

500⁰⁰ value

SIDEWALK RIGHT-OF-WAY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


KNOWN ALL MEN BY THESE PRESENCE, that the undersigned, Dental Arts Partners, LLC, (herein referred to as "Grantor") for and in consideration of the sum of TEN DOLLARS (\$10.00), to it in hand paid by the City of Alabaster, Alabama, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant the said City of Alabaster, Alabama, its successors and assigns, a right of way dedicated to the public to construct sidewalks, walkways, and the necessary accoutrements and appurtenances thereto, including lighting and landscaping, above, under and across the following described land situated in Shelby County Alabama:

A section of right-of-way being situated in the Southeast quarter of the Northeast quarter of Section 35 and the Southwest quarter of the Northwest quarter of Section 36, Township 20 South, Range 3 West and, more particularly described as follows:

Begin at the Northeast Corner of Alabaster Landing Subdivision recorded in Map Book 45, Map Page 74, said point being the southeast corner and the point of beginning of said right of way; thence run N 82° 33' 57" W for a distance of 5.00 feet to a point, (said point offset 31.70'± LT and perpendicular to centerline of 2nd Street NE at approximate station 14+86.66); thence run N 07° 22' 41" E for a distance of 163.39 feet to a point, (said point offset 26.34'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+50.87); thence run N 88° 02' 23" W for a distance of 18.00 feet to a point, (said point offset 44.31'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+49.31); thence run N 01° 57' 37" E for a distance of 5.00 feet to a point, (said point offset 44.61'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+54.78); thence run S 88° 02' 23" E along the southern right-of-way line of 7th Avenue NE for distance of 23.50 feet to a point on the western right-of-way line of 2nd Street NE, (said point offset 21.19'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+56.19); thence run S 07° 22' 41" W for a distance of 168.89 feet along said western right-of-way line of 2nd Street NE to the Point of Beginning, containing 0.021 acre, more or less.

As more fully shown in the attached **Exhibit A**, being a diagram of the right-of-way area. Together with all rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said property; and also the right to use a strip extending 15 feet to either side of the easement to keep cleared of trees, undergrowth and other obstructions that might or may harm the sidewalk, pedestrians, or other appliances of the City of Alabaster, Alabama. Said Right of Way shall be permanent until and unless vacated by the governing body of the City of Alabaster, Alabama in accordance with Alabama law.

Together with a fifteen-foot Temporary Construction Easement to be used for locating, constructing, improving, grading, landscaping and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress, over, under and across the property described in **Exhibit B**, incorporated herein by reference.


20170322000095690 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/22/2017 12:16:41 PM FILED/CERT

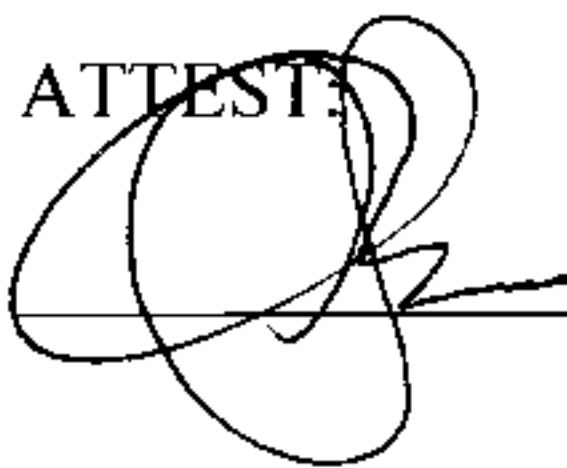
The Grantee agrees to surrender possession of the temporary construction easement upon the completion of the sidewalks, and to leave the premises in substantially the same or better condition than it was on the date this easement was executed. However, it is understood that grading changes may exist upon completion of the project.

This Temporary Construction Easement shall commence upon the date issuance of the Notice to Proceed given by City to Contractor and shall expire no later than 120 days from the issuance by the City of Alabaster a Notice to Proceed with the construction of the permanent sidewalks.

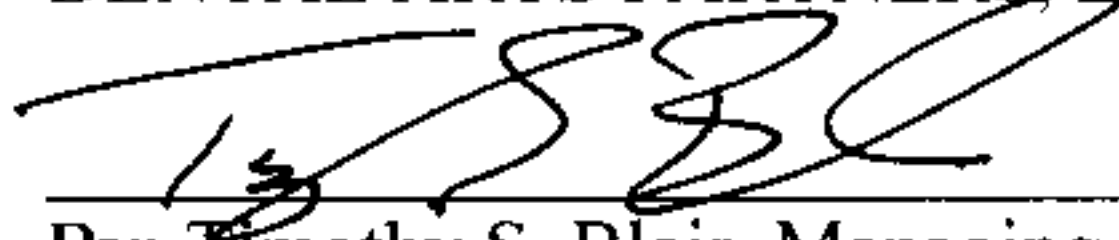
TO HAVE AND TO HOLD the same to said city, its successors and assigns, forever.

IN WITNESS WHEREOF, THE SAID GRANTORS HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS THE 15th DAY OF MARCH, 2017.

ATTEST:



DENTAL ARTS PARTNERS, LLC



By: Timothy S. Blair, Managing Member

THE STATE OF ALABAMA)
THE COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Andrew Patterson, whose name as Managing Member of the Dental Arts Partners, LLC, a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Sworn to and subscribed this the 15th day of March, 2017.



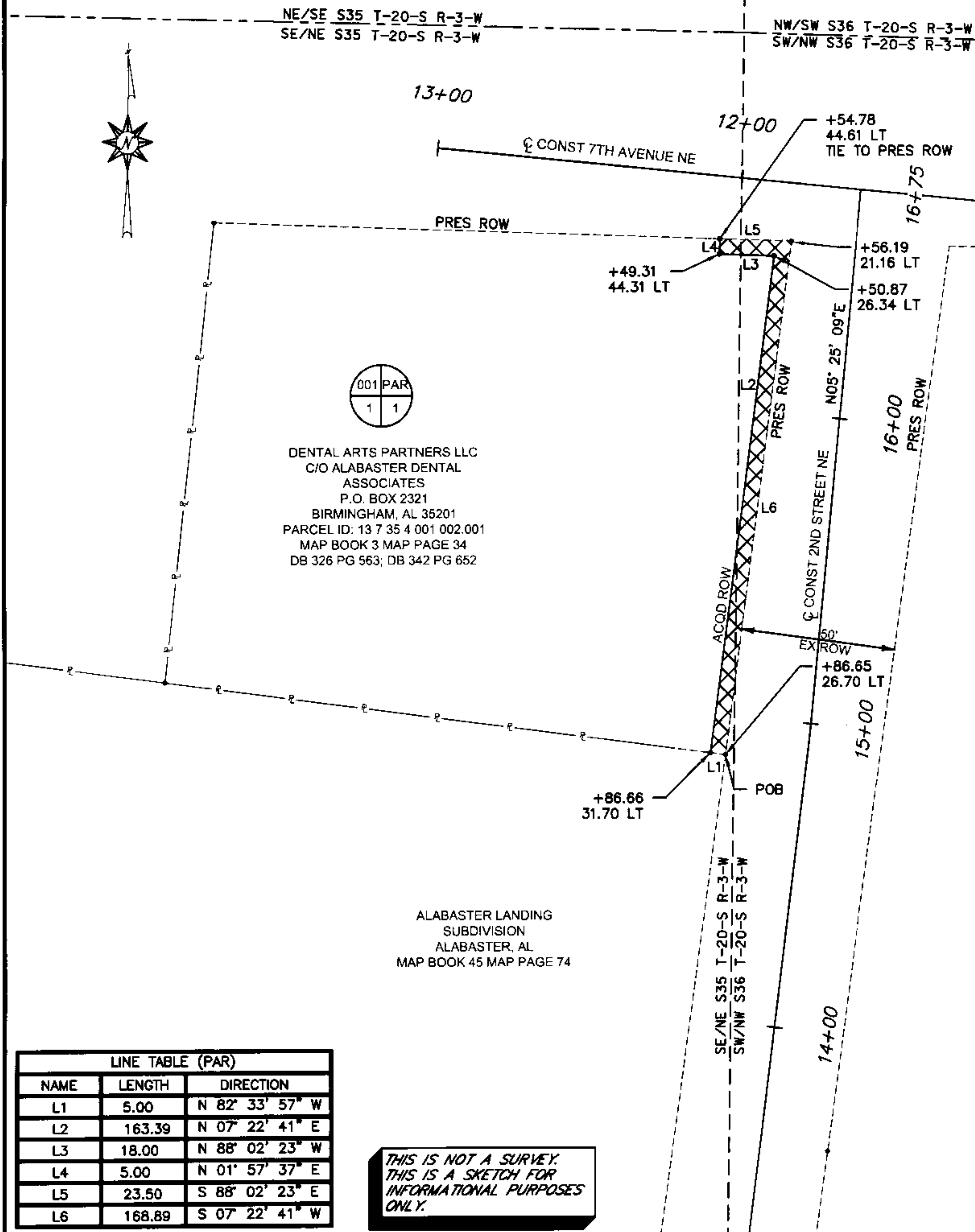
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES FEBRUARY 10, 2020

20170322000095690 2/6 \$31.00
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*THIS SKETCH WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.
THERE MAY BE EASEMENTS WHICH
AFFECT THIS PROPERTY THAT ARE
NOT SHOWN ON THIS SKETCH.



CITY OF ALABASTER

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: TAPAA-TA16 (902)

ORIGINAL ACREAGE: 0.685 AC±

TRACT NUMBER: 001

R.O.W. REQUIRED: 0.021 AC±

COUNTY: SHELBY

*REMAINING ACRES: 0.664 AC±

OWNER:

DENTAL ARTS PARTNERS LLC

SCALE: 1"=40'

DATE: 1-31-2017

REVISED:

SHEET

1

OF

1

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2ND STREET NE**PARCEL 001****LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT****Legal Description of the Easement**

State of Alabama
Shelby County
City of Alabaster

A Temporary Construction Easement being situated in the Southeast quarter of the Northeast quarter of Section 35 and the Southwest quarter of the Northwest quarter of Section 36, Township 20 South, Range 3 West and , more particularly described as follows:

Commence from the Northeast Corner of Alabaster Landing Subdivision recorded in Map Book 45 Map Page 74;

thence run N 82° 33' 57" W for a distance of 5.00 feet to a point, said point also being the Point of Beginning (said point offset 31.70'± LT and perpendicular to centerline of 2nd Street NE at approximate station 14+86.66);

thence run N 82° 33' 57" W for a distance of 15.00 feet to a point, (said point offset 46.61'± LT and perpendicular to centerline of 2nd Street NE at approximate station 14+86.68);

thence run N 07° 22' 41" E for a distance of 146.91 feet to a point, (said point offset 41.90'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+34.90);

thence run N 88° 02' 23" W for a distance of 6.51 feet to a point, (said point offset 48.40'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+34.51);


thence run N 01° 57' 37" E for a distance of 20.00 feet to a point on the southern right-of-way line of 7th Avenue NE, (said point offset 49.60'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+54.48);

thence run S 88° 02' 23" E along said right-of-way line for a distance of 5.00 feet to a point, (said point offset 54.61'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+54.78);

thence run S 01° 57' 37" W for distance of 5.00 feet to a point, (said point offset 44.31'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+49.31);

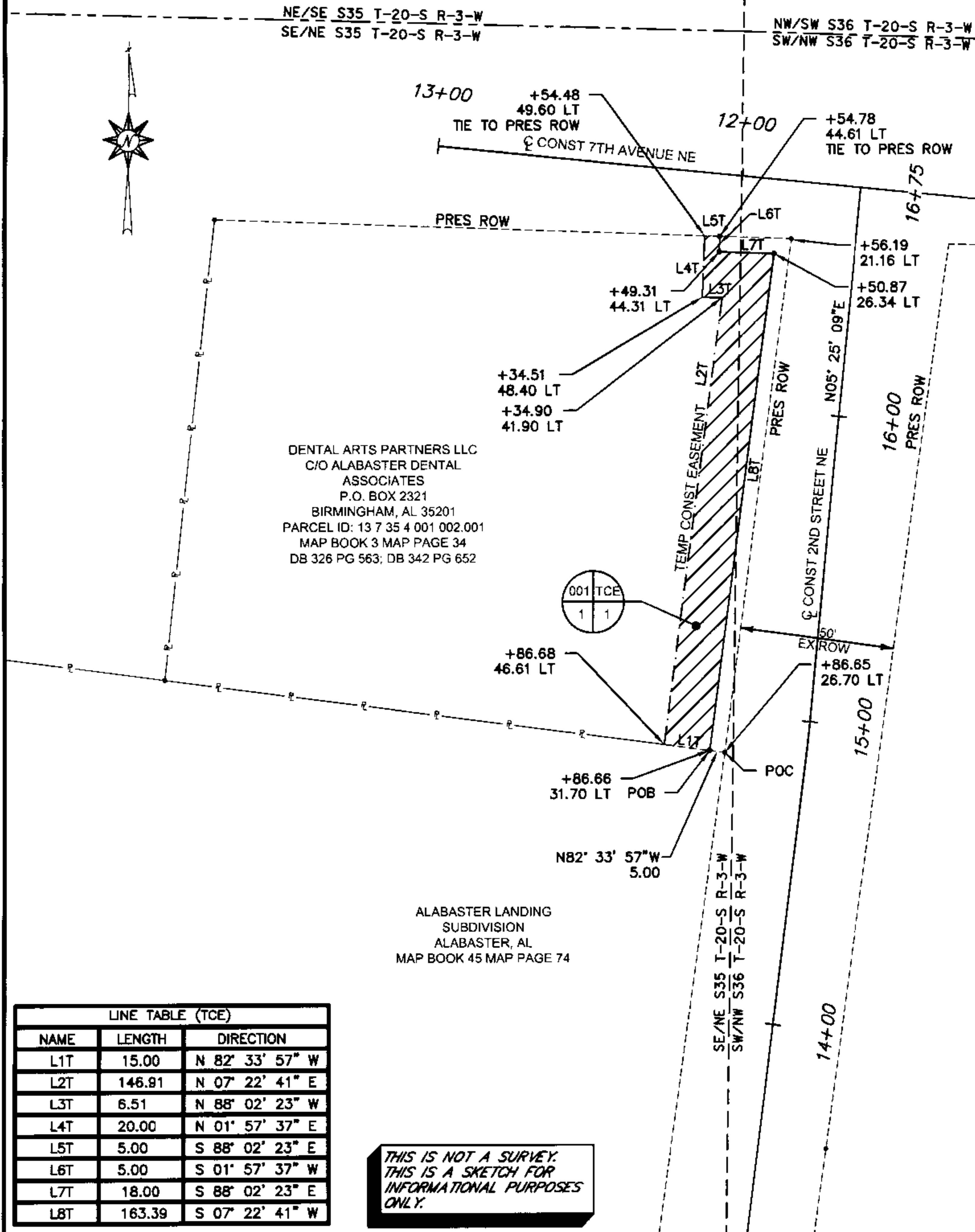
thence run S 88° 02' 23" E for a distance of 18.00 feet to a point, (said point offset 26.34'± LT and perpendicular to centerline of 2nd Street NE at approximate station 16+50.87);

thence run S 07° 22' 41" W for a distance of 163.39 feet to the Point of Beginning, containing 0.059 acre, more or less.



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CITY OF ALABASTER

*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: TAPAA-TA16 (902)

TRACT NUMBER: 001

COUNTY: SHELBY

OWNER:

DENTAL ARTS PARTNERS LLC

ORIGINAL ACREAGE: 0.664 AC±

T.C.E. REQUIRED: 0.059 AC±

*REMAINING ACRES: 0.664 AC±

SCALE: 1"=40'

DATE: 1-31-2017

REVISED:

SHEET

1

OF

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WAIVER OF APPRAISAL AND COMPENSATION

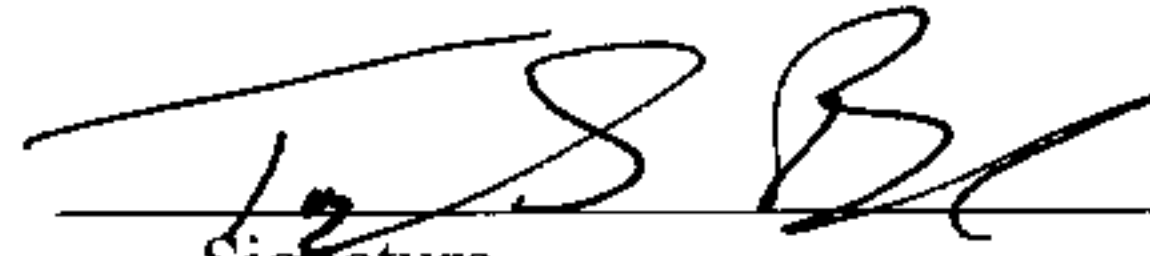
RE: Project: Alabaster 2nd Street NE Sidewalks (TAFAA-TA16(902))
County: Shelby
Tract: 001

It is understood that as owner of the subject property we have been informed of the right to just compensation based upon an appraisal of the fair market value of the subject property, taking into account the value of allowable damages or benefits to any remaining property. The City of Alabaster is hereby released from the obligation of having the aforementioned property appraised and is also released from paying any compensation for the subject property. I/We hereby donate this property, identified as Tract 001 (see attachment 'A', made a part of this document), to the City of Alabaster, Alabama with no obligation or compensation.

Date

3/15/17

Signature



Date

3/15/17

Witness



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