


THIS INSTRUMENT PREPARED BY
Joseph Jones, P.E.
Goodwyn, Mills & Cawood
2701 1st Ave South
Birmingham, AL 35233


20100511000147520 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
05/11/2010 10:24:07 AM FILED/CERT

STATE OF ALABAMA

Project No. STMTE-TE09(912)

COUNTY OF SHELBY

ID No. S158

DEED FOR PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and No/100 (\$1.00) dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor(s), The American Village Public Educational Building Authority of the City of Montevallo has this day bargained and by these presents do hereby grant, bargain, convey, transfer and deliver unto Shelby County a permanent easement for the purpose of entering the following described property to administer, maintain and oversee the installation of a transportation enhancement project which consists of landscaping the following described real estate on, over and across such easement situated and lying in the County of Shelby, State of Alabama and more particularly described as follows:

The easement hereby granted is more particularly located and described as follows, to wit: Tax Parcels 27-1-11-2-001-001.000 and 27-2-10-0-000-001.000 and 27-2-10-0-000-001 located in Section 10, Township 22 South, Range 3 West and Section 11, Township 22 South, Range 3 West, purchased by Warranty Deed dated July 22, 1998 recorded in the Shelby County Judge of Probate Office in Instrument Number 1998-25230.

A part of the said SE1/4 OF NE 1/4 , Section 10, Township 22, South, Range 3 West and the NW 1/4 of NW 1/4, NE 1/4 of NW 1/4, SW 1/4 of NW 1/4, Section 11, Township 22 South, and Range 3 West, identified as Tract No. 2 of Project No. STMTE-TE09(912) in Shelby County, Alabama and being more fully described as follows:

Beginning at the point that is 250 feet northwesterly of and at right angles to the Centerline of Alabama State Route 119 at station 121+99.90;

Thence following the curvature thereof and arc distance of 1624.06 feet to a point 250.00 feet northwesterly of and at right angles to the centerline of Alabama State Route 119 at station 141+13.97)(said arc having a chord bearing N38°30'35.42"E, a counterclockwise direction, a chord distance of 1534.52 feet, and a radius of 1400 feet);

Thence westerly a distance of 840.98 feet to a point that is 1072.02 feet westerly and at right angles to the centerline of Alabama State Route 119 at station 137+69.85;

Thence southwesterly a distance of 673.77 feet to a point that is 829.41 feet westerly and at right angles to the centerline of Alabama State Route 119 at station 122+18.73;

Thence southerly a distance of 579.77 feet to the point of BEGINNING. Said tract containing 19.69 Acres, more or less.

To have and to hold the said permanent easement unto Shelby County and to its successors and assigns for a period of 20 years, or until the life expectancy of the growth of the landscaping.

And the said grantor(s) hereby covenant(s) with Shelby County that it is lawfully seized and possessed of the afore-described tract or parcel of land; that it has a good and lawful right to sell and convey it; that it is free from all encumbrances; and that it 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, we hereby release Shelby County, its employees, contractors and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

In witness thereof, the Grantor has caused this conveyance to be executed in its name and behalf, has caused its corporate seal to be here unto affixed, and has caused this conveyance to be attested, all by its duly authorized officers on the 6th day of May, 2010.


The American Village Public Education

Building Authority of the City of

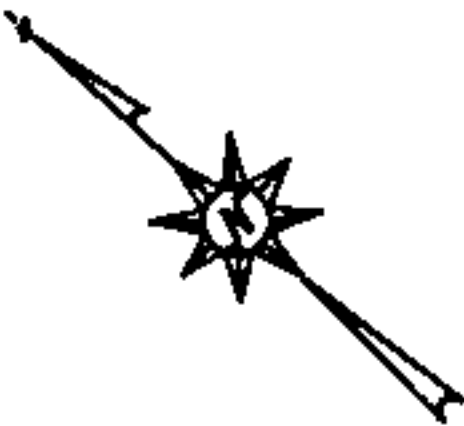
Montevallo

By: Thomas G. Walling

Its: Executive Director


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*THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH.



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STA. 137+69.85
OFFSET: 1072.02 L

STA. 141+13.97
OFFSET: 250.00 L

EXISTING PERM.
EASEMENT

STA. 122+18.73
OFFSET: 829.41 L

SECT. 10 & SECT. 11
T22S, R3W
SE 1/4 OF NE 1/4

STA. 121+99.90
OFFSET: 250.00 L

27-1-11-2-001-001.000
THE AMERICAN VILLAGE PUBLIC
EDUCATIONAL BUILDING AUTHORITY
of the CITY of Montevallo
MONTEVALLO, AL 35115

THIS IS NOT A SURVEY.
THIS IS A SKETCH FOR
INFORMATIONAL PURPOSES
ONLY.

* NOTE: ORIGINAL ACREAGES OBTAINED FROM TAX MAPS

SHELBY COUNTY

PROJECT NO: STMTE-TE09 (912)	ORIGINAL ACREAGE: 112.00 AC± P.C.E. REQUIRED: 19.69 AC±	
TRACT NUMBER: 3		
COUNTY: SHELBY		
OWNER: The American Village Public Educational Building Authority of the City of Montevallo		
SCALE: 1"=200'	DATE: 5-5-2010	REVISED:
SHEET 1	OF 1	