

*This instrument prepared by:*  
*Gonzalez-Strength & Associates, Inc.*  
*2176 Parkway Lake Drive*  
*Hoover, Alabama 35244*

STATE OF ALABAMA )

*\$500.<sup>00</sup>*

COUNTY OF SHELBY )

**RIGHT OF WAY DEED FOR PERMANENT DRAINAGE EASEMENT**

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

ONE dollars cash in hand paid, the receipt of which is hereby

acknowledged, as I, the undersigned grantor, **Adams Homes, LLC.** have this day

bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the

**State of Alabama** a permanent easement and right of way including all right, title and interest in and to all timber growing on 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 to grade, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway, together with such bridges, drains, culverts, ramps and cuts as may be necessary and the right to place rip-rap on, over and across such easement situated and lying in the County of Shelby, State of Alabama and more particularly described as follows:

A parcel of land situated in the Northeast quarter of Section 35 Township 21 South, Range 3 West Shelby County, Alabama, said point also being a part of Lot 1 Hidden Forest Subdivision as recorded in Map Book 35, Page 117 in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 35 and run South along the West line of said Section for a distance of 2147.38 feet; thence leaving said West line turn an interior angle to the right of 91 degrees 10 minutes 47 seconds and run in an Easterly direction for a distance of 3000.05 feet to a point on the Western-most right of way of Alabama State Highway #119 said point being at a right angle from and a distance of 40.00 feet from station 278+71.08 of the centerline of said Highway #119; thence turn an interior angle to the right of 101 degrees 43 minutes 29 seconds and run in a Northeasterly direction along said right of way for a distance of 204.40 feet to a point being at a right angle from and 40.00 feet from centerline station 280+75.48 from the centerline of said Highway #119, said point also being the POINT OF BEGINNING of the property herein described, and being on the Northern-most right of



way of Hidden Forest Drive, said point also being on a curve turning to the right, said curve having a radius of 40.00 feet, a central angle of 58 degrees 05 minutes 18 seconds, a chord distance of 38.84 feet; thence leaving said right of way of Alabama State Highway #119 turn an interior angle to the right to chord of 30 degrees 59 minutes 39 seconds and run along the arc of said curve and along said right of way of Hidden Forest Drive for a distance of 40.55 feet; thence turn an interior angle to the left from chord of said curve of 30 degrees 59 minutes 39 seconds and run in a Northerly direction for a distance of 111.75 feet; thence turn an exterior angle to the right of 269 degrees 30 minutes 08 seconds and run in a Southeasterly direction for a distance of 20.00 feet to a point on the Western-most right of way of Alabama State Highway #119 said point being at a right angle from and being 40.00 feet from centerline station 281+54.11 of the centerline of said Highway #119 ; thence turn an exterior angle to the right of 270 degrees 29 minutes 52 seconds and run in a Southwesterly direction along said right of way for a distance of 78.63 feet to the POINT OF BEGINNING. Said parcel contains 2,035 square feet or 0.05 acres more or less.

TO HAVE AND TO HOLD the said easement and right of way including all right, title and interest in and to such timber aforementioned unto the State of Alabama and unto its successors and assigns forever.

AND THE SAID GRANTOR hereby covenants with the State of Alabama that I am lawfully seized and possessed of the afore-described tract or parcel of land; that I have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I 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 hereby release the State of Alabama, its employees and officials from all claims for damage, from what-soever cause, present or prospective, incidental or consequential to the exercise of any of the rights herein granted.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 19th day of

October, ~~2003~~ 2006

J. L. B. (L.S.)

**ACKNOWLEDGMENT:**

20061030000534630 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/30/2006 03:38:33PM FILED/CERT

STATE OF ~~ALABAMA~~  
COUNTY OF ~~SHELBY~~

Florida  
Santa Rosa

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Wayne L. Adams, 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 this conveyance she executed the same voluntarily on the day the same bears date.

Given under by hand and official seal this the 19<sup>th</sup> day of October,  
~~2003~~ 2006

Shauna L Kirby  
Notary Public

My Commission Expire: 12/7/07



Shauna L. Kirby  
My Commission DD240876  
Expires December 07 2007