

\$500.00 JANE

ROW-FORM 6-A

20160205000037710 1/4 \$23.50
Shelby Cnty Judge of Probate, AL
02/05/2016 10:58:34 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
SHELBY COUNTY HIGHWAY DEPARTMENT
506 HIGHWAY 70
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

PROJECT NO. BRZ-5913()
SCP 59-844-12
TRACT NO. 3
DATE: August 20, 2015

DEED FOR TEMPORARY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of ONE AND 00/100 (\$1.00) dollar(s) cash in hand paid the receipt whereof is hereby acknowledged, I (we), the undersigned grantor(s) WESTERN REI, LLC have this day bargained and by these presents do hereby grant, bargain, convey, transfer, and deliver unto the Shelby County Highway Department a temporary easement and right of way for the following purposes, to-wit: The right to enter upon the hereinafter described land and to grade, level, fill, drain, pave and build a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across the ground embraced within the boundaries of a tract or parcel of my (our) land situated in the County of Shelby, State of Alabama.

The easement hereby granted is more particularly located and described as follows, to-wit:

And as shown on the right-of-way map of Project No. BRZ-5913() of record in the Shelby County Highway Department, a copy of which is also deposited in the Office of the Judge of Probate of County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

TEMPORARY CONSTRUCTION EASEMENT (Parcel 1 of 1)

A tract of land located in the Southwest ¼ of the Northwest ¼ of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama.

More particularly described as follows:

Commence at a Concrete Monument located at the Northeast corner of the Southwest ¼ of the Northeast ¼ of Section 21 Township 24 North, Range 15 East, Shelby County, Alabama; thence run S 88 degrees 34 minutes 50 seconds W along the North line of the Southwest ¼ of the Northeast ¼, Southeast ¼ of the Northwest ¼ and the Southwest ¼ of

the Northwest ¼ of said Section 21 a distance of 2899.89 feet; thence run S 01 degree 25 minutes 10 seconds E a distance of 236.33 feet to the centerline of Shelby County Road # 311; thence N 46 degrees 57 minutes 41 seconds E along the centerline a distance of 253.86 feet; thence run S 43 degrees 02 minutes 19 seconds E a distance of 40 feet to a point on the Southerly right-of-way of said Shelby County Road # 311 and the Point of Beginning; thence continue along last described course a distance of 60.00 feet; thence run S 00 degrees 33 minutes 18 seconds E a distance of 24.58 feet to a curve to the left having a central angle of 06 degrees 29 minutes 12 seconds, a radius of 1015.00 feet and a chord of 114.85 feet; thence with a chord bearing of S 03 degrees 47 minutes 54 seconds E run along the arc of said curve a distance of 114.91 feet; thence run N 83 degrees 48 minutes 18 seconds E a distance of 5.99 feet to the East line of the Southwest ¼ of the Northwest ¼ of said Section 21; thence N 01 degree 56 minutes 34 seconds W along the East line of said ¼ - ¼ section a distance of 225.91 feet to a point on the Southerly right-of-way of said Shelby County Road # 311, said point being on a curve to the left having a central angle of 01 degrees 08 minutes 26 seconds, a radius of 2130.00 feet and a chord of 42.40 feet; thence with a chord bearing of S 47 degrees 31 minutes 54 seconds W run along the arc of said curve and Southerly right-of-way a distance of 42.40 feet; thence run S 46 degrees 57 minutes 41 seconds W along said right-of-way a distance of 21.63 feet to the point of beginning, containing 0.08 Acres, more or less.

To have and to hold, the said easement and right of way, unto the State of Alabama and unto its successors and assigns for a period of 3 years, or until the completion of Project No. BRZ-5913(), whichever is later.

And the said grantor(s) hereby covenant(s) with the Shelby County Highway Department 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 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 price above stated, I (we) hereby release the Shelby County Highway Department, 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 and egress, to 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 I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of August, 2015.

 (LS)

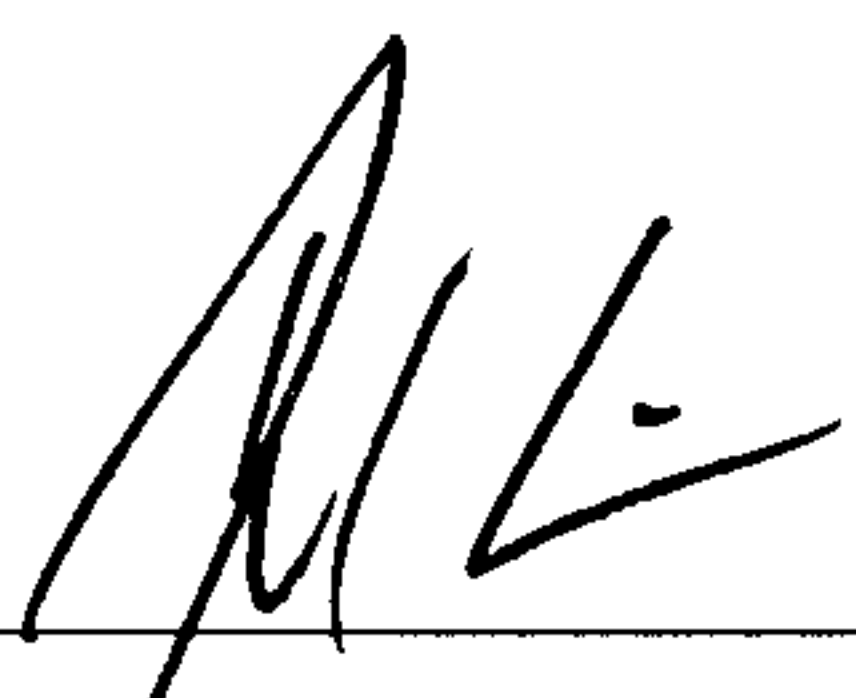
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY COUNTY

I, THOMAS C. GRIMES, a NOTARY PUBLIC STATE-AT-LARGE in and for said County, in said State, hereby certify that JASON E. SPINKS, whose name as AGENT of WESTERN REI, LLC, 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.

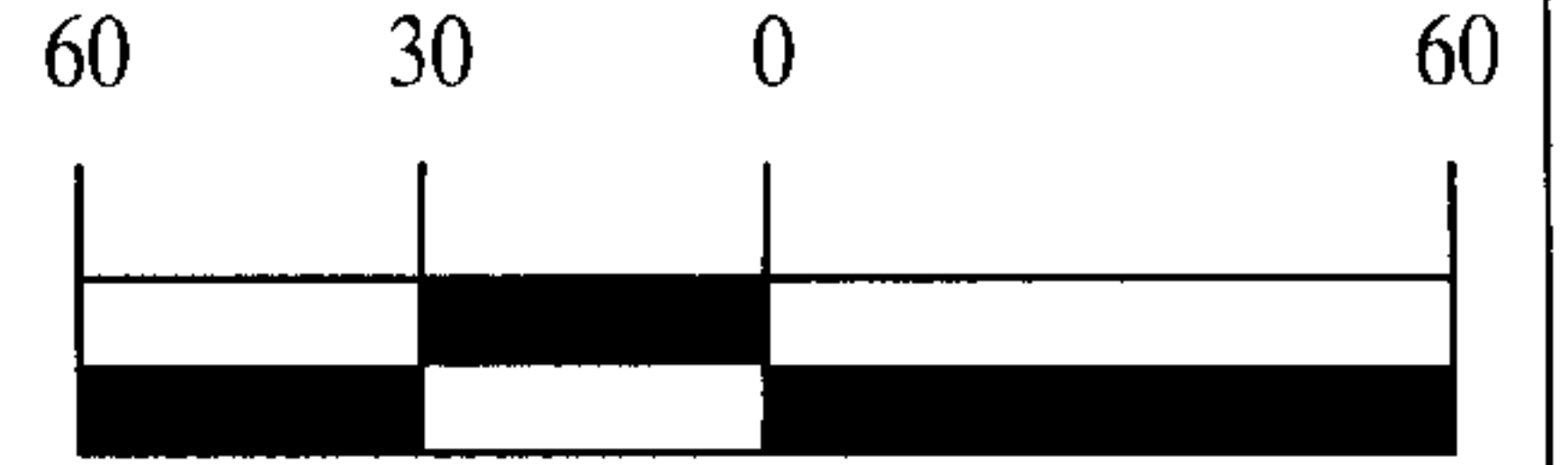
Given under my hand this 29th day of AUGUST, A.D. 2015.



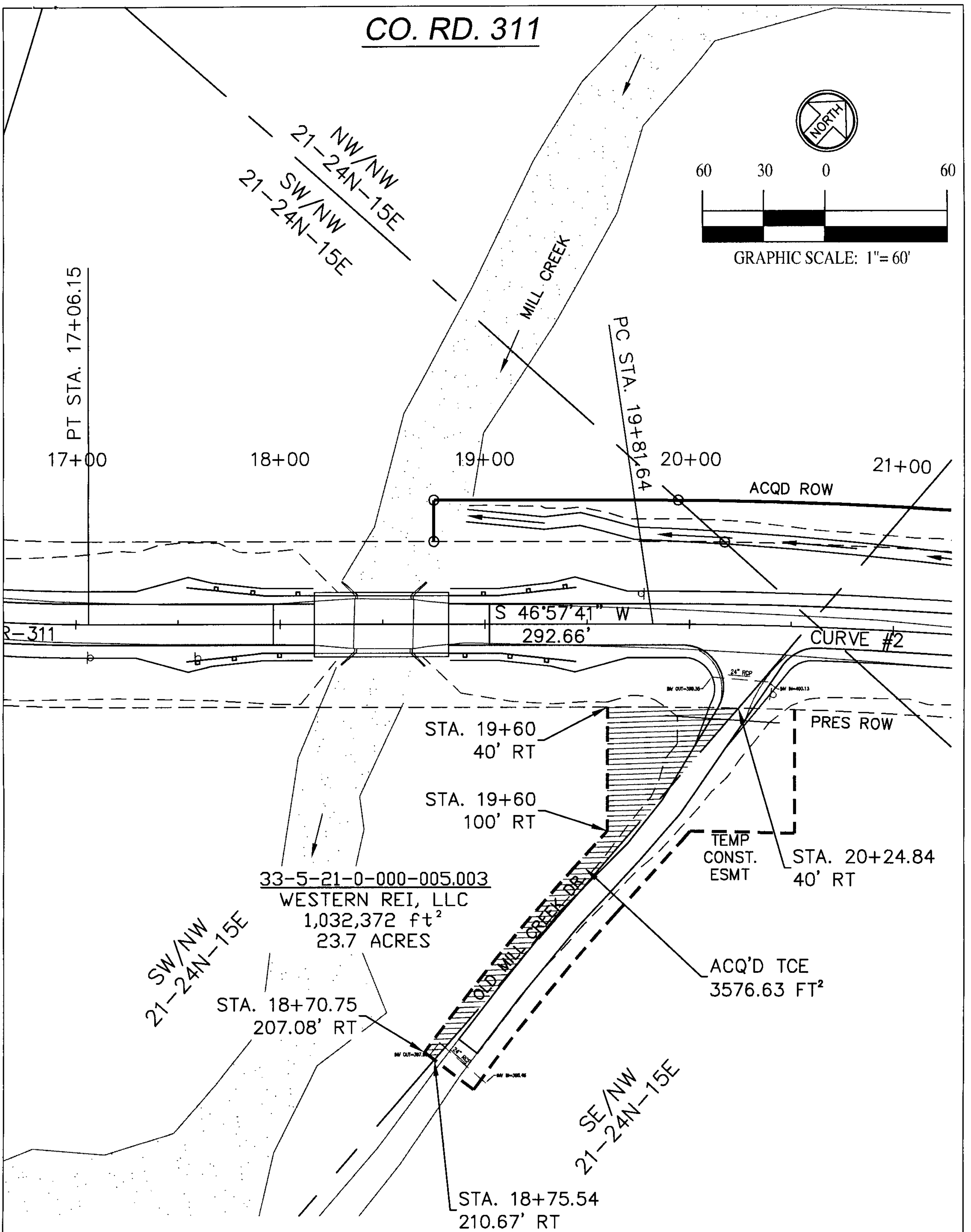
THOMAS C. GRIMES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18, 2016.

CO. RD. 311



GRAPHIC SCALE: 1"= 60'



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SHELBY COUNTY HIGHWAY DEPARTMENT

TRACT 3
REQUIRED TEMPORARY CONSTRUCTION EASEMENT
OWNER: WESTERN REI, LLC
AREA REQUIRED: 3,576.63 SQ.FT OR
0.08 AC±
AREA REMAINING: 1,028,795.37 SQ. FT. OR
23.62 AC±

PROJECT NO.:
BRZ-5913()

COUNTY: SHELBY
SCALE: 1" = 60'
DATE: 03-30-2015
REVISED: