

RIGHT-OF-WAY DEED (ROAD AND UTILITY)

Please Return to
City of Alabaster, Alabama
1953 Municipal Way
Alabaster, Alabama 35007



STATE OF ALABAMA)

SHELBY COUNTY)

20150212000046530 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
02/12/2015 03:23:22 PM FILED/CERT

Value = \$500.00

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the CITY OF ALABASTER, ALABAMA, the receipt whereof is hereby acknowledged, I, J. STEVEN MOBLEY, the undersigned, a married man, does hereby quitclaim, grant, convey and dedicate unto the said City, its successors and assigns, a right-of-way and easement for public purposes, including a public road and appurtenances, including drainage facilities, underground water and sewer lines and other public utilities and devices both below and above ground. Said right-of-way being located in Shelby County, Alabama and described as follows, to-wit:

A PREVIOUSLY UNDEDICATED PORTION OF ALABASTER BLVD.

Commencing at the Southeast Corner of the SW $\frac{1}{4}$ of Section 31, T-20-S, R-2-W, Shelby County, Alabama; thence West to the east margin of Alabaster Boulevard(60'ROW); thence North along a line that is thirty (30) feet east of the centerline of said boulevard to the intersection of the south margin of Weatherly Club Drive and the east margin of said boulevard; thence West, 60.00 feet along the south margin of Weatherly Club Drive to the West margin of Alabaster Boulevard(60'ROW); thence South along a line that is thirty (30) feet west of the centerline of said boulevard to the south line of Section 31, T-20-S, R-2-W, Shelby County, Alabama; thence East along the south line of said Section 31, T-20-S, R-2-W, Shelby County, Alabama to the point of beginning.

Said roadway easement is situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, T-20-S, R-2-W, Shelby County, Alabama and containing [1.12] acres more or less.

Said property does not constitute the homestead of the Grantor nor his spouse.

For the consideration aforesaid, the undersigned do quitclaim, set over, and convey unto said City the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, and the right to prohibit the construction or maintenance of any improvement or obstruction on, over, across or upon said area herein conveyed without the written permission from the City of Alabaster.

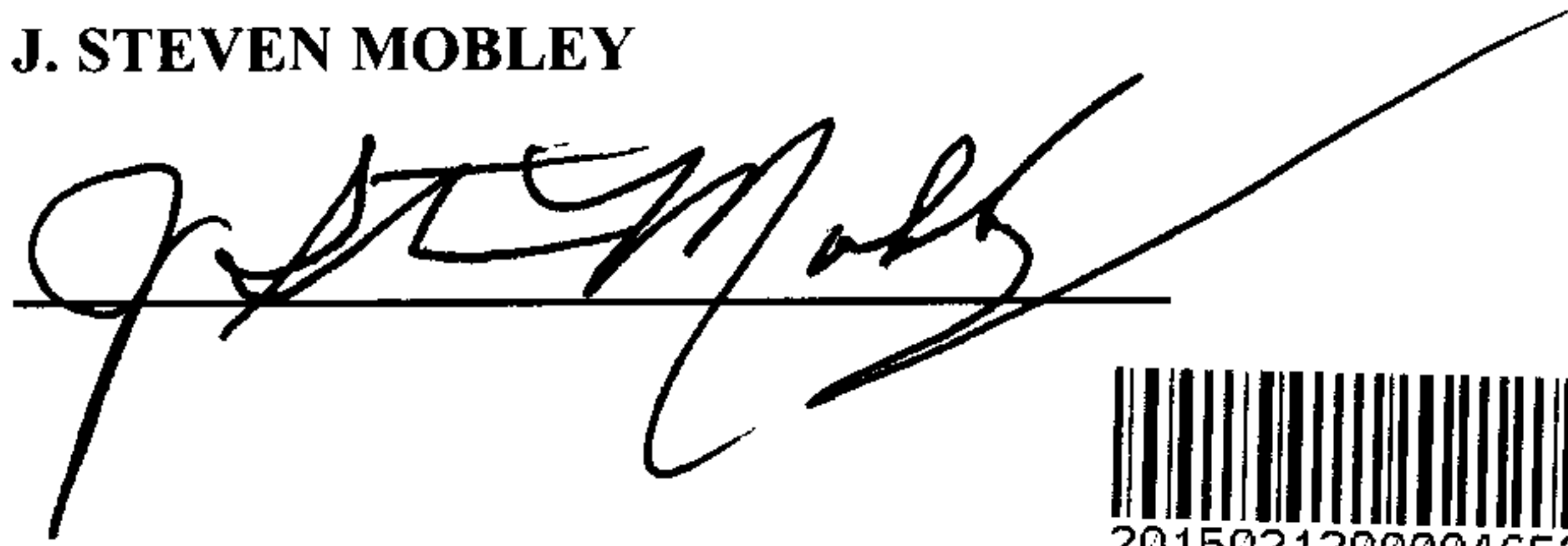
In consideration of the benefit to the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the City of Alabaster, Shelby County, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said improvement, and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

The undersigned covenant with said the City of Alabaster that the undersigned are all the owners of said property and are each seized in fee-simple of said premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

Shelby County, AL 02/12/2015
State of Alabama
Deed Tax: \$.50

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, on the date appearing above our signature.

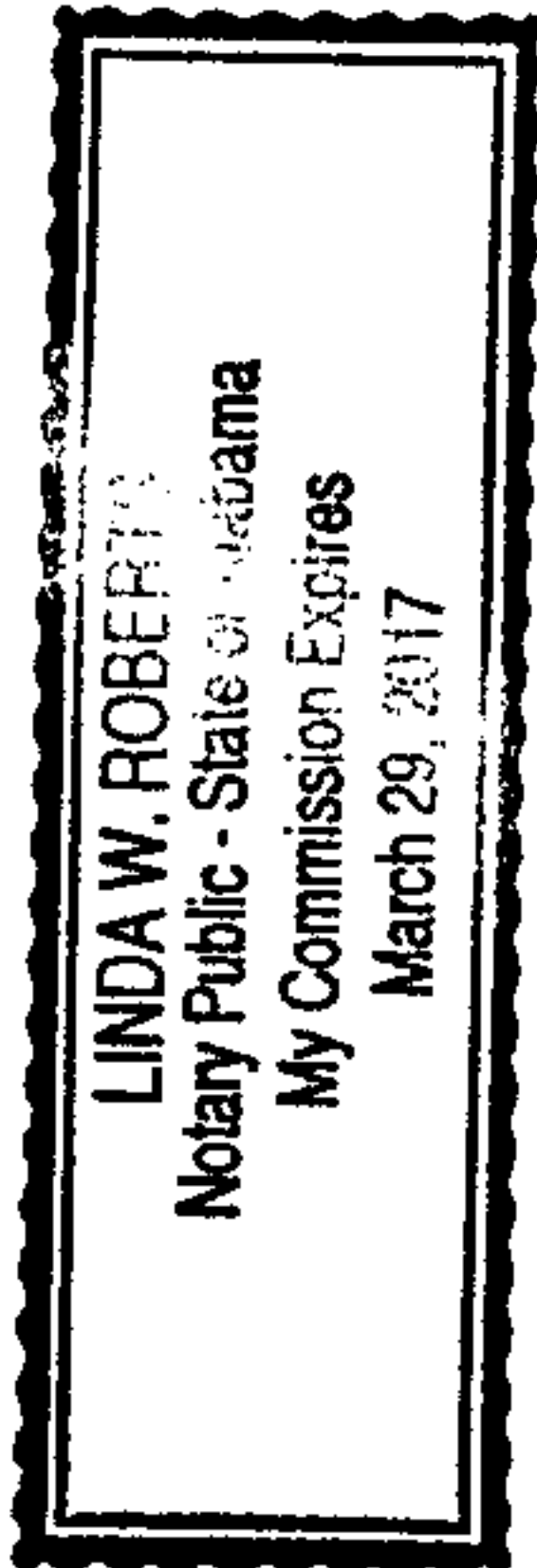
J. STEVEN MOBLEY



STATE OF ALABAMA)

SHELBY COUNTY)

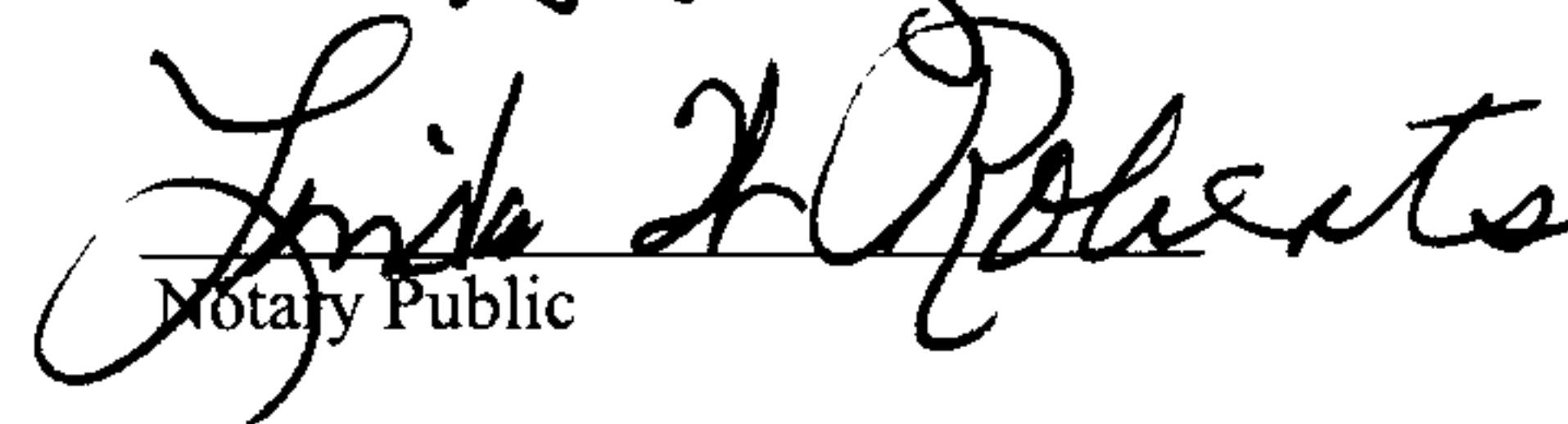
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I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that J. STEVEN MOBLEY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he with full authority, executed the same voluntarily for and as his act.

Given under my hand and official seal, this 3rd day of February, 2015

My commission expires 3/29/17

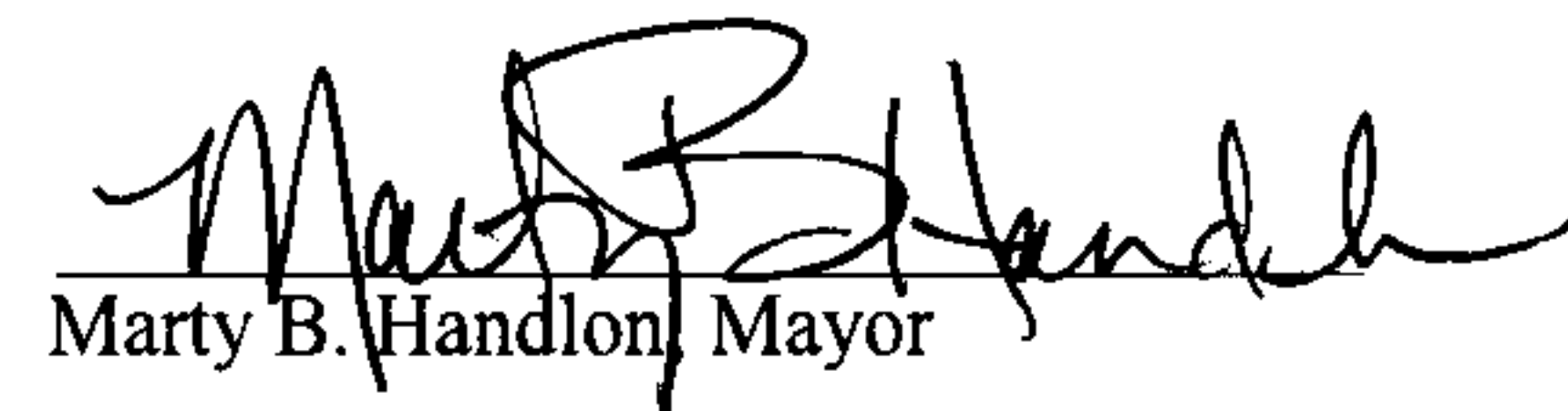

Notary Public

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument the day of Feb 3, 2015, from J. Steven Mobley to the CITY OF ALABASTER, has been duly accepted by Resolution of the City Council duly adopted on the 9th day of Feb, 2015, 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 2-11-15

CITY OF ALABASTER


Marty B. Handlon, Mayor

ATTEST:


City Manager/Clerk

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER
c/o City Manager
1953 Municipal Way
Alabaster, AL 35007