

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 Two Thousand and no/100 Dollars (\$2,000.00) in hand paid, receipt whereof is hereby acknowledged, the undersigned Rhama, LLC, an Alabama limited liability company (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 4 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.

RHAMA, LLC

By: R. H. Blaising
Name: R. H. BLAISING
Title: member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. A. Blaising, as member of Rhama, LLC, 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 company.

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

Keller R. Jester
Notary Public

My Commission Expires: 9-11-19



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EXHIBIT A

Tract 4

Roadway Improvements for County Road 26

An easement and right of way located in Shelby County, Alabama; located in the Parcel referenced as Parcel ID 23-5-16-0-001-005.000 in Shelby County Tax Records and also being in the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction 133.71 feet to an iron pin on the Northern ROW of CR26; thence along Northern ROW an angle to the right of 165 deg. 37 min. 48 sec. a distance of 113.97 feet to a 4x4 concrete monument on the Northern ROW of CR 26; thence continuing along said Northern ROW an angle to the right of 179 deg. 59 min. 36 sec. a distance of 180.65 feet to an iron pin; thence continuing along said Northern ROW an angle to the right of 178 deg. 26 min. 49 sec. a distance of 448.16 feet to an iron pin being the SE corner of above referenced parcel; thence continuing along said Northern ROW an angle to the right of 179 deg. 51 min. 50 sec. a distance of 16.09 feet to a point on the said Northern ROW, said point also being the **Point of Beginning** of herein described tract; thence continuing along last described course and said Northern ROW a distance of 85.96 feet to a point on said Northern ROW; thence continuing along said Northern ROW an internal angle to the left of 177 deg. 54 min. 33 sec. a distance of 23.01 feet to a point; thence leaving said Northern ROW an internal angle to the left of 90 deg. 00 min. 00 sec. a distance of 22.23 feet to a point; thence an internal angle to the left of 82 deg. 29 min. 50 sec. a distance of 45.05 feet to a point; thence an external angle to the right 164 deg. 24 min. 26 sec. a distance of 64.08 feet to a point; thence an internal angle to the left of 84 deg. 00 min. 03 sec. a distance of 22.24 feet to the **Point of Beginning**.

Above described tract contains 0.05 acres +/- (2061 sq. ft.).

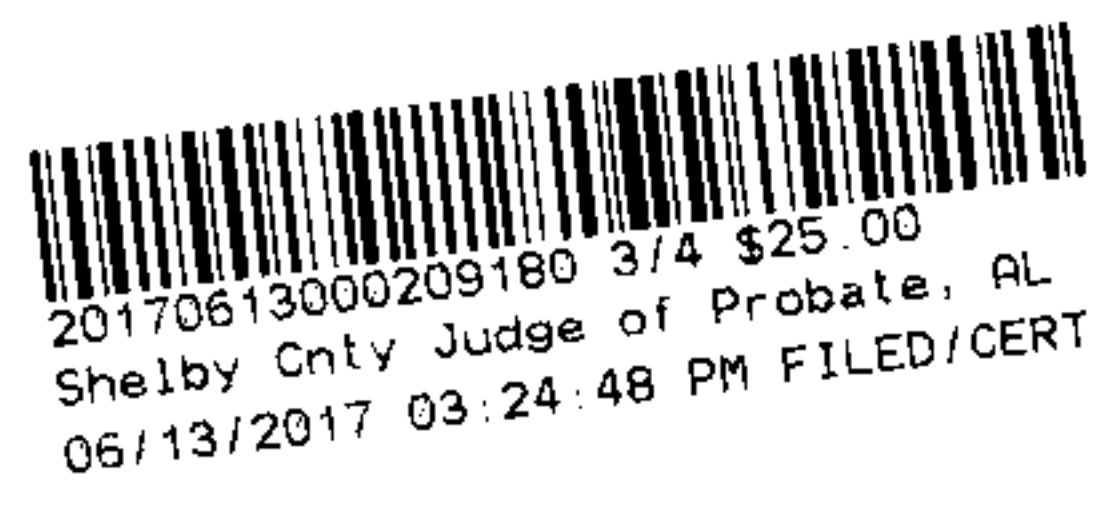


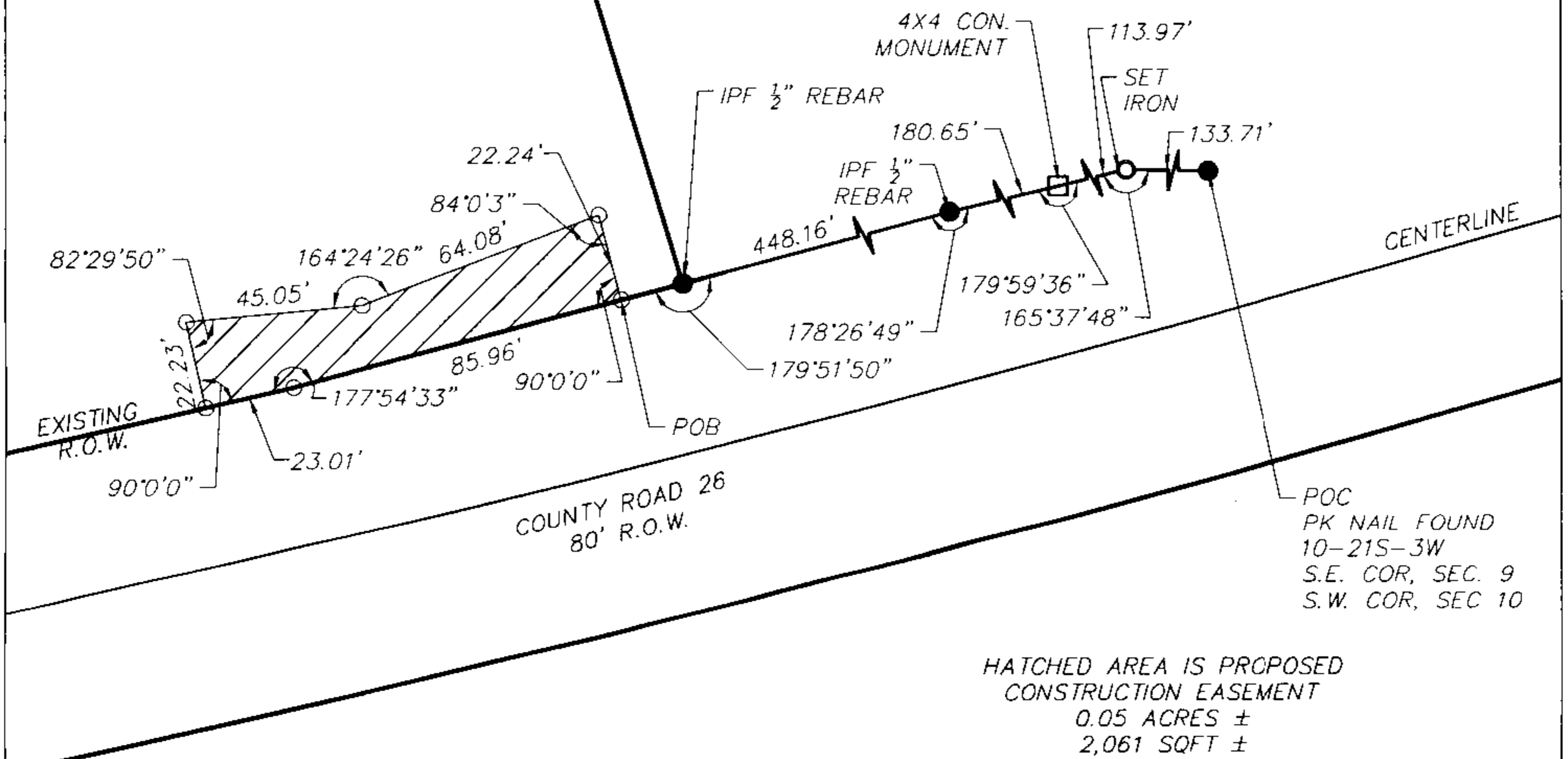
EXHIBIT MAP
 NW $\frac{1}{4}$ - NE $\frac{1}{4}$ - NE $\frac{1}{4}$ OF SEC 16
 T-21-S, R-3-W
 SHELBY COUNTY, ALABAMA

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



EXHIBIT MAP
 NOT TO SCALE

RHAMA LLC.
 3025 WILSON STREET
 PELHAM, AL 35124
 PARCEL ID: 23-5-16-0-001-005.000



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CASE NUMBER: R15-004		GOODWYN	MILLS	CAWOOD
TRACT NUMBER: 4				
COUNTY: SHELBY		2701 1st Ave South, Suite 100 Birmingham, AL 35233 Tel 205.879.4462 GMCNETWORK.COM		
OWNER: RHAMA LLC.	PARCEL ACREAGE: 0.65 AC ±			
GMC PROJECT #: CBHM140133	CONSTRUCTION EASEMENT: 0.05 AC ±	DATE: 2/28/2017		