

# County Road 41

# 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), EBSCO Industries, Inc.

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 Northeast quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence run South 00 degrees 21 minutes 04 seconds East along the West line of said quarter-quarter for a distance of 792.38 feet; thence leaving said West line, run North 89 degrees 38 minutes 56 seconds East for a distance of 897.83 feet to Station 11+50.12 being 40.77 feet right of Construction Centerline, said station being the POINT OF BEGINNING; thence leaving said right of way, run South 58 degrees 38 minutes 54 seconds East for a distance of 29.23 feet to Station 11+50.12 being 70.00 feet right of Construction Centerline; thence run South 31 degrees 33 minutes 45 seconds West for a distance of 150.36 feet to Station 9+99.87 being 70.00 feet right of Construction Centerline; thence run South 32 degrees 30 minutes 22 seconds West for a distance of 201.77 feet to Station 7+99.55 being 70.00 feet right of Construction Centerline; thence run North 56 degrees 53 minutes 55 seconds West for a distance of 28.72 feet to Station 7+99.55 being 41.28 feet right of Construction Centerline and a point on the Southernmost right of way line of Shelby County Road 41 (80' right of way), said point also being a point on a curve to the left, said curve having a radius of radius of 5769.58 feet, a central angle of 00 degrees 25 minutes 11 seconds, a chord bearing of North 33 degrees 06 minutes 50 seconds East for a chord distance of 42.27 feet; thence run along arc of said curve and along said right of way for a distance of 42.27 feet to Station 8+42.11 being 41.73 feet right of Construction Centerline and the point of commencement of a compound curve to the left, said curve having a radius of 5769.58 feet, a central angle of 01 degrees 15 minutes 29 seconds, a chord bearing of North 32 degrees 01 minutes 38 seconds East for a chord distance of 126.69 feet; thence run along arc of said curve and along said right of way for a distance of 126.69 feet to Station 9+67.72 being 40.68 feet right of Construction Centerline; thence run North 31 degrees 49 minutes 20 seconds East along said right of way for a distance of 106.49 feet to Station 10+74.32 being 40.62 feet right of Construction Centerline; thence run North 31 degrees 40 minutes 32 seconds East along said right of way for a distance of 75.80 feet 11+50.12 being 40.77 feet right of Construction Centerline to the POINT OF BEGINNING. Said parcel contains 10,203 square feet or 0.23 acres more or less.

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 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 28<sup>th</sup> day of September, 2010.

Witness:

[Signature]  
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*EBSCO Industries, Inc.*  
[Signature]  
Vice President

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20101202000403770 2/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/02/2010 02:45:06 PM FILED/CERT  
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# ACKNOWLEDGEMENT

I, Mary Elizabeth Pharris (Name of Officer), a Notary Public in and for said County in said State, hereby certify that Brooks Knapp, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Warranty Deed, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 28<sup>th</sup> day of September, 2010.

(Seal)

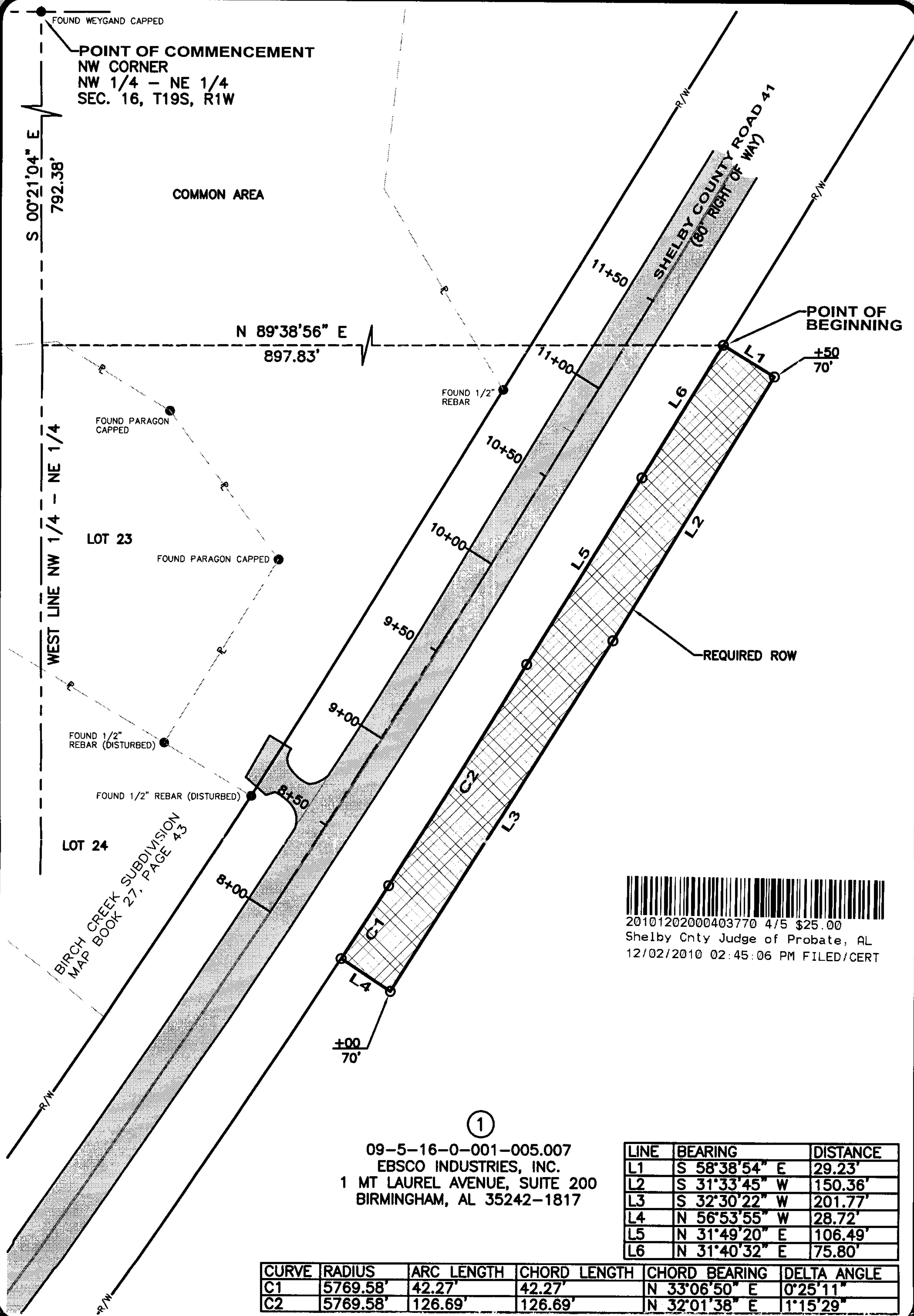
Mary Elizabeth Pharris  
Notary Public

My commission expires 07/28/11



20101202000403770 3/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
12/02/2010 02:45:06 PM FILED/CERT





TRACT NUMBER ①

OWNER: EBSCO INDUSTRIES, INC.

TOTAL ACREAGE OF PARCEL: 47.65 ACRES  
RIGHT OF WAY ACQUIRED: 0.23 ACRES  
REMAINING ACREAGE: 47.42 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT  
SHELBY COUNTY HIGHWAY 41

SCALE: 1" = 60'

DATE: 9-8-10

REVISED:

GSA PROJECT NO. 26501





