Montevallo in the E½ of the SW¼ of §21, Twp 22S, R3W being more particularly described as follows: Commence at the NE corner of Lot 14, Storr's and Troy's Addition to Montevallo, as recorded in Map Book 3, page 3 in the office of the Judge of Probate of Shelby County, Alabama, and run in a southerly direction along the westerly line of said Lot 14 for 101.42 feet to the SW corner of said Lot 14, thence turn an angle of 90°00' to the right and run southwesterly 25 feet to a point in the centerline of Island Street; thence turn an angle of 90° to the left and run southeasterly along the centerline of Island Street for 100.23 feet; thence turn 70°28'08" to the right and run southwesterly for 26.53 feet to the point of beginning of the parcel herein described; thence turn 90° to the left and run southeasterly for 20 feet; thence turn 90° to the right and run southwesterly for 219.52 feet to the point of curve of a curve to the left; thence in the arc of said curve, having a radius of 356.35 feet and a central angle of 15°08'08" for 94.14 feet to the point of tangent of said curve; thence in the tangent to said curve southwesterly for 262.46 feet to a point; thence turn 97° to the right and run northwesterly for 40.30 feet; thence turn 83° to the right and run northeasterly for 257.54 feet to the point of curve of a curve to the right, thence in the arc of said curve, having a radius of 396.35 feet and a central angle of 5°08'08" for 104.70 feet to the point of tangent of said curve; thence in that tangent to said curve northeasterly for 216.02 feet to the point of curve of a curve to the left; thence in the arc of said curve, having a radius of 15 feet and a central angle of 80°28'08" for 18.45 feet to the point of tangent of said curve; thence turn 180° to the right and run southeasterly for 31.81 feet to the point of beginning.

According to a survey of Robert O Blain, Alabama Registered Surveyor 9789, done in May 1991.

For use as a city street and for city utilities, including the laying and repairing of pavement and piping.

To have and to hold to the said grantee and its assigns forever.

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And the Board of Education of Shelby County Alabama, the said grantor, does for itself, its successors and assigns, covenant with the said grantee and its assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to dedicate, sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said grantee, and its assigns forever, against the lawful claims of all persons.

In witness whereof, the said grantor by Norma N Rogers, its superintendent, who is authorized by a vote of the Board to execute this conveyance, hereto sets its signature and seal, this *21st November* 1991.

Witness:

Rosemary H. Brown

Norma N Rogers (Seal)
Board of Education of Shelby County
Alabama, by Norma N Rogers,
Superintendent

Attest:

Norma Rogers
Secretary

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Norma N Rogers, whose name as Superintendent of the Board of Education of Shelby County Alabama is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this *21* ^{November} ~~October~~ 1991.

Sharon A. Taylor
Notary public

1. Deed Tax	\$	
2. Mig. Tax	\$	
3. Recording Fee	\$	<u>5.00</u>
4. Indexing Fee	\$	<u>3.00</u>
5. No Tax Fee	\$	<u>1.00</u>
6. Certified Fee	\$	<u>1.00</u>
Total	\$	<u>10.00</u>

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

91 NOV 26 AM 10:55

JUDGE OF PROBATE

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