

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Town of Wilsonville
P.O. Drawer 70
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

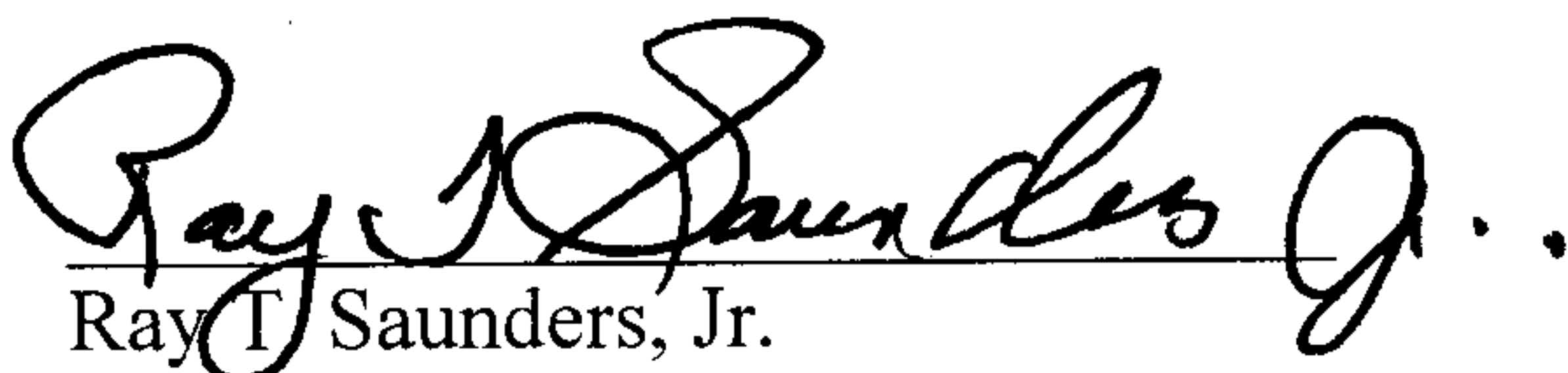
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED and no/100 DOLLARS**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ray T. Saunders, Jr. and wife, Cynthia E. Saunders**, hereby grant, bargain, sell and convey unto the **Town of Wilsonville**, a municipal corporation under the laws of the State of Alabama, an easement over and across the following described real estate, situated in Shelby County, Alabama, and being more particularly described as follows, to-wit:

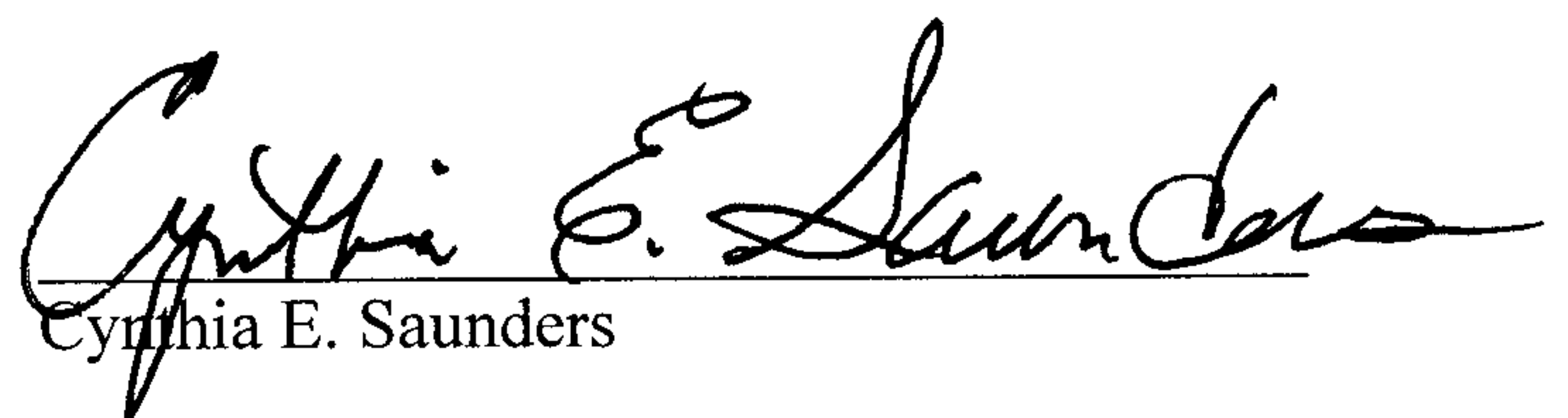
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONVEYED HEREBY AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of August, 2015.

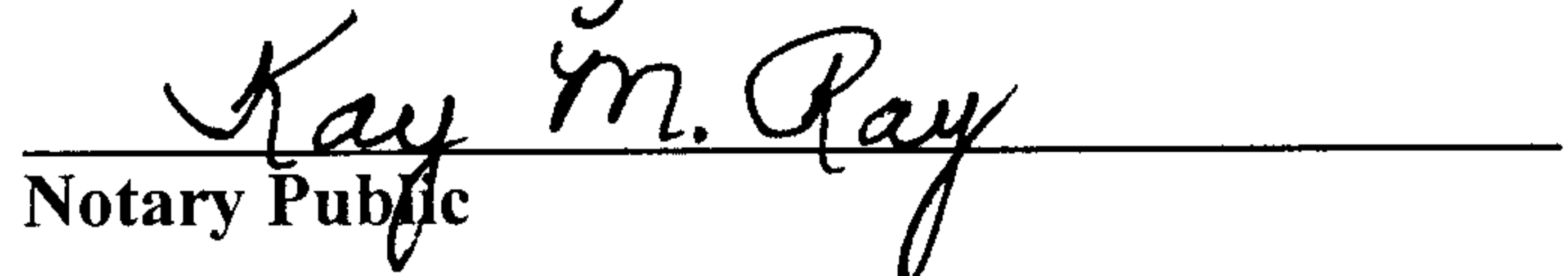

Ray T. Saunders, Jr.


Cynthia E. Saunders

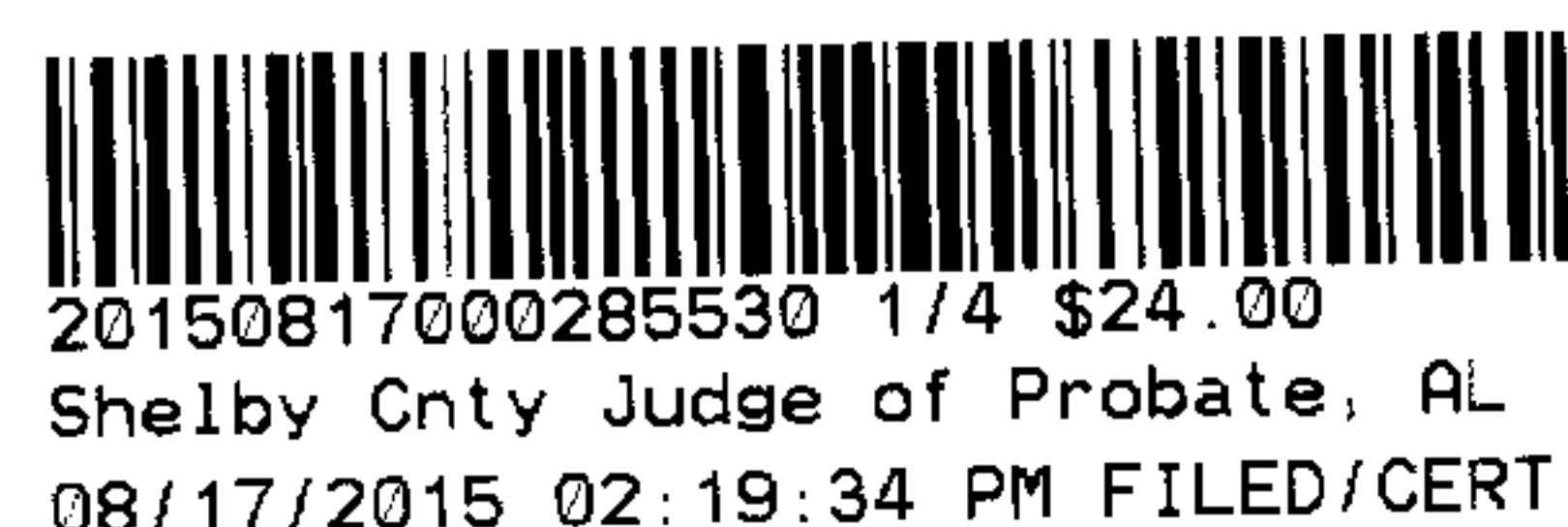
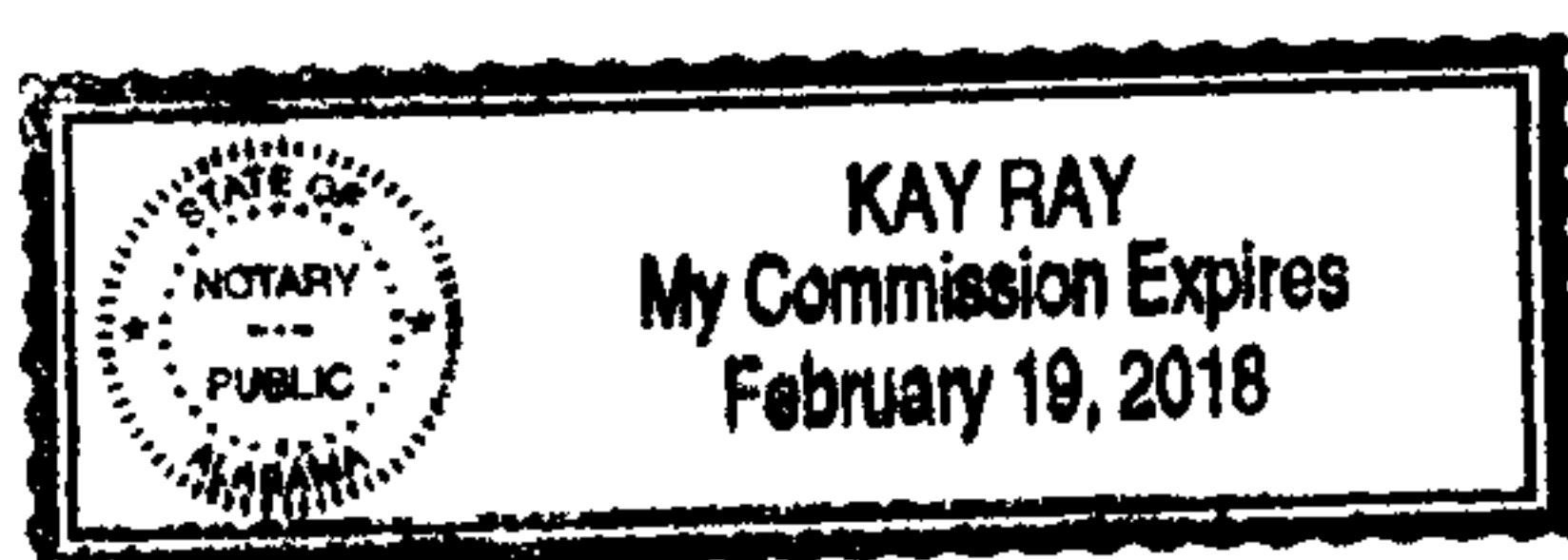
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray T. Saunders, Jr. and Cynthia E. Saunders, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires:



Wilsonville South Sidewalk

Legal Description for Sidewalk ROW & Temporary Construction Easement

Parcel 19 3 06 3 001 003.000

Area of Tract as Recorded: 17.40± Acres

Area of Required Sidewalk Right of Way: 0.03±Acres

Area of Required Temporary Right of Way: 0.07± Acres

Area of Tract after Sidewalk Right of Way: 17.37± Acres

3 separate tracts lying along the west boundary of the parcel described in Inst. 1999-11473 that are part of the Northwest Quarter of the Southwest Quarter, all located in Section 6, Township 21, Range 2 East and Section 1, Township 21, Range 1 East, more particularly described as follows.

Tract 1:

Commence at the Northeast corner of the Southwest Quarter of Section 6, Township 21, Range 2 East and run West along the North line of the Northwest Quarter of the Southwest Quarter a distance of 1367.30 feet thence; turn an angle of 90°00'00" to the left and run 222.14 feet to a point on the west boundary of the parcel described in Inst. 1999-11473 and the Point of Beginning of the Right of Way;

Thence turn an angle of 30°31'23" to the left and run 33.26 feet; thence turn an angle of 07°55'32" to the right and run 56.18 feet; thence turn an angle of 12°06'30" to the right and run 63.30 feet to the intersection of the property boundary and the prescribed Right of Way of Hebb Road; thence turn an angle of 175°44'47" to the right to a curve to the left (having a radius of 536.50 feet and a central angle of 19°16'55"); thence run along said curve and prescribed Right of Way of Hebb Road for 69.55 feet to a curve to the right (having a radius of 1283.53 feet and a central angle of 05°30'03"); thence run along said curve and the prescribed Right of Way of Hebb Road for 81.80 feet to the intersection of the property boundary and the prescribed Right of Way of Hebb Road and the Point of Beginning of said Right of Way. Tract 1 lies in Section 6, Township 21 South, Range 2 East, and Section 1 Township 21 South, Range 1 East.

Tract 2:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6, Township 21, Range 2 East and run West along the North line of the Northwest Quarter of the Southwest Quarter a distance of 1303.78 feet thence; turn an angle of 90°00'00" to the left and run 436.67 feet to a point on the west boundary of Inst. 1999-11473, said point also lying on the easterly prescribed Right of Way of Hebb Road the Point of Beginning of the Right of Way;

Thence turn an angle of 17°59'45" to the left and run 9.94 feet; thence turn an angle of 15°38'56" to the right and run 21.97 feet' thence turn an angle of 23°39'11" to the left and run 13.26 feet' thence turn an angle of 28°00'14" to the right and run 97.43 feet to the intersection of the property boundary and the prescribed Right of Way of Hebb Road; thence turn an angle of

177°04'47" to the right to a curve to the left (having a radius of 3245.07 feet and a central angle of 3°29'10"); thence run along said curve and prescribed Right of Way of Hebb Road for 102.96 feet to a curve to the left (having a radius of 536.50 feet and a central angle of 19°16'55"); thence run along said curve and prescribed Right of Way of Hebb Road for 37.92 feet to the intersection of the property boundary and the prescribed Right of Way of Hebb Road and the Point of Beginning of said Right of Way. All of Tract 2 lies in Section 6, Township 21 South, Range 2 East.

Tract 3:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6, Township 21, Range 2 East and run West along the North line of the Northwest Quarter of the Southwest Quarter a distance of 1298.48 feet thence; turn an angle of 90°00'00" to the left and run 759.37 feet to a point on the west boundary of the parcel described in Inst. 1999-11473, said point also lying on the prescribed Right of Way of Hebb Road and the Point of Beginning of the Right of Way;

Thence turn an angle of 33°11'51" to the left and run 23.08 feet; thence turn an angle of 35°51'27" to the right and run 17.14 feet to the south property boundary described in Inst. 1999-11473; thence turn an angle of 87°53'23" to the right and run 12.33 feet to along the south boundary to the intersection of the property boundary and the prescribed Right of Way of Hebb Road; thence turn an angle of 90°13'17" to the right and run along the prescribed Right of Way of Hebb Road for 36.30 feet to the intersection of the prescribed Right of Way of Hebb Road and the parcel described in Inst. 1999-11473 and the Point of Beginning of said Right of Way. All of Tract 3 lies in Section 6, Township 21, Range 2 East.

Temporary Construction Easement:

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 6, Township 21, Range 2 East and run West along the North line of the Northwest Quarter of the Southwest Quarter a distance of 1367.30 feet thence; turn an angle of 90°00'00" to the left and run 335.99 feet to the Point of Beginning of the new property line and a 5' Temporary Construction Easement abutting to and parallel to the following described line;

Thence turn an angle of 30°31'23" to the left and run 33.26 feet; thence turn an angle of 07°55'32" to the right and run 56.18 feet; thence turn an angle of 12°06'30" to the right and run 63.30 feet to a curve to the right (having a radius of 536.50 feet and a central angle of 19°16'55"); thence run along said curve for 73.08 feet; thence turn an angle of 11°08'42" to the left and run 9.94 feet; thence turn an angle of 15°38'56" to the right and run 21.97 feet; thence turn an angle of 23°39'11" to the left and run 13.23 feet; thence turn an angle of 28°00'14" to the right and run 97.43 feet to a curve to the right (having a radius of 3245.07 feet and a central angle of 03°29'10"); thence run along said curve for 94.48 feet; thence continue along the tangent of last said curve for 87.54 feet; thence turn an angle of 33°58'11" to the left and run 23.08 feet; thence turn an angle of 35°51'27" to the right and run 17.14' to the property line described in Inst. 1999-11473 and terminate the Temporary Construction Easement.



20150817000285530 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
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The Temporary Construction Easement described above will revert back to the Owner on completion of the proposed work and will be placed in equal or better condition at project close.



20150817000285530 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
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