

QUITCLAIM DEED - Lawyers Title Insurance Corp. - Birmingham, Ala'



20030108000015840 Pg 1/5 .00
Shelby Cnty Judge of Probate, AL
01/08/2003 11:28:00 FILED/CERTIFIED

STATE OF Alabama

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

One Dollar and 00/100-----

in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the under-

signed Douglas M. Kent II of Kent Farms Partnership

hereby remises, releases, quit claims, grants, sells, and conveys to

The Shelby County Commission

(hereinafter called Grantee), all his right, title, interest and claim in or to the fol-

lowing described real estate, situated in Shelby County, Alabama-to-wit:

Right of Way Tract No. 06, Parcels 01 & 02:
See "Attachment A. Legal Descriptions" and attached conveyance sketch.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 11 day of June 10 2002

Witnesses:

x Douglas M. Kent II (SEAL)

____ (SEAL)

____ (SEAL)

____ (SEAL)

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, State At Large,

in and for said County, in said State, hereby certify that Douglas M. Kent II of Kent Farms Partnership

whose name 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 the convey-

ance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of June 10 2002

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Connie B. Payton

Notary Public

This instrument was prepared by

Name Shelby County Highway Department

Address 506 Highway 70, Columbiana, AL 35051

ATTACHMENT A: Legal Descriptions

Tract 6 Parcel 1

Commence at the southwest corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama;

THENCE North 05 degrees 10 minutes 06 seconds East 66.87 feet along the West boundary of Section 11 to a point on the present northern right-of-way margin of Shelby County Rd. No. 26

THENCE South 84 degrees 44 minutes 34 seconds East along the said northern present right-of-way margin 50.53 feet to a point 40.02 feet northerly of and at right angles to project centerline Station 97+50.00, said point being the **POINT OF BEGINNING**;

THENCE North 81 degrees 46 minutes 17 seconds East 54.49 feet to the East property line at a point 52.73 feet northerly of and at right angles to project centerline Station 98+02.99;

THENCE South 04 degrees 01 minutes 15 seconds West 53.26 feet along the said northerly right-of-way margin at a point 40.00 feet northerly of and at right angles to project centerline Station 98+03.26;

THENCE North 84 degrees 44 minutes 34 seconds West 53.26 feet along the said northern present right-of-way margin to the **POINT OF BEGINNING**.

Said parcel of land being situated in the Southwest Quarter of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.008 acres, more or less in addition to the said existing right-of-way.

TO HAVE AND TO HOLD to said GRANTEE forever.

ALSO A TEMPORARY EASEMENT

Commence at the southwest corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama;

THENCE North 05 degrees 10 minutes 06 seconds East 66.87 feet along the West boundary of Section 11 to a point on the present northern right-of-way margin of Shelby County Rd. No. 26;

THENCE South 84 degrees 44 minutes 34 seconds East along the said northern present right-of-way margin 39.97 feet to a point 40.02 feet northerly of and at right angles to project centerline Station 97+18.50, said point being the **POINT OF BEGINNING**;

THENCE North 05 degrees 09 minutes 19 seconds East along the western property line 30.45 feet to the beginning of a curve;

THENCE northerly along a curve to the right, concave easterly, having a radius of 109.44 feet, a chord of 45.52 feet, and an arc of 45.86 feet to a point 114.76 feet northerly of and at right angles to project centerline Station 97+50.00;

THENCE South 05 degrees 15 minutes 26 seconds West 59.76 feet to a point 55.00 feet northerly of and at right angles to project centerline Station 97+50.00;

THENCE North 81 degrees 13 minutes 16 seconds East 54.27 feet to the East property line at a point 68.16 feet northerly of and at right angles to project centerline Station 98+02.65;

THENCE South 04 degrees 01 minutes 15 seconds West 15.44 feet along the said eastern property line to a point 52.73 feet northerly of and at right angles to project centerline Station 98+02.99;

THENCE South 81 degrees 46 minutes 17 seconds West 54.49 feet to the said northern present right-of-way margin at a point 40.02 feet northerly of and at right angles to project centerline Station 97+50.00;

THENCE North 84 degrees 44 minutes 34 seconds West 10.56 feet to the **POINT OF BEGINNING** of Temporary Easement.

Said Temporary Easement being situated in the Southwest Quarter of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.033 acres, more or less, in addition to the said existing right of way.

TO HAVE AND TO HOLD, by said GRANTEE, its successors and assigns for a period of three years, or until completion of the project, whichever is later.

Tract 6 Parcel 2

Commence at the southwest corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama;

THENCE North 05 degrees 10 minutes 06 seconds East 66.87 feet along the West boundary of Section 11 to a point on the present northern right-of-way margin of Shelby County Rd. No. 26;

THENCE South 84 degrees 44 minutes 34 seconds East along the said northern present right-of-way margin 133.80 feet to the western property line and the **POINT OF BEGINNING**, said point being 40.00 feet northerly of and at right angles to project centerline Station 98+33.27;

THENCE North 04 degrees 01 minute 15 seconds East 19.89 feet along the western property line to a point 59.89 feet northerly of and at right angles to project centerline Station 98+32.84;

THENCE North 81 degrees 46 minutes 17 seconds East 30.01 feet to a point 66.89 feet northerly of and at right angles to project centerline Station 98+78.45;

THENCE South 26 degrees 09 minutes 52 seconds East along the eastern property line 31.51 feet to a rebar found on the said northern present right-of-way margin, said point being 40.00 feet northerly of and at right angles to project centerline Station 98+78.45;

THENCE North 84 degrees 44 minutes 34 seconds West along the said northern present right-of-way margin 45.18 feet to the **POINT OF BEGINNING**.

Said parcel of land being situated in the Southwest Quarter of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.021 acres, more or less in addition to the said existing right-of-way.

TO HAVE AND TO HOLD to said GRANTEE forever.

ALSO A TEMPORARY EASEMENT

Commence at the southwest corner of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama;

THENCE North 05 degrees 10 minutes 06 seconds East 66.87 feet along the West boundary of Section 11 to a point on the present northern right-of-way margin of Shelby County Rd. No. 26;

THENCE South 84 degrees 44 minutes 34 seconds East along the said northern present right-of-way margin 133.80 feet to the western property line at a point 40.00 feet northerly of and at right angles to project centerline Station 98+33.27;

THENCE North 04 degrees 01 minute 15 seconds East along the western property line 19.89 feet to the **POINT OF BEGINNING** of this Temporary Easement;

THENCE North 04 degrees 01 minute 15 seconds East 15.74 feet along the western property line to a point 75.62 feet northerly of and at right angles to project centerline Station 98+32.50;

THENCE North 81 degrees 13 minutes 16 seconds East 18.04 feet to a point 80.00 feet northerly of and at right angles to project centerline Station 98+50.00;

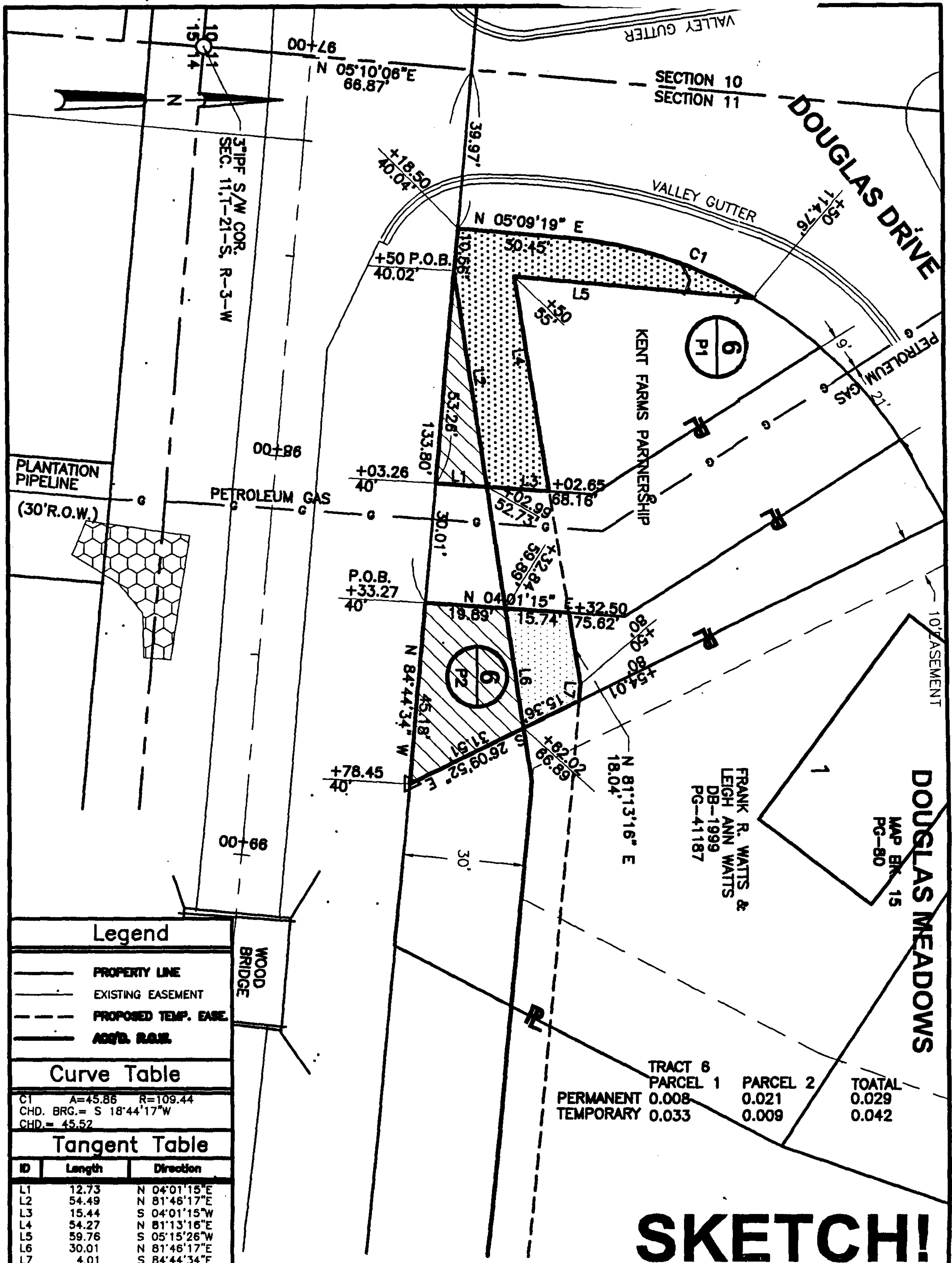
THENCE South 84 degrees 44 minutes 34 seconds East and parallel with the project centerline 4.01 feet to the eastern property line at a point 80.00 feet northerly of and at right angles to project centerline Station 98+54.01;

THENCE South 26 degrees 09 minutes 52 seconds East along said eastern property line 15.36 feet to a point 66.89 feet northerly of and at right angles to project centerline Station 98+62.02;

THENCE South 81 degrees 46 minutes 17 seconds West 30.01 feet to the **POINT OF BEGINNING** of the Temporary Easement.

Said Temporary Easement being situated in the Southwest Quarter of the Southwest Quarter of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and containing 0.009 acres, more or less, in addition to the said existing right of way.

TO HAVE AND TO HOLD, by said GRANTEE, its successors and assigns for a period of three years, or until completion of the project, whichever is later.



Shelby Co. Highway Department
Shelby County, Alabama
Roadway Improvements
Co. Rd. No. 26

SKETCH!
NOT A SURVEY

PARCEL IDENTIFICATION
58-23-01-11-03-002.026

DEED BOOK _____ PAGE NO. _____

TRACT No. 6 PARCELS 1 & 2
OWNER KENT FARMS PARTNERSHIP
PERM. EASEMENT REQ'D. 0.029 ACRES
TEMP. EASEMENT REQ'D. 0.042 ACRES
GENERAL LOCATION: SW 1/4 of SW 1/4
SEC. 11 TOWNSHIP 21-S RANGE 3-W
EXHIBIT "A" 109.00 LIN. FT. SHEET 1 OF 1

Almon Associates

Almon Associates, Inc.
Engineering, Surveying, Environmental
2008 12th Street, P.O. Drawer 2729
Tuscaloosa, Alabama 35403
Phone (205)349-2100
Fax (205)349-2107

FLD.BK.	SCALE	DATE	JOB No.	DWG.No.
00-093.20	1" = 30'	11/27/01	00-093.20	TRACT6.DWG