

THIS INSTRUMENT PREPARED BY:  
WILLIAM R. JUSTICE  
ELLIS, HEAD, OWENS & JUSTICE  
P O BOX 587  
COLUMBIANA, AL 35051

## DEED FOR EASEMENT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, the undersigned City of Alabaster Board of Education (Grantor) has this day bargained and by these presents does hereby grant, bargain, convey, transfer, and deliver unto Shelby County, Alabama (Grantee), an easement and right of way for the following purposes, to-wit: the right to enter upon the hereinafter described land and grade, level, fill, drain, construct, and maintain a road or highway, together with such bridges, culverts, ramps, slopes, and cuts as may be necessary, on, over, and across the ground embraced within the boundaries of a tract or parcel of Grantor's land situated in the County of Shelby, State of Alabama.


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

### TRACT 2 AS DESCRIBED IN ATTACHED EXHIBIT "A"

And as shown on the right of way map of Project No. R15-004 Alabaster High School Access to County Road 26 & 264, a copy of which is deposited in the Office of the Shelby County Highway Department as an aid to persons and entities interested therein, and as shown on the Property Plat attached hereto and made a part hereof.

To have and to hold the said easement and right of way unto Grantee and unto its successors and assigns forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized and possessed of the tract or parcel of land described above; that Grantor has a good and lawful right to convey it; that it is subject to all encumbrances of record; and that Grantor will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

  
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Grantee shall exercise its rights hereunder in a manner as to not unreasonably interfere with the operations being conducted on Grantor's remaining adjoining property. Once initial construction begins, Grantee shall diligently and continuously pursue to completion of the construction activities within the easement area.

Any damage to the remaining property of Grantor caused by Grantee shall be restored by Grantee to as good a condition as same was in prior to such damage. At the completion of the project Grantee will apply a suitable grass mixture for the season to the easement area in order to achieve a permanent stand of grass for Grantor.

In witness whereof the Grantor has hereunto set its hand and seal this the 13<sup>th</sup> day of June, 2017.

CITY OF ALABASTER BOARD OF EDUCATION

By: L. Wayne Vickers  
Name: L. Wayne Vickers  
Title: Superintendent

STATE OF ALABAMA  
COUNTY OF SHELBY

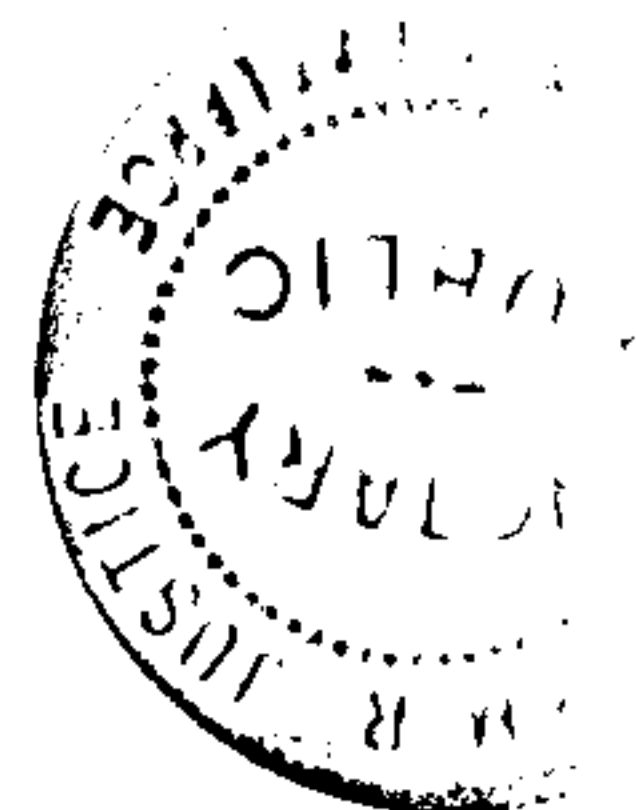
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. Wayne Vickers, as Superintendent of the City of Alabaster Board of Education is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily for and as the act of the Board.

Given under my hand and official seal the 13<sup>th</sup> day of June, 2017.

William R. Jester  
Notary Public

My Commission Expires: 9-11-19

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## EXHIBIT A


### Tract 2

#### Roadway Improvements for County Road 264

An easement and right of way located in Shelby County, Alabama; located in the Parcel referenced as Parcel ID 23-2-10-2-001-001.000 in Shelby County Tax Records, and also being in the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the South 1/2 of the NW 1/4 of the NE 1/4 of the above referenced Section; thence in a westerly direction a distance of 18.34 feet to a point on the western ROW of CR 264; thence an angle to the right of 90 deg. 00 min. 00 sec. a distance of 2.79 feet to an iron pin on the western ROW of CR 264, said iron also being the **Point of Beginning** of herein described tract; thence along said western ROW and an internal angle to the right from the northern line of herein described tract of 91 deg. 31 min. 40 sec. a distance of 482.62 feet to an iron; thence continuing along said western ROW a curve to the left (Radius = 1171.69 feet, Chord distance = 186.63 feet, Chord Bearing = S 5 deg. 46 min. 26 sec. E) a distance of 186.82 feet to an iron; thence continuing along said western ROW a curve to the left (Radius = 1171.69 feet, Chord distance = 311.39 feet, Chord Bearing = S 17 deg. 58 min. 40 sec. E) a distance of 312.31 feet to a point on the said western ROW; thence leaving said western ROW at an internal angle to the left from the chord of immediate previous curve 33 deg. 30 min. 24 sec. a distance of 110.69 feet to a point; thence an internal angle to the left of 139 deg. 41 min. 29 sec. a distance of 255.16 feet to a point; thence an internal angle to the left of 170 deg. 35 min. 04 sec. a distance of 385.13 feet to a point; thence an external angle to the right of 177 deg. 27 min. 05 sec. a distance of 261.60 feet to a point; thence an external angle to the left of 84 deg. 55 min. 21 sec. a distance of 46.28 feet to the **Point of Beginning**.

Above described tract contains 0.76 acres +/- (33,137 sq. ft.).

  
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NOTE:  
THIS IS NOT A SURVEY. PARCEL  
DIMENSIONS WERE BASED OFF OF  
COUNTY TAX RECORDS, RECORDED  
DEEDS, AND LIMITED FIELD  
MEASUREMENTS ONLY.

EXHIBIT MAP

SW  $\frac{1}{4}$  - NW  $\frac{1}{4}$  - NE  $\frac{1}{4}$  OF SEC 10  
AND  
SE  $\frac{1}{4}$  - NE  $\frac{1}{4}$  - NW  $\frac{1}{4}$  OF SEC 10  
T-21-S, R-3-W  
SHELBY COUNTY, ALABAMA

ALABASTER CITY BOE  
1953 MUNICIPAL WAY  
ALABASTER, AL 35007  
PARCEL ID: 23-2-10-2-001-001.000

HATCHED AREA IS PROPOSED  
CONSTRUCTION EASEMENT  
0.76 ACRES  $\pm$   
33,137 SQFT  $\pm$

EXHIBIT MAP  
NOT TO SCALE

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CASE NUMBER: R15-004		GOODWYN   MILLS   CAWOOD
TRACT NUMBER: 2		
COUNTY: SHELBY		2701 1st Ave South, Suite 100   Birmingham, AL 35233 Tel 205.879.4462   GMCNETWORK.COM
OWNER: ALABASTER CITY BOE	PARCEL ACREAGE: 92.25 AC $\pm$	DATE: 4/11/2017
GMC PROJECT #: CBHM140133	CONSTRUCTION EASEMENT: 0.76 AC $\pm$	