

STATE OF ALABAMA)

SHELBY COUNTY)

Dead Hollow Road
Shelby County
Tract No. 1

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar (\$1.00) , cash in hand paid to the undersigned by the Shelby County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Thomas HOYNES, WILLIAM HOYNES,
and Ellen HOYNES ALEXANDER

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as

A parcel of land situated in the South half of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southeast corner of said Section 8; thence run North 08 degrees 46 minutes 07 seconds West along the East line of said Section for a distance of 1309.35 feet; thence leaving said East line, run South 85 degrees 36 minutes 55 seconds West for a distance of 469.57 feet to the point of commencement of a curve to the left, said curve having a radius of 1000.00 feet, a central angle of 18 degrees 22 minutes 05 seconds, a chord bearing of South 76 degrees 25 minute 52 seconds West for a chord distance of 319.21 feet; thence run along arc of said curve for a distance of 320.58 feet; thence run South 67 degrees 14 minutes 50 seconds West for a distance of 380.99 feet to the POINT OF BEGINNING; thence run North 08 degrees 46 minutes 52 seconds West for a distance of 30.12 feet; thence run South 76 degrees 09 minutes 18 seconds West for a distance of 398.52 feet to the point of commencement of a curve to the right, said curve having a radius of 720.00 feet, a central angle of 54 degrees 39 minutes 29 seconds, a chord bearing of North 76 degrees 30 minutes 58 seconds West for a chord distance of 661.10 feet; thence run along arc of said curve for a distance of 686.85 feet; thence run North 49 degrees 11 minutes 13 seconds West for a distance of 88.36 feet to the point of commencement of a curve to the left, said curve having a radius of 680.00 feet, a central angle of 24 degrees 02 minutes 37 seconds, a chord bearing of North 61 degrees 12 minutes 32 seconds West for a chord distance of 283.27 feet; thence run along arc of said curve for a distance of 285.36 feet; thence run North 73 degrees 13 minutes 51 seconds West for a distance of 511.35 feet to the point of commencement of a curve to the right, said curve having a radius of 420.00 feet, a central angle of 28 degrees 22 minutes 33 seconds, a chord bearing of North 59 degrees 02 minutes 34 seconds West for a chord distance of 205.89 feet; thence run along arc of said curve for a distance of 208.01 feet; thence run North 44 degrees 51 minutes 18 seconds West for a distance of 141.54 feet to the point of commencement of a curve to the left, said curve having a radius of 244.00 feet, a central angle of 77 degrees 53 minutes 26 seconds, a chord bearing of North 83 degrees 48 minutes 01 seconds West for a chord distance of 306.75 feet; thence run along arc of said curve for a distance of 331.71 feet; thence run South 57 degrees 15 minutes 16 seconds West for a distance of 47.47 feet to the point of commencement of a curve to the left, said curve having a radius of 244.00 feet, a central angle of 07 degrees 41 minutes 22 seconds, a chord bearing of North 44 degrees 44 minutes 59 seconds West for a chord distance of 32.72 feet; thence run along arc of said curve for a distance of 32.75 feet; thence run North 48 degrees 35 minutes 40 seconds West for a distance of 291.39 feet to the point of commencement of a curve to the right, said curve having a radius of 420.00 feet, a central angle of 48 degrees 54 minutes 28 seconds, a chord bearing of North 24 degrees 08 minutes 26 seconds West for a chord distance of 347.73 feet; thence run along arc of said curve for a distance of 358.51 feet; thence run North 00 degrees 18 minutes 48 seconds East for a distance of 108.01 feet to the point of commencement of a curve to the left, said curve having a radius of 480.00 feet, a central angle of 09 degrees 58 minutes 08 seconds, a chord bearing of North 04 degrees 40 minutes 16 seconds West for a chord distance of 83.41 feet; thence run along arc of said curve for a distance of 83.51 feet; thence run North 09 degrees 39 minutes 20 seconds West for a distance of 910.22 feet; thence run South 80 degrees 42 minutes 01 seconds West for a distance of 29.84 feet; thence run South 09 degrees 54 minutes 06 seconds East for a distance of 39.20 feet; thence run South 08 degrees 34 minutes 32 seconds East for a distance of 285.61 feet; thence run South 09 degrees 45 minutes 53 seconds East for a distance of 379.78 feet to the point of commencement of a curve to the right, said curve having a radius of 2379.37 feet, a central angle of 04 degrees 18 minutes 13 seconds, a chord bearing of South 10 degrees 49 minutes 17 seconds East for a chord distance of 178.68 feet; thence run along arc of said curve for a distance of

178.72 feet; thence run South 07 degrees 58 minutes 54 seconds East for a distance of 76.13 feet to the point of commencement of a curve to the right, said curve having a radius of 200.00 feet, a central angle of 09 degrees 10 minutes 21 seconds, a chord bearing of South 03 degrees 23 minutes 44 seconds East for a chord distance of 31.98 feet; thence run along arc of said curve for a distance of 32.02 feet; thence run South 01 degrees 11 minutes 26 seconds West for a distance of 132.39 feet to the point of commencement of a curve to the left, said curve having a radius of 400.00 feet, a central angle of 27 degrees 28 minutes 26 seconds, a chord bearing of South 12 degrees 32 minutes 47 seconds East for a chord distance of 189.97 feet; thence run along arc of said curve for a distance of 191.80 feet; thence run South 26 degrees 16 minutes 59 seconds East for a distance of 151.70 feet; thence run South 41 degrees 34 minutes 23 seconds East for a distance of 185.39 feet; thence run South 54 degrees 03 minutes 32 seconds East for a distance of 148.43 feet; thence run South 54 degrees 03 minutes 32 seconds East for a distance of 25.24 feet; thence run South 45 degrees 26 minutes 05 seconds East for a distance of 76.14 feet; thence run South 11 degrees 03 minutes 27 seconds West for a distance of 368.03 feet; thence run South 23 degrees 03 minutes 48 seconds West for a distance of 83.10 feet; thence run South 23 degrees 04 minutes 46 seconds West for a distance of 126.05 feet; thence run South 14 degrees 42 minutes 06 seconds West for a distance of 79.51 feet; thence run South 05 degrees 13 minutes 07 seconds East for a distance of 100.67 feet; thence run South 28 degrees 54 minutes 32 seconds East for a distance of 148.10 feet; thence run South 04 degrees 34 minutes 56 seconds East for a distance of 90.94 feet; thence run South 06 degrees 38 minutes 17 seconds East for a distance of 352.25 feet; thence run South 03 degrees 19 minutes 49 seconds West for a distance of 130.31 feet; thence run South 09 degrees 18 minutes 58 seconds East for a distance of 308.12 feet; thence run South 02 degrees 11 minutes 51 seconds East for a distance of 424.23 feet; thence run North 81 degrees 13 minutes 22 seconds East for a distance of 32.20 feet; thence run North 01 degrees 00 minutes 40 seconds East for a distance of 292.77 feet to the point of commencement of a curve to the left, said curve having a radius of 480.00 feet, a central angle of 10 degrees 20 minutes 43 seconds, a chord bearing of North 04 degrees 09 minutes 42 seconds West for a chord distance of 86.55 feet; thence run along arc of said curve for a distance of 86.67 feet; thence run North 09 degrees 20 minutes 04 seconds West for a distance of 292.12 feet to the point of commencement of a curve to the right, said curve having a radius of 422.74 feet, a central angle of 16 degrees 21 minutes 31 seconds, a chord bearing of North 01 degrees 07 minutes 23 seconds West for a chord distance of 120.29 feet; thence run along arc of said curve for a distance of 120.70 feet to the point of commencement of a reverse curve to the left, said curve having a radius of 480.00 feet, a central angle of 12 degrees 29 minutes 54 seconds, a chord bearing of North 00 degrees 06 minutes 24 seconds East for a chord distance of 104.50 feet; thence run along arc of said curve for a distance of 104.71 feet; thence run North 06 degrees 08 minutes 33 seconds West for a distance of 370.45 feet to the point of commencement of a curve to the left, said curve having a radius of 480.00 feet, a central angle of 10 degrees 13 minutes 52 seconds, a chord bearing of North 11 degrees 15 minutes 29 seconds West for a chord distance of 85.60 feet; thence run along arc of said curve for a distance of 85.71 feet; thence run North 16 degrees 22 minutes 25 seconds West for a distance of 44.21 feet to the point of commencement of a curve to the right, said curve having a radius of 420.00 feet, a central angle of 31 degrees 34 minutes 39 seconds, a chord bearing of North 00 degrees 35 minutes 05 seconds West for a chord distance of 228.56 feet; thence run along arc of said curve for a distance of 231.47 feet; thence run North 15 degrees 12 minutes 14 seconds East for a distance of 439.48 feet to the point of commencement of a curve to the left, said curve having a radius of 244.00 feet, a central angle of 41 degrees 58 minutes 53 seconds, a chord bearing of North 05 degrees 47 minutes 13 seconds West for a chord distance of 174.81 feet; thence run along arc of said curve for a distance of 178.78 feet; thence run North 57 degrees 15 minutes 16 seconds East for a distance of 46.32 feet to the point of commencement of a curve to the right, said curve having a radius of 184.00 feet, a central angle of 77 degrees 53 minutes 26 seconds, a chord bearing of South 83 degrees 48 minutes 01 seconds East for a chord distance of 231.32 feet; thence run along arc of said curve for a distance of 250.14 feet; thence run South 44 degrees 51 minutes 18 seconds East for a distance of 141.54 feet to the point of commencement of a curve to the left, said curve having a radius of 480.00 feet, a central angle of 28 degrees 22 minutes 33 seconds, a chord bearing of South 59 degrees 02 minutes 34 seconds East for a chord distance of 235.30 feet; thence run along arc of said curve for a distance of 237.72 feet; thence run South 73 degrees 13 minutes 51 seconds East for a distance of 511.35 feet to the point of commencement of a curve to the right, said curve having a radius of 620.00 feet, a central angle of 24 degrees 02 minutes 37 seconds, a chord bearing of South 61 degrees 12 minutes 32 seconds East for a chord distance of 258.27 feet; thence run along arc of said curve for a distance of 260.18 feet; thence run South 49 degrees 11 minutes 13 seconds East for a distance of 88.36 feet to the point of commencement of a curve to the left, said curve having a radius of 780.00 feet, a central angle of 54 degrees 39 minutes 29 seconds, a chord bearing of South 76 degrees 30 minutes 58 seconds East for a chord distance of 716.20 feet; thence run along arc of said curve for a distance of 744.09 feet; thence run North 76 degrees 09 minutes 18 seconds East for a distance of 393.20 feet; thence run North 08 degrees 46 minutes 52 seconds West for a distance of 30.12 feet to the POINT OF BEGINNING. Said parcel contains 353,704 square feet or 8.12 acres more or less.

It is the intention of the parties that by this Deed Grantors are conveying a 60' wide right-of-way for Deal Hollow Road South, all as shown on the 3 Property Plat maps attached to this Deed and made a part hereof. And as shown on the Property Plat attached hereto and made a part hereof:

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land


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hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 16TH day of JANUARY, 2009.

Witness:

Thomas M. Hoynes
WITNESS: John Hoynes
Virginia D. Hoynes

THOMAS HOYNES

William Hoynes
WITNESS: John Hoynes
Virginia D. Hoynes

WILLIAM HOYNES

Ellen Hoynes Alexander
WITNESS: John Hoynes
Virginia D. Hoynes

ELLEN HOYNES ALEXANDER



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P.O.C. TRACT #1B
NW CORNER
SEC. 8, T20S, R2E
SHELBY COUNTY, ALABAMA



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PARCEL I.D. #
17-3-08-0-000-004.000

PARCEL I.D. #
17-3-08-0-000-005.000

LINE	BEARING	DISTANCE
L32	N 48°35'40" W	291.39'
L33	N 00°18'48" E	108.01'
L34	N 09°39'20" W	910.22'
L35	S 80°42'01" W	29.84'
L36	S 09°54'06" E	39.20'
L37	S 08°34'32" E	285.61'
L38	S 09°45'53" E	379.78'
L39	S 07°58'54" E	76.13'
L40	S 01°11'26" W	132.39'
L41	S 26°16'59" E	151.70'
L42	S 41°34'23" E	185.39'
L43	S 54°03'32" E	148.43'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH	CHORD BEARING
C15	420.00'	48°54'28"	347.73'	358.51'	S 24°08'26" E
C16	480.00'	09°58'08"	83.41'	83.51'	S 04°40'16" E
C17	200.00'	09°10'21"	31.98'	32.02'	S 03°23'44" E
C18	400.00'	27°28'26"	189.97'	191.80'	N 12°32'47" W

Dc = 12°43'57"
Delta = 48°54'28"
R = 450.000'
T = 204.640'
L = 384.122'

PARCEL I.D. #
17-3-08-0-000-005.002

EXISTING ϵ
PROPOSED ϵ
L32 REQ'D R.O.W.
L43
L42
L41
C18
C17
C16
C15
PC Sta 36+10.58
PT Sta 39+94.71
00+04
L38
L37
L36
L35
50+00
50+92.54
POE Sta 50+92.54
N 80°42'01" E
1321.79'
S 08°57'18" E
1309.01'

MATCH LINE B

TRACT NUMBER ①

OWNER: ELLEN HOYNES ALEXANDER & WILLIAM
D. & THOMAS M. HOYNES

TOTAL ACREAGE OF PARCEL: 194.47 ACRES
RIGHT OF WAY ACQUIRED: 8.12 ACRES
REMAINING ACREAGE: 186.35 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
DEAD HOLLOW ROAD SOUTH

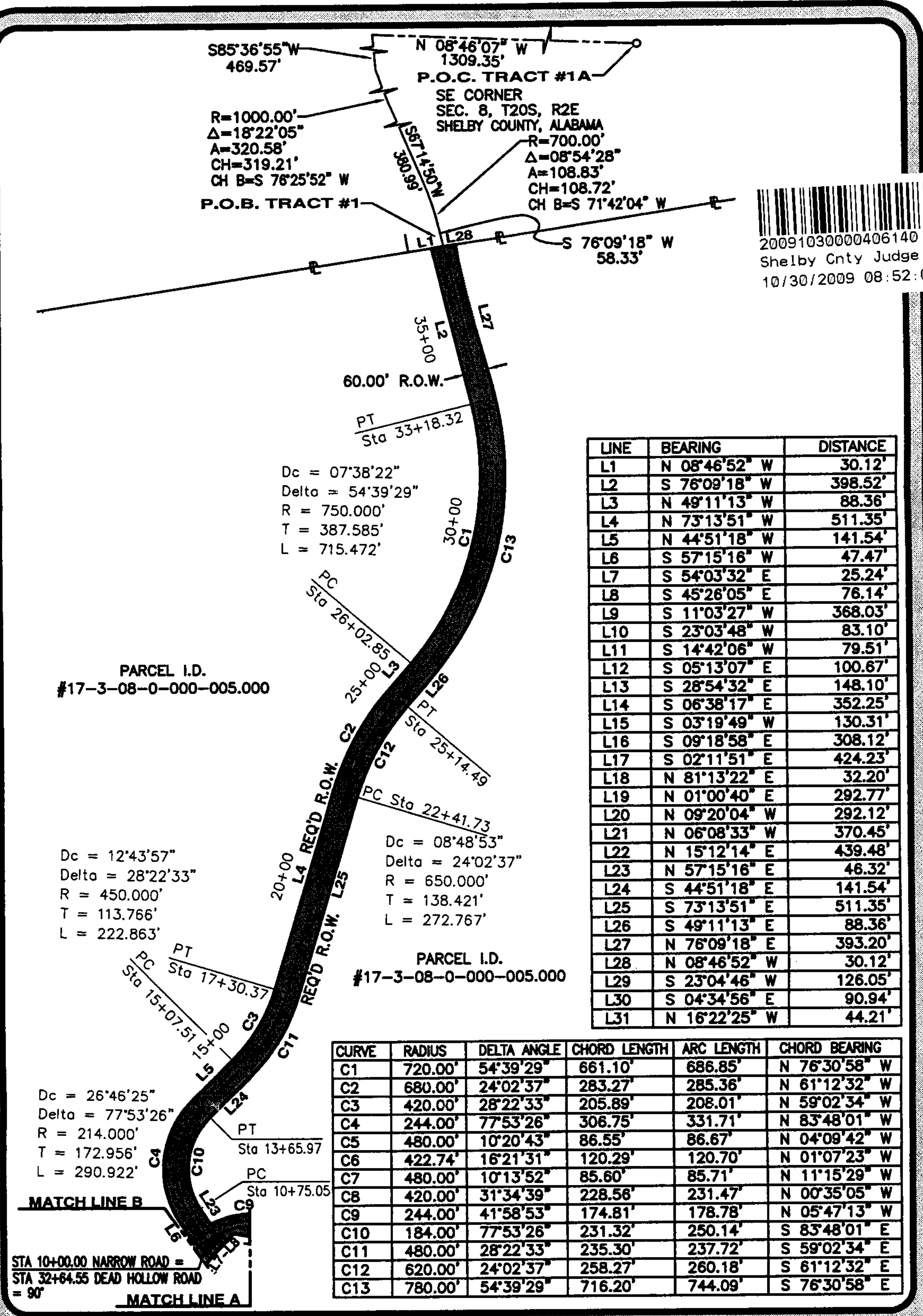
SCALE: 1" = 200'

DATE: 12-9-08

REVISED:

SHEET 3 OF 3
GSA PROJECT NO. 26017





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LINE	BEARING	DISTANCE
L1	N 08°46'52" W	30.12'
L2	S 76°09'18" W	398.52'
L3	N 49°11'13" W	88.36'
L4	N 73°13'51" W	511.35'
L5	N 44°51'18" W	141.54'
L6	S 57°15'16" W	47.47'
L7	S 54°03'32" E	25.24'
L8	S 45°26'05" E	76.14'
L9	S 11°03'27" W	368.03'
L10	S 23°03'48" W	83.10'
L11	S 14°42'06" W	79.51'
L12	S 05°13'07" E	100.67'
L13	S 28°54'32" E	148.10'
L14	S 06°38'17" E	352.25'
L15	S 03°19'49" W	130.31'
L16	S 09°18'58" E	308.12'
L17	S 02°11'51" E	424.23'
L18	N 81°13'22" E	32.20'
L19	N 01°00'40" E	292.77'
L20	N 09°20'04" W	292.12'
L21	N 06°08'33" W	370.45'
L22	N 15°12'14" E	439.48'
L23	N 57°15'16" E	46.32'
L24	S 44°51'18" E	141.54'
L25	S 73°13'51" E	511.35'
L26	S 49°11'13" E	88.36'
L27	N 76°09'18" E	393.20'
L28	N 08°46'52" W	30.12'
L29	S 23°04'46" W	126.05'
L30	S 04°34'56" E	90.94'
L31	N 16°22'25" W	44.21'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH	CHORD BEARING
C1	720.00'	54°39'29"	661.10'	686.85'	N 76°30'58" W
C2	680.00'	24°02'37"	283.27'	285.36'	N 61°12'32" W
C3	420.00'	28°22'33"	205.89'	208.01'	N 59°02'34" W
C4	244.00'	77°53'26"	306.75'	331.71'	N 83°48'01" W
C5	480.00'	10°20'43"	86.55'	86.67'	N 04°09'42" W
C6	422.74'	16°21'31"	120.29'	120.70'	N 01°07'23" W
C7	480.00'	10°13'52"	85.60'	85.71'	N 11°15'29" W
C8	420.00'	31°34'39"	228.56'	231.47'	N 00°35'05" W
C9	244.00'	41°58'53"	174.81'	178.78'	N 05°47'13" W
C10	184.00'	77°53'26"	231.32'	250.14'	S 83°48'01" E
C11	480.00'	28°22'33"	235.30'	237.72'	S 59°02'34" E
C12	620.00'	24°02'37"	258.27'	260.18'	S 61°12'32" E
C13	780.00'	54°39'29"	716.20'	744.09'	S 76°30'58" E

TRACT NUMBER ①

OWNER: ELLEN HOYNES ALEXANDER & WILLIAM D. & THOMAS M. HOYNES

TOTAL ACREAGE OF PARCEL: 194.47 ACRES
RIGHT OF WAY ACQUIRED: 8.12 ACRES
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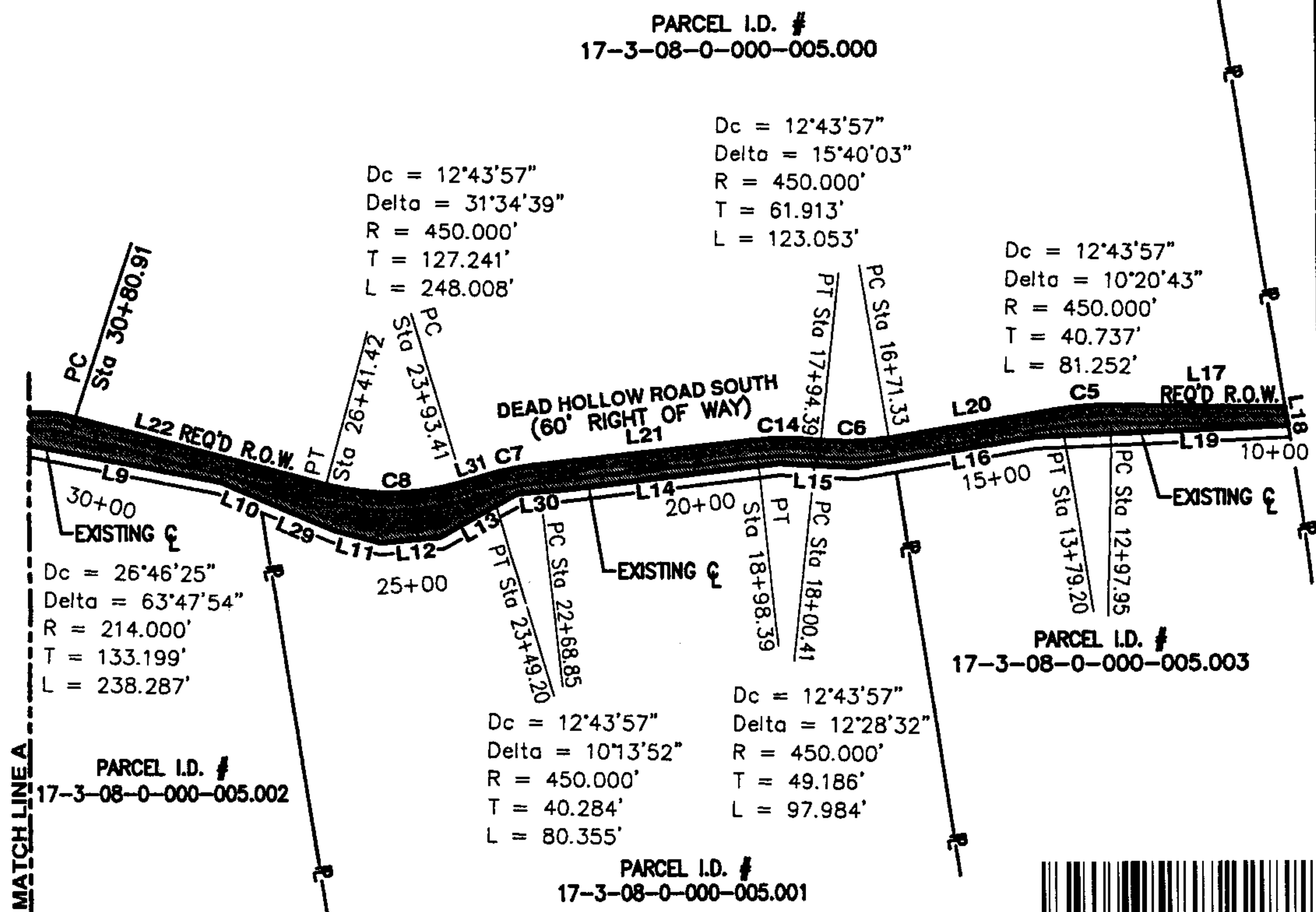
SHELBY COUNTY HIGHWAY DEPARTMENT
DEAD HOLLOW ROAD SOUTH

SCALE: 1" = 300'

DATE: 12-9-08

REVISED:

SHEET 1 OF 3
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LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH	CHORD BEARING
L1	N 08°46'52" W	30.12'	C1	720.00'	54°39'29"	661.10'	686.85'	N 76°30'58" W
L2	S 76°09'18" W	398.52'	C2	680.00'	24°02'37"	283.27'	285.36'	N 61°12'32" W
L3	N 49°11'13" W	88.36'	C3	420.00'	28°22'33"	205.89'	208.01'	N 59°02'34" W
L4	N 73°13'51" W	511.35'	C4	244.00'	77°53'26"	306.75'	331.71'	N 83°48'01" W
L5	N 44°51'18" W	141.54'	C5	480.00'	10°20'43"	86.55'	86.67'	N 04°09'42" W
L6	S 57°15'16" W	122.96'	C6	422.74'	16°21'31"	120.29'	120.70'	N 01°07'23" W
L7	S 54°03'32" E	25.24'	C7	480.00'	10°13'52"	85.60'	85.71'	N 11°15'29" W
L8	S 45°28'05" E	76.14'	C8	420.00'	31°34'39"	228.56'	231.47'	N 00°35'05" W
L9	S 11°03'27" W	368.03'	C14	480.00'	12°29'54"	104.50'	104.71'	N 00°06'24" E
L10	S 23°03'48" W	83.10'						
L11	S 14°42'06" W	79.51'						
L12	S 05°13'07" E	100.67'						
L13	S 28°54'32" E	148.10'						
L14	S 06°38'17" E	352.25'						
L15	S 03°19'49" W	130.31'						
L16	S 09°18'58" E	308.12'						
L17	S 02°11'51" E	424.23'						
L18	N 81°13'22" E	32.20'						
L19	N 01°00'40" E	292.77'						
L20	N 09°20'04" W	292.12'						
L21	N 06°08'33" W	370.45'						
L22	N 15°12'14" E	439.48'						

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DEAD HOLLOW ROAD SOUTH

SCALE: 1" = 300'

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SHEET 2 OF 3
GSA PROJECT NO. 26017