

CITY OF ALABASTER RIGHT-OF-WAY DEDICATION INSTRUMENT

STATE OF ALABAMA

COUNTY OF Shelby


20130927000389370 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
09/27/2013 01:59:29 PM FILED/CERT

For and in consideration of the sum of ten dollars (\$10.00) in hand paid by the City of Alabaster, Alabama, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, I (we), **Enrique Gonzalez-Perez and Laura M. Perez**, ('GRANTOR'(S)), as the owners of that certain tract of land in Shelby County, Alabama located off Robinson Drive, the portion to be dedicated of which is depicted by metes and bounds description in **Exhibit "A"**, attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawing as set forth in the drawing shown as **Exhibit "B"**, attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the City of Alabaster, Shelby County, Alabama for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Alabama and the Ordinances of the City of Alabaster, Alabama and further, ascent to, acquiesce, dedicate, rededicate and grant to the City of Alabaster, Alabama for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Alabama and the Ordinances of the City of Alabaster, Alabama that property described in **Exhibit C**, being the full length of Robinson Drive from Smokey Road as set forth therein.

TO HAVE AND TO HOLD said right-of-way and easement unto the City of Alabaster, its successors and assigns.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the City of Alabaster shall have the right to excavate and fill upon said permanent easement, any fences, buildings or other obstructions as may now be found upon said permanent easement.

It is further intended that the permanent right of way and easement herein granted to the City of Alabaster shall run with the land and forever be a right in and to the land

belonging to GRANTOR, and GRANTORS successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent right-of-way and easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, this dedication instrument is executed this 20 day of August 2013.

BY: Enrique Gonzalez-Perez
Enrique Gonzalez-Perez
GRANTOR

BY: Laura M. Gonzalez
Laura M. Gonzalez
GRANTOR

ACKNOWLEDGEMENT

THE STATE OF ALABAMA,

COUNTY OF Shelby

BEFORE ME, the undersigned authority in and for SHELBY County, Alabama, on this day personally appeared Enrique Gonzalez-Perez and Laura M. Gonzalez known to me or proved to me through Drivers License (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

SWORN TO and SUBSCRIBED BEFORE ME ON THIS THE 20 Day of August, 2013.

Kimberly Brooks
NOTARY PUBLIC

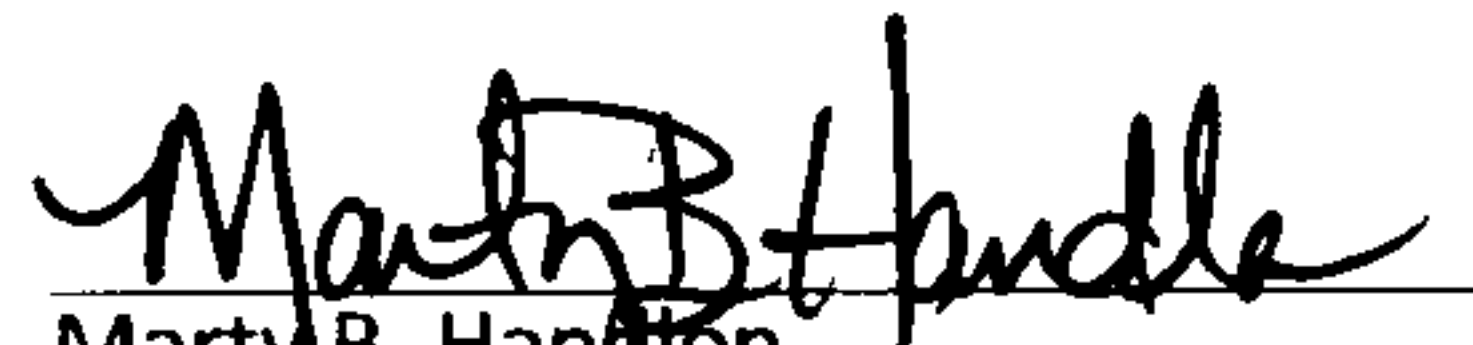
My Commission Expires: _____

MY COMMISSION EXPIRES 06/06/2017

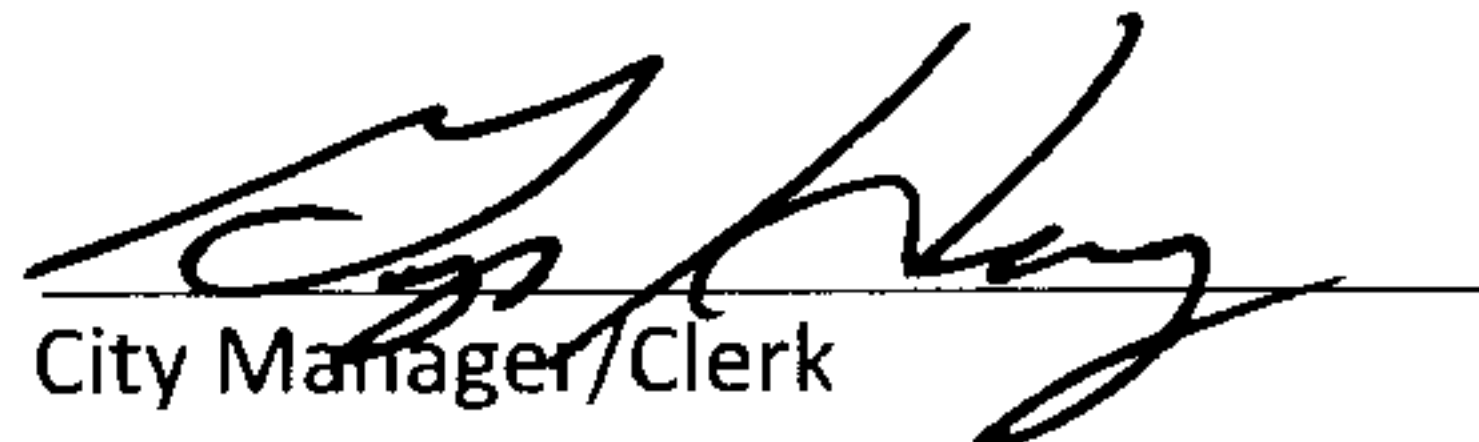
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument the day of August 20, 2013, from E. L. Perez to the CITY OF ALABASTER, has been duly accepted by Resolution of the City Council duly adopted on the 16th day of Sept, 2013, subject to all terms and conditions contained therein, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

Dated Sept 24, 2013


Marty B. Hanglon,
Mayor, CITY OF ALABASTER

ATTEST:


City Manager/Clerk

AFTER EXECUTION BY GRANTOR, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Manager

1953 Municipal Way
Alabaster, AL 35007

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Manager

1953 Municipal Way
Alabaster, AL 35007

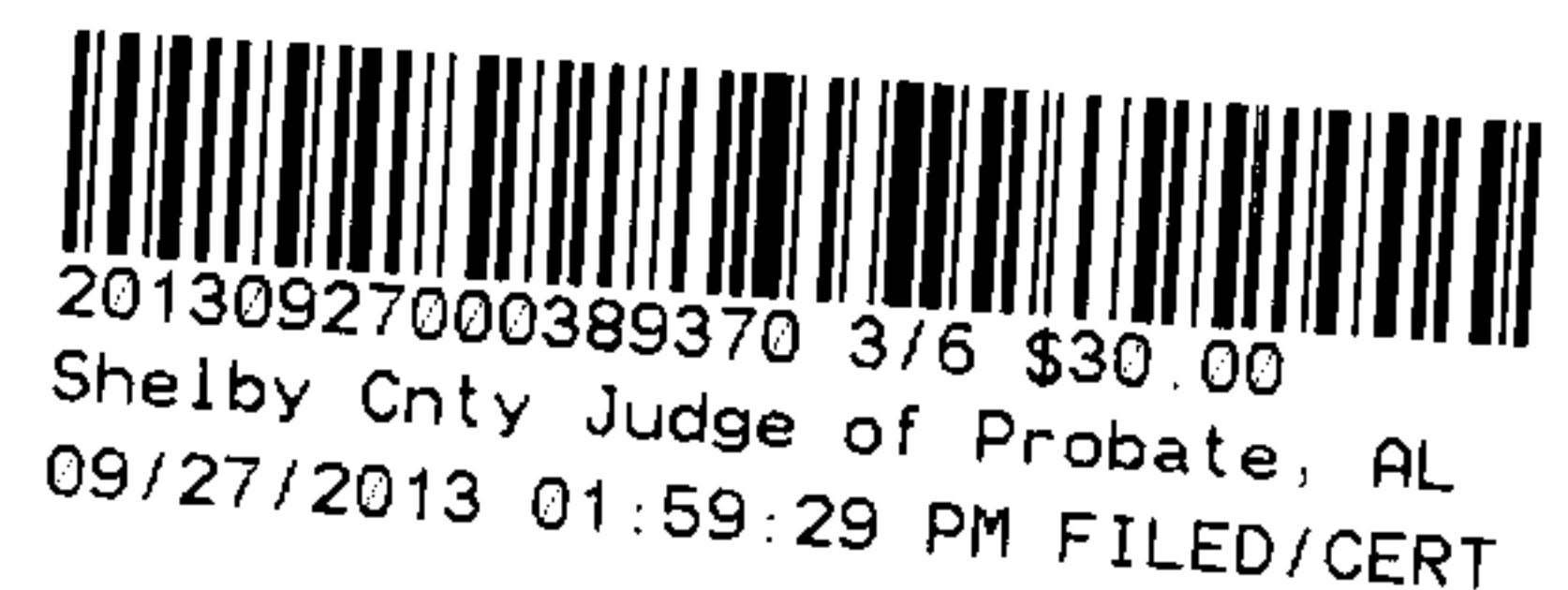


EXHIBIT "A"

Gonzalez Specific Property

Commencing at a point locally accepted as being the southeast corner of the SW1/4 of the SE1/4 of Section 14, T-21-S, R-3-W, Shelby County, Alabama; thence N0516'42"W, 40.67 feet; thence N7958'50"W, 521.89 feet to an iron rod found on the north margin of Shelby County Highway #12(Smokey Road); thence continue N8237'31"W, 169.30 feet along the north margin of said highway to an iron rod found; thence continue N8258'30"W, 53.03 feet along the north margin of said highway to a crimped iron found at the east margin of Robinson Drive (30 foot ingress/egress easement); thence N0750'00"W, 209.97 feet along the east margin of said road to an iron rod found and also being the Point of Beginning; thence N1655'13"E, 27.15 feet to an IRSUA(20694); thence N0649'42"W, 411.33 feet to an IRSUA(20694); thence along a curve to the right[LC=39.27'/R=25.00'] with a chord bearing of N3810'17"E, 35.36 feet; thence along a curve to the right[LC=39.27'/R=25.00'] with a chord bearing of S5149'42"E, 35.36 feet to an IRSUA(20694); thence N8310'18"E, 50.00 feet to an IRSUA(20694); thence N0649'42"W, 100.00 feet to an IRSUA(20694); thence S8310'18"W, 50.00 feet to an IRSUA(20694); thence along a curve to the left[LC=39.27'/R=25.00'] with a chord bearing of S3810'17"W, 35.36 feet; thence along a curve to the right[LC=39.27'/R=25.00'] with a chord bearing of N5149'42"W, 35.36 feet to an IRSUA(20694); thence N0649'42"W, 150.00 feet to an IRSUA(20694); thence S8415'37"W, 27.59 feet to an IRSUA(20694); thence S0813'02"E, 686.91 feet to the point of beginning.

A portion of said Right of Way was previously dedicated to the public in that certain Right of Way Deed for Public Road recorded at Book 293 Page 325 in the Probate Court of Shelby County, Alabama.

Said Roadway Easement and Right of Way being situated in the SW1/4 of the SE1/4 of Section 14, T-21-S, R-3-W, Shelby County, Alabama and containing [0.48] acres more or less

6. USA.

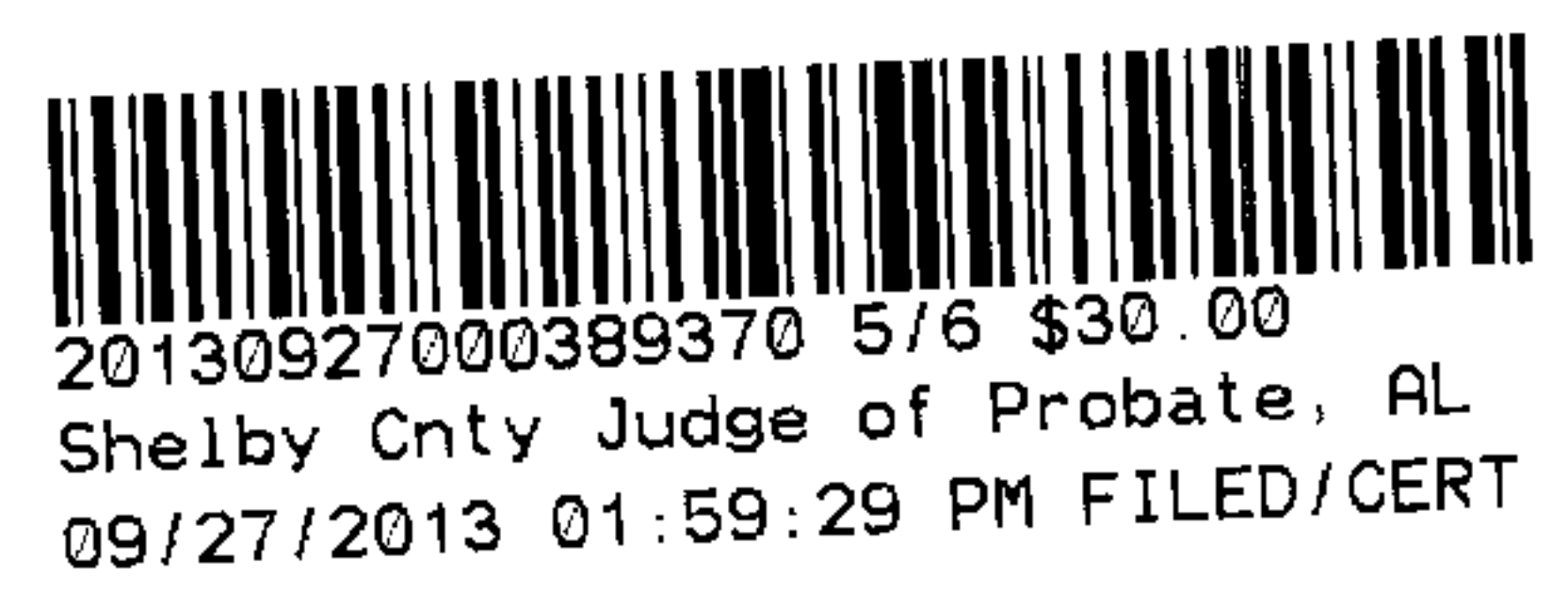


EXHIBIT "C"

Commencing at a point locally accepted as being the southeast corner of the SW1/4 of the SE1/4 of Section 14, T-21-S, R-3-W, Shelby County, Alabama; thence N0516'42"W, 40.67 feet; thence N7958'50"W, 521.89 feet to an iron rod found on the north margin of Shelby County Highway #12(Smokey Road); thence continue N8237'31"W, 169.30 feet along the north margin of said highway to an iron rod found; thence continue N8258'30"W, 53.03 feet along the north margin of said highway to a crimped iron found at the east margin of Robinson Drive (30 foot ingress/egress easement) and also being the Point of Beginning; thence N0750'00"W, 209.97 feet along the east margin of said road to an iron rod found; thence N1655'13"E, 27.15 feet to an IRSUA(20694); thence N0649'42"W, 411.33 feet to an IRSUA(20694); thence along a curve to the right[LC=39.27'/R25.00'] with a chord bearing of N3810'17"E, 35.36 feet; thence along a curve to the right[LC=39.27'/R=25.00'] with a chord bearing of S5149'42"E, 35.36 feet to an IRSUA(20694); thence N8310'18"E, 50.00 feet to an IRSUA(20694); thence N0649'42"W, 100.00 feet to an IRSUA(20694); thence S8310'18"W, 50.00 feet to an IRSUA(20694); thence along a curve to the left[LC=39.27'/R=25.00'] with a chord bearing of S3810'17"W, 35.36 feet; thence along a curve to the right[LC=39.27'/R=25.00'] with a chord bearing of N5149'42"W, 35.36 feet to an IRSUA(20694); thence N0649'42"W, 150.00 feet to an IRSUA(20694); thence S8415'37"W, 27.59 feet to an IRSUA(20694); thence S8415'36"W, 22.41 feet to an iron rod found on the west margin of Robinson Drive; thence S0544'23"E, 125.67 feet to an iron rod found; thence S0704'56"E, 536.86 feet to an IRSUA(20694); thence S1621'42"W, 27.75 feet to an IRSUA(20694); thence S0750'00"E, 195.57 feet to an IRSUA on the north margin of Shelby County Highway #12(Smokey Road); thence S8146'29"E, 9.80 feet along the north margin of said highway to an iron rod found; thence S8146'31"E, 42.23 feet along the north margin of said highway to the point of beginning.

A portion of said Right of Way was previously dedicated to the public in that certain Right of Way Deed for Public Road recorded at Book 293 Page 325 in the Probate Court of Shelby County, Alabama.

Said Roadway Easement and Right of Way being situated in the SW1/4 of the SE1/4 of Section 14, T-21-S, R-3-W, Shelby County, Alabama and containing [1.22] acres more or less.