

STATE OF ALABAMA)

PROJ. NO. SCP 59-841-13

COUNTY OF SHELBY)

TRACT NO. 2

DATE: August 22, 2016

**RIGHT OF WAY DEED
SUBJECT TO POSSIBILITY OF REVERTER**

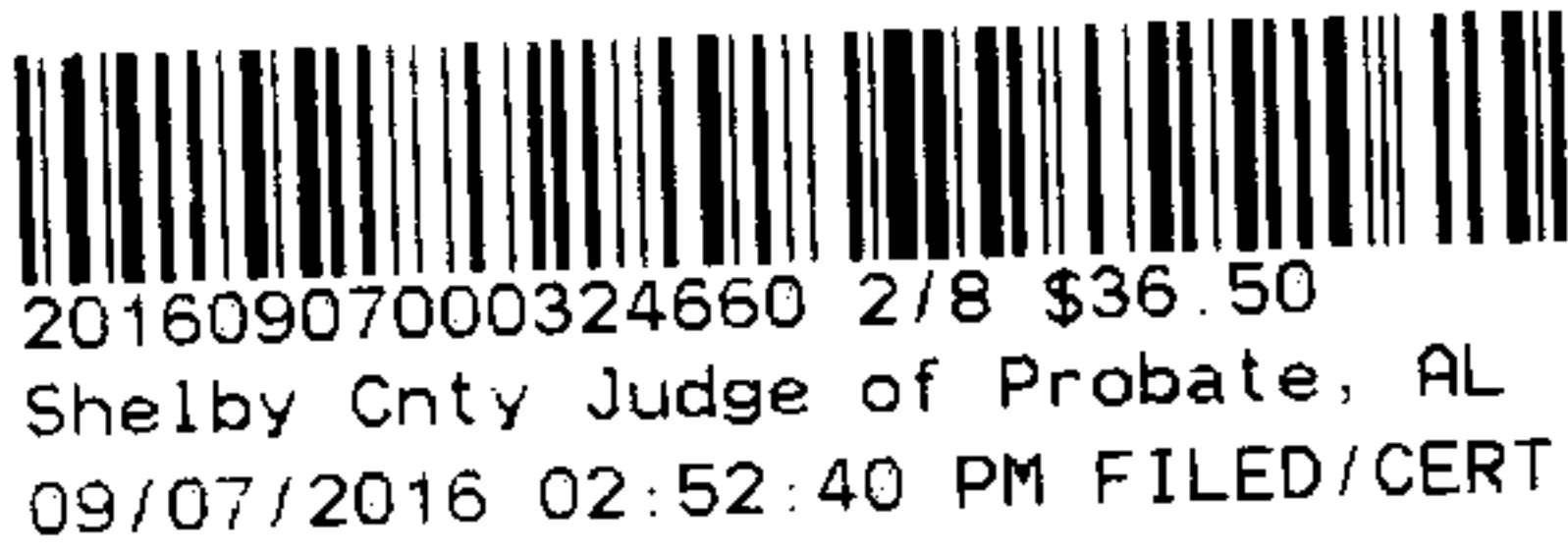
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE** dollar cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, **THE BARBER COMPANIES, INC.** ("Grantor") has this day bargained and sold, and by these presents does hereby remise, release, quitclaim and convey unto Shelby County, a political subdivision of the State of Alabama ("Grantee"), the land situated in Shelby County, Alabama, and described on Exhibit A attached hereto and made a part hereof (the "Property"), so long as Grantee completes, at Grantee's sole cost and expense, the construction and installation of a concrete culvert-bridge over Shoal Creek on Alexander Road, a publicly dedicated road owned and maintained by Grantee, which meets or exceeds legal width and roadway weight limits for county roads in the State of Alabama and conforms to the plans and specifications attached hereto as Exhibit B (the "Culvert Improvements") within three (3) years of the effective date of this instrument. Should Grantee fail to complete the Culvert Improvements within three (3) years of the effective date of this instrument, the Property shall revert to Grantor, its successors or assigns.

TO HAVE AND TO HOLD, the said Property, and unto its successors and assigns forever, subject to the foregoing possibility of reverter.

[Signature Page to Follow]

Shelby County, AL 09/07/2016
State of Alabama
Deed Tax \$.50

In witness whereof, Grantor has caused this Right of Way Deed Subject to Possibility of Reverter to be executed by Grantor's duly authorized representative this the 22nd day of August, 2016.



GRANTOR:

**THE BARBER COMPANIES,
INC., an Alabama corporation**

By: George W. Barber Jr.

Its: Chairman

STATE OF ALABAMA)
Shelby COUNTY)

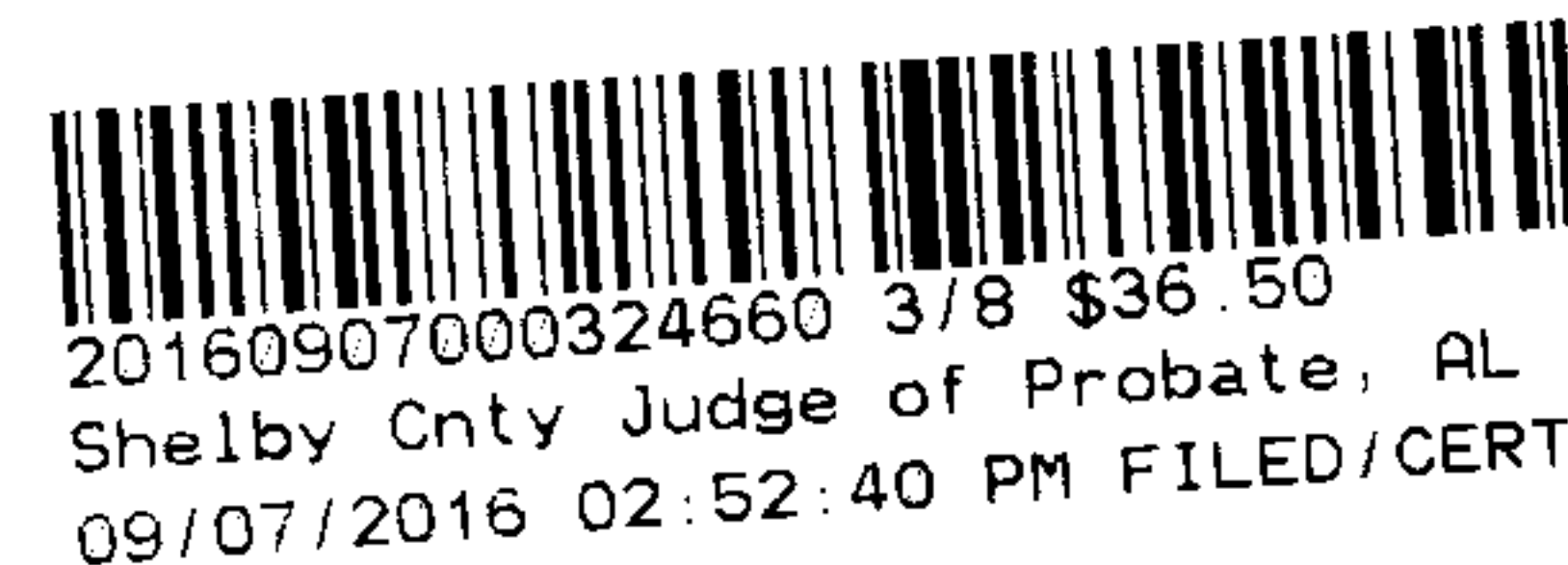
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George W. Barber Jr., whose name as Chairman of THE BARBER COMPANIES, INC., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 22nd day of August, 2016.

Sally Ann Bone
Notary Public

My Commission Expires: 4-25-20

Exhibit A



Legal Description

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 35, Township 17 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at a 1 and 1/4 inch solid pipe being the Northeast corner of said section; thence run West along the North quarter Section line North 89 degrees 26 minutes 32 seconds West for a distance of 613.83 feet to a set 5/8 inch capped rebar stamped CA-560LS and the POINT OF BEGINNING for the parcel herein described, said point lying on a non-tangent curve turning to the right, said curve having a radius of 120.00 feet, a central angle of 34 degrees 55 minutes 16 seconds, a chord bearing of South 44 degrees 22 minutes 40 seconds East, and a chord length of 72.01 feet; thence run along the arc of said curve 73.14 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 26 degrees 55 minutes 02 seconds East for a distance of 94.72 feet to a set 5/8 inch capped rebar stamped said point lying on a tangent curve turning to the left said curve having a radius 310.00 feet, a central angle of 36 degrees 49 minutes 06 seconds, a chord bearing of South 45 degrees 19 minutes 35 seconds East, and a chord length of 195.80 feet, thence run along the arc of said curve 199.21 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 63 degrees 44 minutes 08 seconds East for a distance of 38.92 feet to a set 5/8 inch capped rebar stamped; thence North 26 degrees 15 minutes 52 seconds East for a distance of 9.54 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 63 degrees 21 minutes 17 seconds East for a distance of 55.16 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on a tangent curve turning to the right said curve having a radius of 174.00 feet, a central angle of 59 degrees 54 minutes 59 seconds, a chord bearing of South 33 degrees 23 minutes 48 seconds East, and a chord length of 173.78 feet; thence run along the arc of said curve 181.96 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 03 degrees 26 minutes 18 seconds East for a distance of 49.32 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on a tangent curve turning to the left said curve having a radius of 94.00 feet, a central angle of 28 degrees 49 minutes 30 seconds, a chord bearing of South 17 degrees 51 minutes 03 seconds East, and a chord length of 46.79 feet; thence run along the arc of said curve 47.29 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 32 degrees 15 minutes 48 seconds East for a distance of 4.38 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 61 degrees 20 minutes 52 seconds West for a distance of 12.57 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on a non-tangent curve turning to the left said curve having a radius of 109.80 feet, a central angle of 03 degrees 32 minutes 50 seconds, a chord bearing of South 30 degrees 25 minutes 33 seconds East, and a chord length of

6.80 feet; thence run along the arc of said curve 6.80 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 32 degrees 11 minutes 58 seconds East for a distance of 119.71 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the right said curve having a radius of 330.00 feet, a central angle of 05 degrees 39 minutes 23 seconds, a chord bearing of South 29 degrees 22 minutes 17 seconds East, and a chord length of 32.57 feet; thence run along the arc of said curve 32.58 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 26 degrees 32 minutes 35 seconds East for a distance of 75.68 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 120.00 feet, a central angle of 22 degrees 51 minutes 19 seconds, a chord bearing of South 37 degrees 58 minutes 15 seconds East, and a chord length of 47.55 feet; thence run along the arc of said curve 47.87 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence South 49 degrees 23 minutes 54 seconds East for a distance of 28.14 feet to a set capped rebar stamped CA-560LS; thence North 89 degrees 52 minutes 54 seconds West for a distance of 23.10 feet to a found capped rebar stamped "WSE"; thence North 49 degrees 23 minutes 54 seconds West for a distance of 10.57 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius of 135.00 feet, a central angle of 22 degrees 51 minutes 19 seconds, a chord bearing of North 37 degrees 58 minutes 15 seconds West, and a chord length of 53.50 feet; thence run along the arc of said curve 53.85 feet to a found capped rebar stamped "WSE"; thence North 26 degrees 32 minutes 35 seconds West for a distance of 75.68 feet to a found capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius 315.00 feet, a central angle of 05 degrees 39 minutes 23 seconds, a chord bearing of North 29 degrees 22 minutes 17 seconds West, and a chord length of 31.08 feet; thence run along the arc of said curve 31.10 feet to a found capped rebar stamped "WSE"; thence North 32 degrees 11 minutes 58 seconds West for a distance of 119.71 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius of 124.80 feet, a central angle of 46 degrees 27 minutes 22 seconds, a chord bearing of North 08 degrees 58 minutes 17 seconds West, and a chord length of 98.44 feet; thence run along the arc of said curve 101.19 feet to a found capped rebar stamped CA-560LS; thence North 14 degrees 15 minutes 24 seconds East for a distance of 16.15 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 70.00 feet, a central angle of 55 degrees 32 minutes 37 seconds, a chord bearing of North 13 degrees 30 minutes 55 seconds West, and a chord length of 65.23 feet; thence run along the arc of said curve 67.86 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence North 41 degrees 17 minutes 13 seconds West for a distance of 25.43 feet to a set 5/8 inch capped rebar stamped CA-560LS said point lying on a tangent curve turning to the left said curve having a radius of 172.68 feet, a central angle of 22 degrees 26 minutes 55 seconds, a chord bearing of North 52 degrees 30 minutes 41 seconds West, and a chord length of

67.22 feet; thence run along the arc of said curve 67.66 feet to a found capped rebar stamped "WSE"; thence North 63 degrees 44 minutes 08 seconds West for a distance of 104.08 feet to a found capped rebar stamped "WSE" said point lying on a tangent curve turning to the right said curve having a radius of 325.00 feet, a central angle of 36 degrees 49 minutes 06 seconds, a chord bearing of North 45 degrees 19 minutes 35 seconds West, and a chord length of 205.27 feet; thence run along the arc of said curve 208.85 feet to a found capped rebar stamped "WSE"; thence North 26 degrees 55 minutes 02 seconds West for a distance of 94.72 feet to a found capped rebar stamped "WSE" said point also lying on a tangent curve turning to the left said curve having a radius of 105.00 feet, a central angle of 60 degrees 34 minutes 21 seconds, a chord bearing of North 57 degrees 12 minutes 13 seconds West, and a chord length of 105.91 feet; thence run along the arc of said curve 111.00 feet to a found capped rebar stamped "WSE"; thence North 87 degrees 29 minutes 23 seconds West for a distance of 41.15 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on the North line of said quarter-quarter ; thence run East along said North line South 89 degrees 26 minutes 32 seconds East for a distance of 93.15 feet to the POINT OF BEGINNING. Said parcel contains 17,361 square feet, or 0.40 acres more or less.

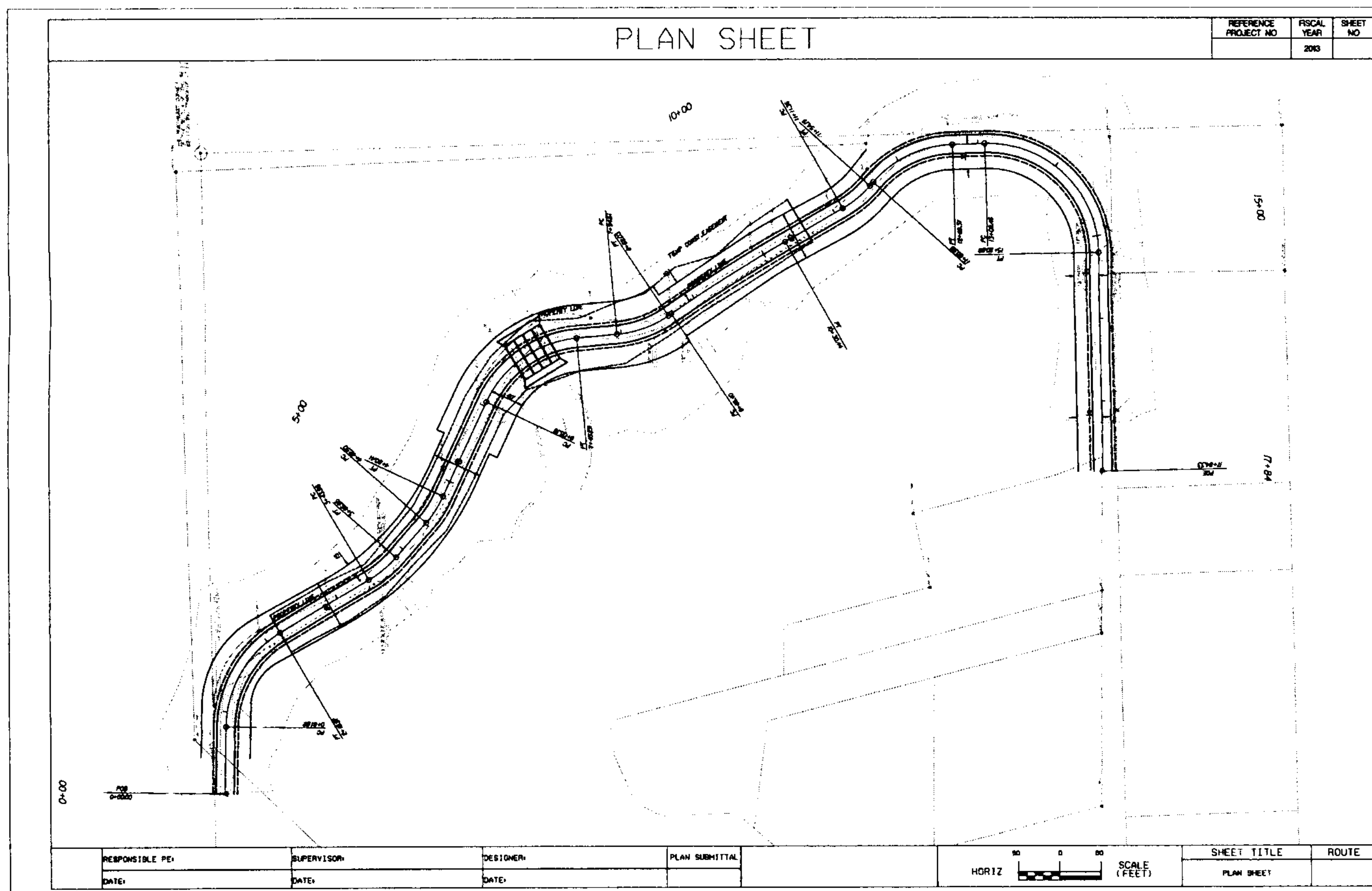
And as shown on the right of way map of record in Shelby County Highway Department, a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein, and as shown on the Property Sketch attached hereto and made a part hereof.



20160907000324660 5/8 \$36.50
Shelby Cnty Judge of Probate, AL
09/07/2016 02:52:40 PM FILED/CERT

Exhibit B

Culvert Improvements



20160907000324660 6/8 \$36.50
Shelby Cnty Judge of Probate, AL
09/07/2016 02:52:40 PM FILED/CERT



20160907000324660 7/8 \$36.50
Shelby Cnty Judge of Probate, AL
09/07/2016 02:52:40 PM FILED/CERT

TRACT SKETCH

SE 1/4 OF THE SW 1/4
SEC. 35, T 17 S, R 1 E
SHELBY, COUNTY, ALABAMA

N 89°26'32" W
613.83' W
1 1/4" SOLID
P.O.C.
THE NORTHEAST CORNER
OF THE SE 1/4 OF THE SW 1/4
SEC. 35, T17S, R1E

TRACT#2
17,361 SQ FT±
0.40 AC±

PARCEL NUMBER 01-7-35-0-0-14.001
BARBER COMPANIES INC
27 INVERNESS CENTER PARKWAY
BIRMINGHAM, AL. 35242
229,025 SQ FT±
5.26 AC±

PARCEL NUMBER 01-7-35-0-0-14.000
JENNIFER BYNUM
646 ALEXANDER ROAD
LEEDS, AL 35094
759,990 SQ FT±
17.45 AC±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°55'02" E	94.72'
L2	S 63°44'06" E	38.92'
L3	N 26°15'52" E	9.54'
L4	S 63°21'17" E	55.16'
L5	S 03°26'18" E	49.32'
L6	S 61°20'52" W	12.57'
L7	S 32°11'58" E	119.71'
L8	S 26°32'36" E	75.68'
L9	S 49°23'54" E	28.14'
L10	N 89°52'54" W	23.10'
L11	N 49°23'54" W	10.57'
L12	N 26°32'36" W	75.68'
L13	N 32°11'58" W	119.71'
L14	N 14°15'24" E	18.15'
L15	N 41°17'13" W	25.43'
L16	N 63°44'06" W	104.06'
L17	N 26°55'02" W	94.72'
L18	N 67°29'23" W	41.15'
L19	N 89°32'28" W	23.43'
L20	S 89°26'32" E	93.15'
L21	N 89°52'54" W	40.28'
L22	N 00°18'18" E	285.47'
L23	S 89°32'07" E	395.23'
L24	S 00°27'53" W	17.98'
L25	S 19°07'30" E	30.89'
L26	N 89°23'28" W	257.57'
L27	S 27°01'58" E	2.21'
L28	S 26°32'36" E	75.68'
L29	S 32°11'58" E	119.71'
L30	N 57°44'12" E	7.35'
L31	S 32°15'48" E	4.38'
L32	S 63°21'17" E	55.16'
L33	S 26°15'52" W	10.46'
L34	S 63°44'06" E	38.39'
L35	S 26°55'02" E	94.72'
L36	S 67°29'23" E	104.07'
L37	S 41°19'40" W	59.28'
L38	S 03°26'18" E	49.32'
L39	S 00°03'37" E	39.09'
L40	S 32°15'48" E	4.38'

TRACT NUMBER 2

OWNER: Barber Companies Inc.
TOTAL ACREAGE OF PARCEL: 5.66 AC±
RIGHT OF WAY ACQUIRED: 0.40 AC±
REMAINING ACREAGE: 5.26 AC±
SHELBY COUNTY HIGHWAY DEPARTMENT
ALEXANDER ROAD
SCALE: 1"=100'
DATE: 03-04-13
GSA PROJECT NUMBER 27095

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.00'	73.14'	34°55'16"	S 44°22'40" E	72.01'
C2	310.00'	199.21'	36°49'08"	S 48°19'35" E	195.80'
C3	174.00'	181.96'	59°54'59"	S 33°23'48" E	173.78'
C4	94.00'	47.29'	28°49'30"	S 17°51'03" E	46.79'
C5	109.80'	6.80'	03°32'50"	S 30°25'33" E	6.80'
C6	330.00'	32.58'	08°39'23"	S 29°22'17" E	32.57'
C7	120.00'	47.87'	22°51'19"	S 37°56'15" E	47.55'
C8	135.00'	53.85'	22°51'19"	N 37°56'15" W	53.50'
C9	315.00'	31.10'	05°39'23"	N 29°22'17" W	31.08'
C10	124.80'	101.19'	48°27'22"	N 06°56'17" W	98.44'
C11	70.00'	67.88'	55°32'37"	N 13°30'55" W	65.23'
C12	172.68'	67.68'	22°26'55"	N 52°30'41" W	67.22'
C13	325.00'	206.85'	36°49'08"	N 48°19'35" W	205.27'
C14	105.00'	111.00'	60°34'21"	N 57°12'13" W	105.91'
C15	104.00'	164.84'	90°42'08"	S 45°15'27" W	147.98'
C16	104.00'	84.44'	46°31'02"	S 23°21'08" E	82.14'
C17	180.00'	71.80'	22°51'19"	S 37°56'15" E	71.33'
C18	270.00'	26.88'	08°39'23"	S 29°22'17" E	26.64'
C19	174.00'	57.54'	28°49'30"	S 17°51'03" E	56.82'
C20	94.00'	96.30'	59°54'59"	S 33°23'48" E	93.88'
C21	370.00'	237.76'	36°49'08"	S 48°19'35" E	233.89'
C22	80.00'	63.43'	60°34'21"	S 57°12'13" E	60.52'
C23	189.80'	5.94'	02°00'11"	S 31°11'53" E	5.94'

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35226
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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Real Estate Sales Validation Form

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

Grantor's Name The Barber Companies Inc.
Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address A portion of property
along Alexander Road
Leeds, AL 35094
Parcel # 01-7-35-D-0-14.001

Date of Sale 8/22/16
Total Purchase Price \$ _____

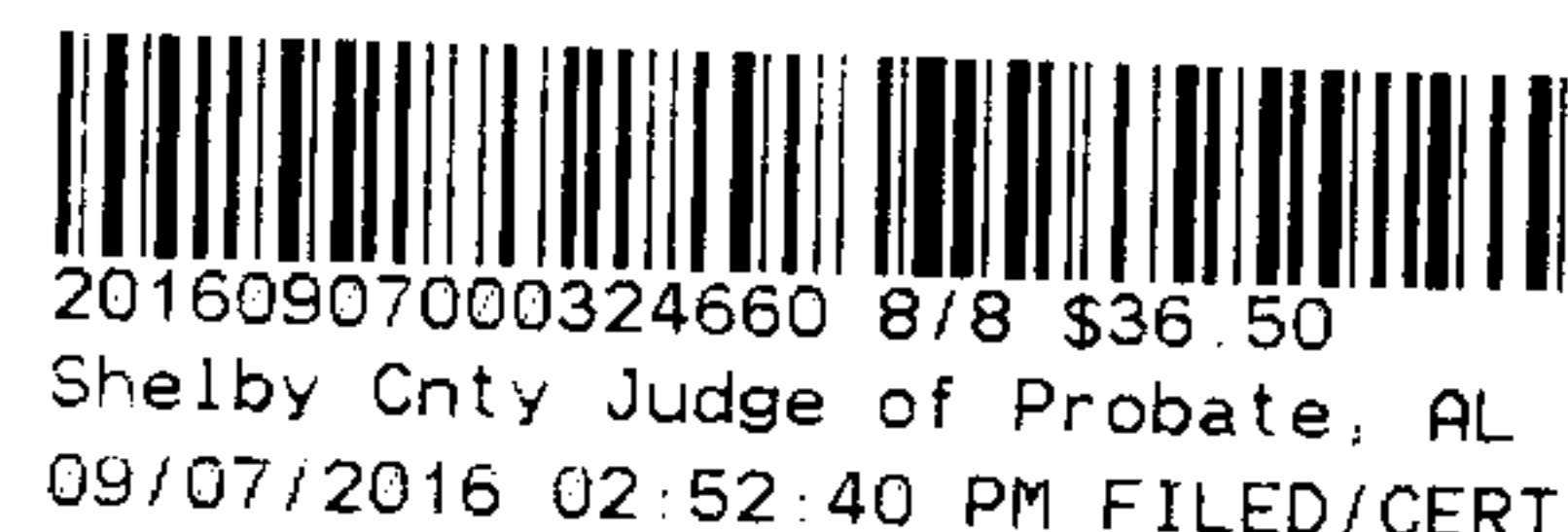
or
Actual Value \$ 500⁰⁰

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 8/25/16

Print Mark Endfingor

Unattested

(verified by)

Sign Mark Endfingor
(Grantor/Grantee/Owner/Agent) circle one