

5533 30

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 3 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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Shelby Cnty Judge of Probate, AL
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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 13th 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 13th day of June, 2017.

William R. Jester
Notary Public

My Commission Expires: 9-11-19


20170613000209170 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

Tract 3

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 23-2-10-1-004-069.000 in Shelby County Tax Records, and also being in the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the above referenced Section; thence westerly a distance of 18.34 feet to a point on the western ROW of CR 264; thence along said western ROW an angle to the left of 90 deg. 00 min. 00 sec. a distance of 479.83 feet to an iron pin on the western ROW of CR 264; 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 = 426.58 feet, Chord Bearing = S 20 deg. 49 min. 48 sec. E) a distance of 428.97 feet to a point on said western ROW, point also being the **Point of Beginning** of herein described tract; thence continuing along said western ROW along a curve to the left (Radius = 1171.69 feet, Chord distance = 190.16 feet, Chord Bearing = S 35 deg. 58 min. 23 sec. E) a distance of 190.37 feet to a point on said western ROW; thence leaving said western ROW an internal angle to the left of 85 deg. 20 min. 43 sec. from chord of immediate previous curve a distance of 9.62 feet to a point; thence an internal angle to the left of 95 deg. 24 min. 27 sec. a distance of 104.71 feet to a point; thence an internal angle to the left of 158 deg. 33 min. 26 sec. a distance of 90.44 feet to a point; thence an internal angle to the left of 96 deg. 43 min. 33 sec. a distance of 10.07 feet to the **Point of Beginning**.

Above described tract contains 0.07 acres +/- (2843 sq. ft.).

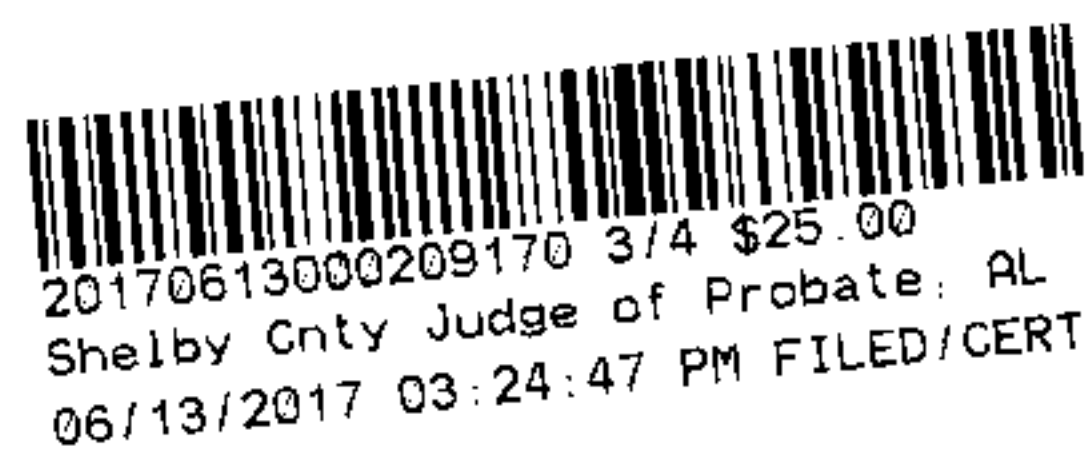
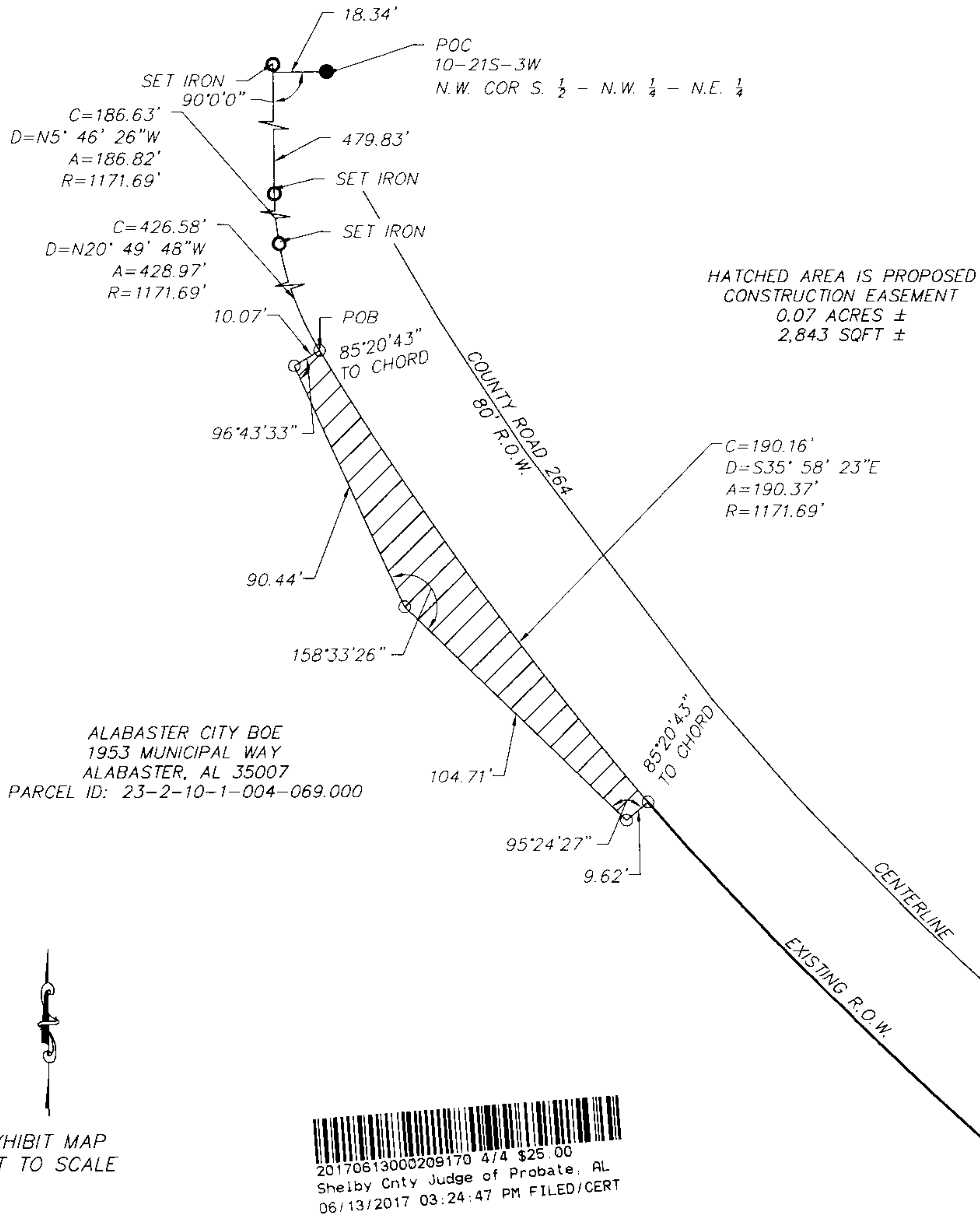


EXHIBIT MAP
W 1/2 - SW 1/4 - NE 1/4 OF SEC 10
T-21-S, R-3-W
SHELBY COUNTY, ALABAMA

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



CASE NUMBER: R15-004		 GOODWYN MILLS CAWOOD 2701 1st Ave South, Suite 100 Birmingham, AL 35233 Tel 205.879.4462 GMCNETWORK.COM
TRACT NUMBER: 3		
COUNTY: SHELBY		
OWNER: ALABASTER CITY BOE	PARCEL ACREAGE: 4.21 AC ±	DATE: 4/11/2017
GMC PROJECT #: CBHM140133	CONSTRUCTION EASEMENT: 0.07 AC ±	