

County Road 41
Shelby County
Tract No. 2

WARRANTY DEED

Birch Creek Home Owners Association

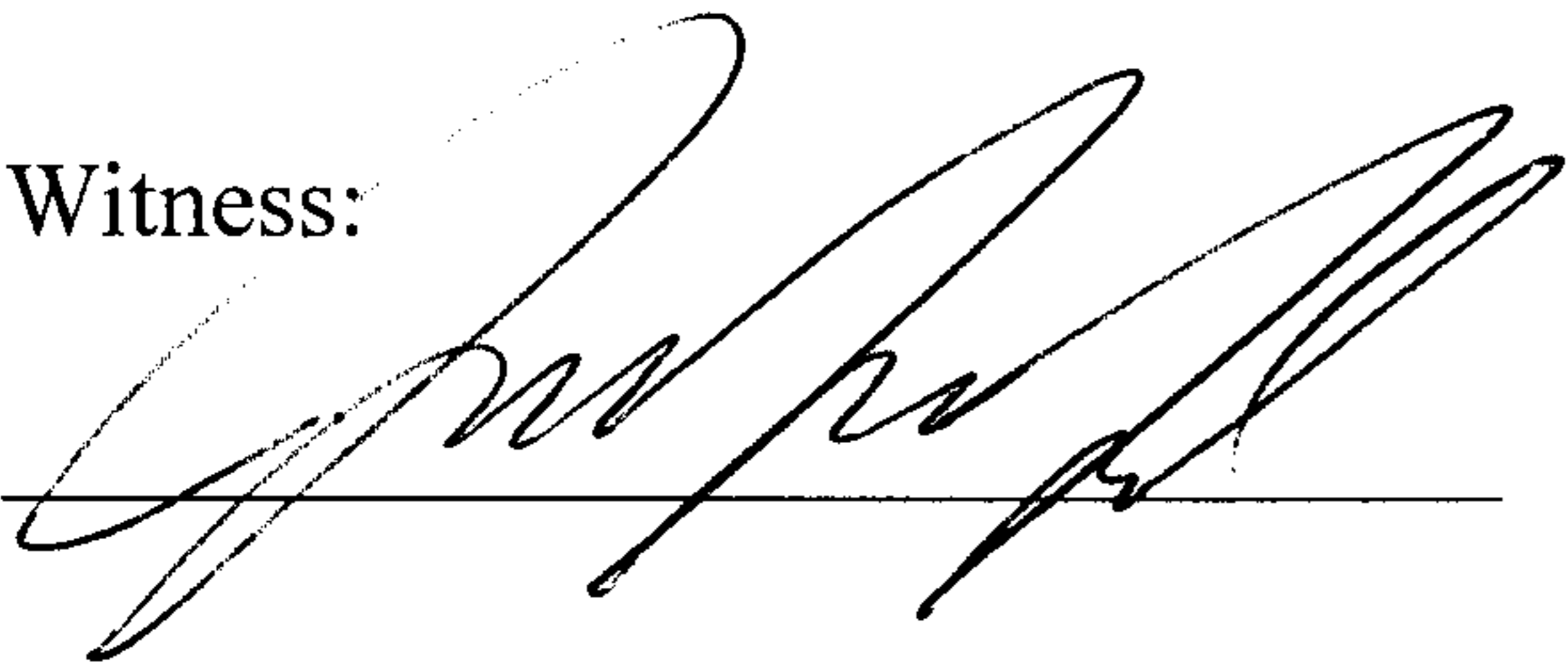
Commence at the Northwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence run South 00 degrees 21 minutes 04 seconds East along the West line of said quarter-quarter for a distance of 798.06 feet; thence leaving said West line, run North 89 degrees 38 minutes 56 seconds East for a distance of 764.38 feet to Station 10+92.88 being 74.85 feet left of Construction Centerline, said station being the POINT OF BEGINNING; thence run South 31 degrees 08 minutes 44 seconds East for a distance of 39.91 feet to Station 10+74.58 being 39.38 feet left of Construction Centerline and a point on the Northernmost right of way line of Shelby County Road 41 (80' right of way); thence run South 31 degrees 49 minutes 20 seconds West along said Northernmost right of way for a distance of 106.68 feet to Station 9+68.02 being 39.33 feet left of Construction Centerline, said point also being the point of commencement of a curve to the right, said curve having a radius of 5689.58 feet, a delta angle of 01 degrees 15 minutes 34 seconds, a chord bearing of South 32 degrees 01 minutes 30 seconds West for a chord distance of 125.05 feet; thence run along arc of said curve and along said right of way for a distance of 125.05 feet to Station 8+42.20 being 38.18 feet left of Construction Centerline; thence leaving said right of way, run North 59 degrees 16 minutes 43 seconds West for a distance of 36.29 feet to Station 8+41.07 being 74.54 feet left of Construction Centerline; thence run North 32 degrees 20 minutes 27 seconds East for a distance of 157.89 feet to Station 9+92.97 being 75.00 feet left of Construction Centerline; thence run North 31 degrees 39 minutes 48 seconds East for a distance of 92.68 feet to the POINT OF BEGINNING. Said parcel contains 8,634 square feet or 0.20 acres more or less.

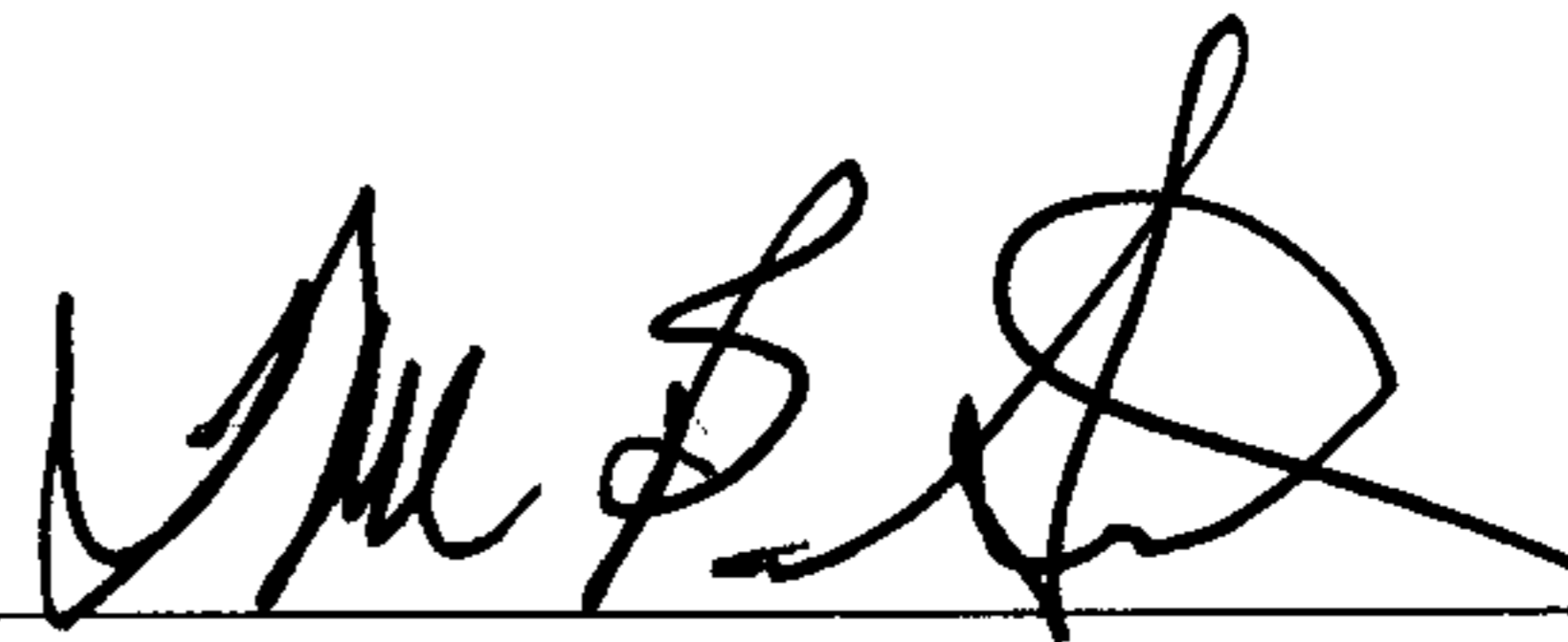
And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land

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 1st day of October, 2010.

Witness: 



JEFF Bradford, President


20101202000403780 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/02/2010 02:45:07 PM FILED/CERT

ACKNOWLEDGEMENT

I, Fred M. Gannitt III (Name of Officer), a Notary Public in and for said County in said State, hereby certify that Jeff Bradford, 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 1st day of October, 2010.

(Seal)

Fred M. Gannitt III
Notary Public

My commission expires 4/16/2012



20101202000403780 3/4 \$22.00
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FOUND WEYGAND CAPPED

POINT OF COMMENCEMENT
NW CORNER
NW 1/4 - NE 1/4
SEC. 16, T19S, R1W

COMMON AREA

②

POINT OF BEGINNING

N 89°38'56" E
764.38'

S 00°21'04" E
798.06'

WEST LINE NW 1/4 - NE 1/4

FOUND PARAGON CAPPED

LOT 23

FOUND PARAGON CAPPED

REQUIRED ROW

FOUND 1/2" REBAR (DISTURBED)

FOUND 1/2" REBAR (DISTURBED)

LOT 24

BIRCH CREEK SUBDIVISION
MAP BOOK 27, PAGE 43

LOT 25

LOT 26

FOUND REBAR

09-5-16-0-001-005.007
EBSCO INDUSTRIES, INC.
1 MT LAUREL AVENUE, SUITE 200
BIRMINGHAM, AL 35242-1817

LINE	BEARING	DISTANCE
L1	S 31°08'44" E	39.91'
L2	S 31°49'20" W	106.68'
L3	N 59°16'43" W	36.29'
L4	N 32°20'27" E	157.89'
L5	N 31°39'48" E	92.68'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5689.58'	125.05'	125.05'	S 32°01'30" W	1°15'34"

TRACT NUMBER ②

OWNER: BIRCH CREEK HOMEOWNERS
ASSOCIATION

TOTAL ACREAGE OF PARCEL: 6.03 ACRES
RIGHT OF WAY ACQUIRED: 0.20 ACRES
REMAINING ACREAGE: 5.83 ACRES

SHELBY COUNTY HIGHWAY DEPARTMENT
SHELBY COUNTY HIGHWAY 41

SCALE: 1" = 60'

DATE: 9-8-10

REVISED:

GSA PROJECT NO. 26501

