


THIS INSTRUMENT PREPARED BY
[3rd Division ROW]
[ALDOT]
[Birmingham, Al]

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. N/A
CPMS PROJ. NO. N/A
TRACT NO. N/A
DATE: 04/02/13

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**


20130409000146110 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
04/09/2013 12:03:55 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten (10) dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), Morrow-Greystone, LLC have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama Department of Transportation a permanent easement to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild the ditch-line as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

A part of the SW ¼ of NE ¼ and part of the SE ¼ of NE ¼ , Section 29, Township 18 South, Range 1 West, identified as Tract No. N/A on Project No. N/A in Shelby County, Alabama and being more fully described as follows:

Commencing at the NW corner, of the SE ¼ of the NE ¼, of section 29, township 18 south and range 1 west;

Thence S 63°46'50" E and along the grantor's property line a distance of 420.57 feet, more or less, to a point on the present R/W line of SR 119 (Cahaba Valley Road), which is the point of Beginning;

Thence S 25°06'07" W and along the present R/W line of SR 119 (Cahaba Valley Road) a distance of 270.14', to a point on the 10 foot wide easement;

Thence N 63°46'50" W and along the req'd. easement a distance of 10 feet to a point on the req'd. easement;

Thence N 25°06'07" E and along the req'd. easement line a distance of 270.14 feet, more or less to a point on the grantor's property line;

Thence S 63°46'50" E and along the grantor's property line a distance of 10 feet, to a point on the present R/W line of SR 119 (Cahaba Valley Road), which is the point of beginning, containing 0.062 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(s) hereby covenant(s) with the State of Alabama that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) 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 (we) hereby release the state of Alabama, its employees 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.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the

3rd day of APRIL, 2013.

GRANTOR
Metrow - Graystone LLC

By: Ingram D. Tynes (Managing member) (LS)

_____(LS)

_____(LS)

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Amy Renee' Stidham, a Notary Public, in and for said County in said State, hereby certify that Ingram D. TyneS - managing member, whose name (s) is/are 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, Ingram D. TyneS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April 20 13.

Amy Renee' Stidham
NOTARY PUBLIC

My Commission Expires 7/1/2015

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

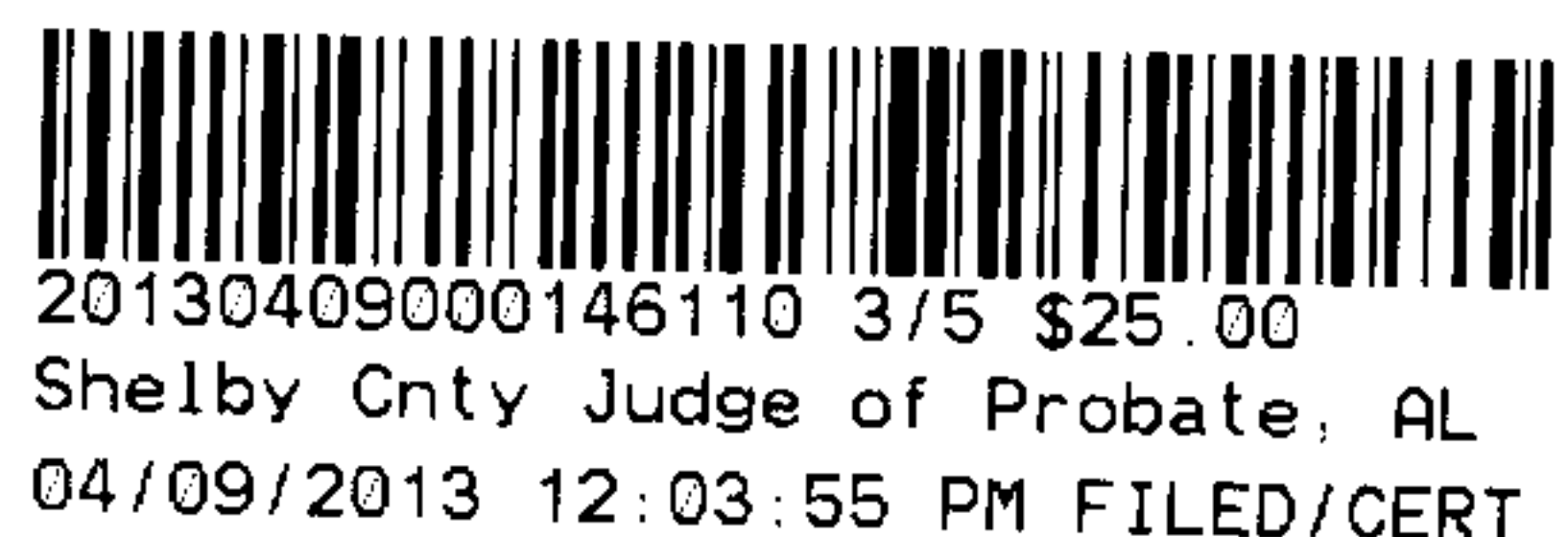
_____ County

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of the, Company, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

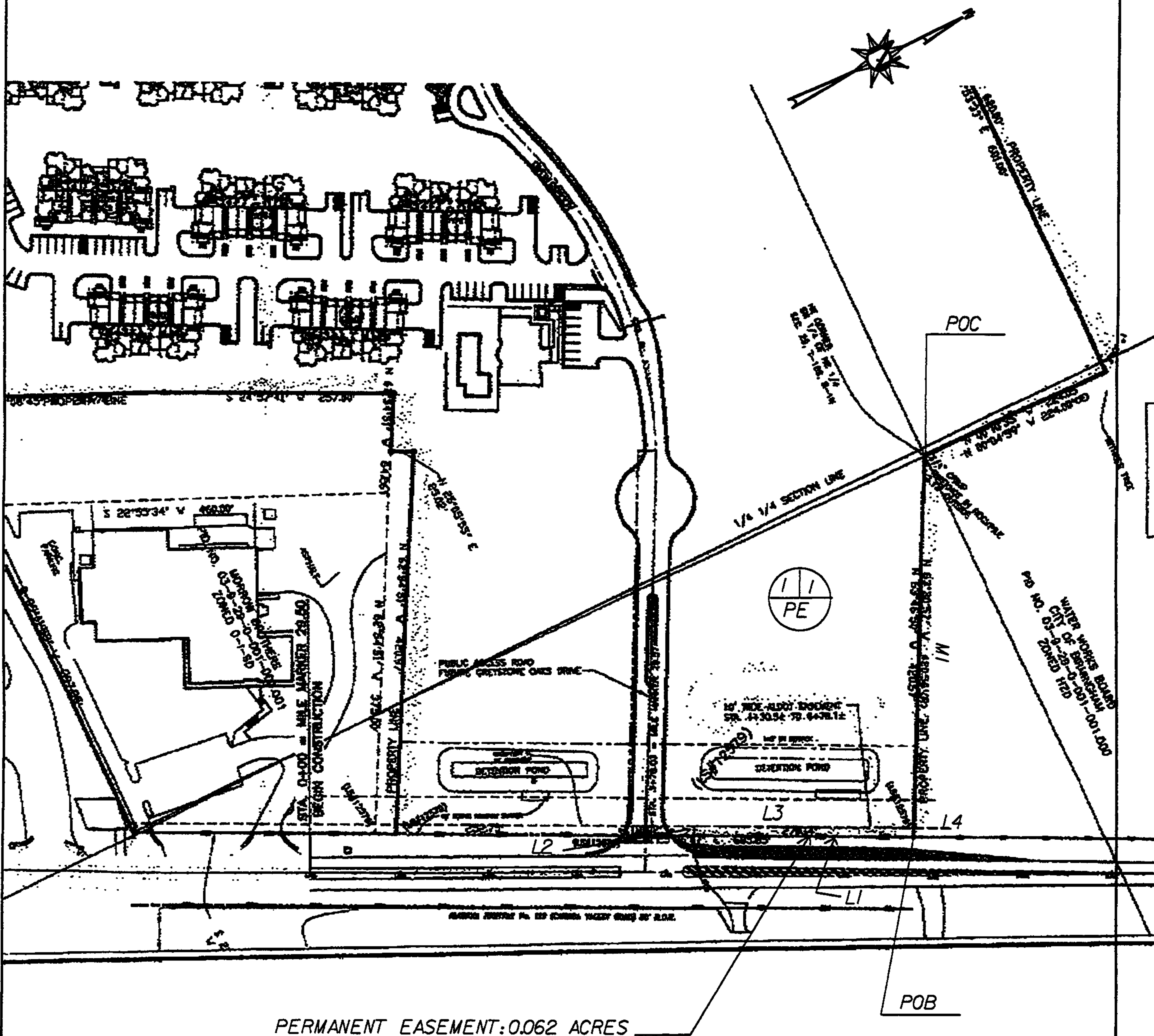
Given under my hand this _____ day of _____, A.D. 20_____.

NOTARY PUBLIC

My Commission Expires _____



TRACT N/A				
EASEMENT = 0.062 AC.				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S 63° 46' 50" E	420.57'		
L1	S 25° 06' 07" W	270.14"		
L2	N 63° 46' 50" W	10.00'		
L3	N 25° 06' 07" E	270.14'		
L4	S 63° 46' 50" E	10.00'		



PERMANENT EASEMENT: 0.062 ACRES

* ALDOT IS AWARE OF EXISTING ALAGASCO EASEMENT
AND THE PRESENCE OF A GAS FORCE MAIN INSIDE THE ALAGASCO EASEMENT

TRACT NUMBER N/A	ALABAMA DEPT. OF TRANSPORTATION
OWNER: OAKS AT GREYSTONE, LLC	PROJ. NO. N/A
TOTAL ACREAGE:	COUNTY: SHELBY
R/W REQUIRED:	SCALE: N/A
REMAINDER:	DATE: 04/02/13
	REVISED:

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name _____
Mailing Address Morrow-Greystone, LLC
820 Shades Creek Pkwy.
Birmingham, AL 35209

Grantee's Name State of Alabama Hwy Dept
Mailing Address P. O. Box 2745
Birmingham, AL 35202

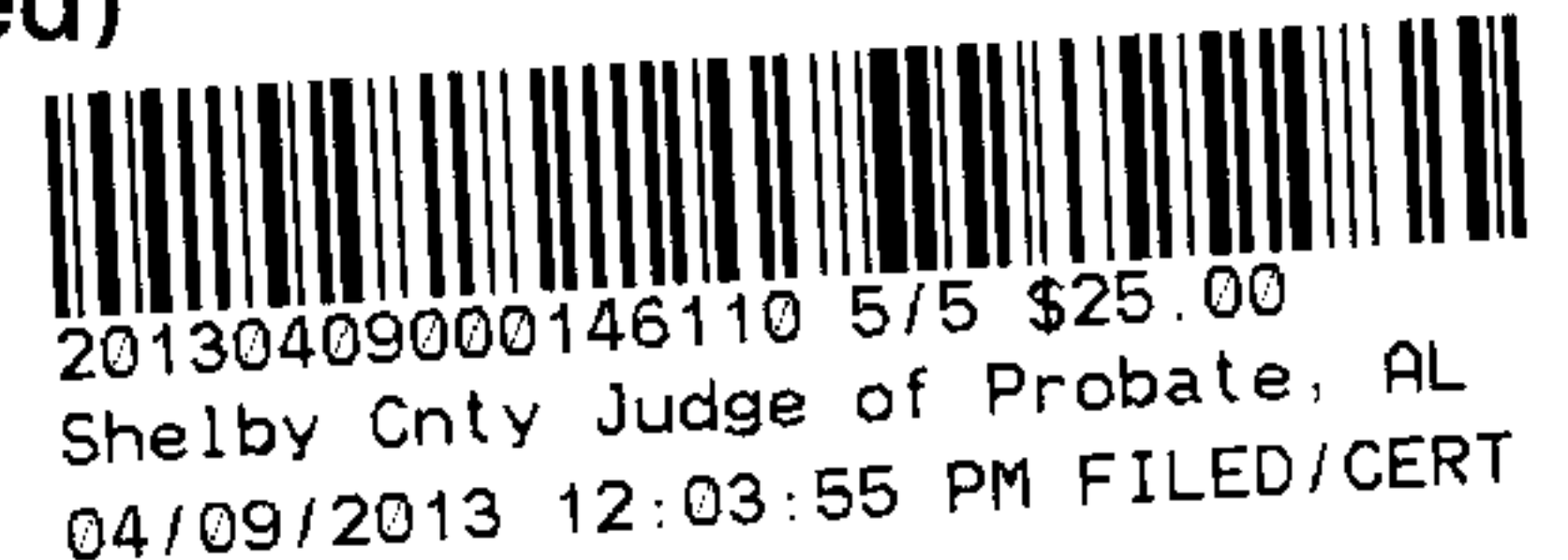
Property Address Alabama Hwy 119/Cahaba
Valley Rd @ Mile Marker
29.6

Date of Sale _____
Total Purchase Price \$ 500.00
or
Actual Value _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-7-13

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1