

5500.001

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 5 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 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. Jantner
Notary Public

My Commission Expires: 9-11-19



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EXHIBIT A

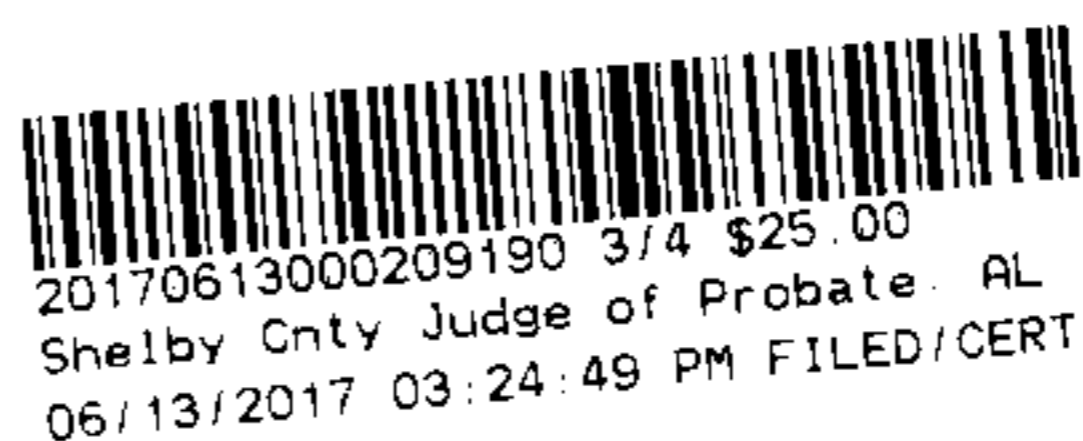
Tract 5

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 23-2-09-0-001-025.002 in Shelby County Tax Records, and also being in the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 9, 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, point also being the **Point of Beginning** of herein described tract; thence along Northern ROW an external angle to the right of 165 deg. 38 min. 12 sec. a distance of 180.65 feet to an iron pin in the western ROW of CR 26; thence continuing along said Northern ROW an external angle to the right of 178 deg. 26 min. 49 sec. a distance of 173.19 feet to a point; thence leaving said Northern ROW an angle to the right of 90 deg. 00 min. 00 sec. a distance of 9.18 feet to a point; thence an angle to the right of 79 deg. 42 min. 43 sec. a distance of 341.14 feet to a point; thence an internal angle to the left of 161 deg. 45 min. 47 sec. a distance of 79.24 feet to a point on the Eastern Property line of above referenced parcel; thence along Eastern Property line of above referenced parcel an angle to the left 82 deg. 14 min. 20 sec. a distance of 49.73 feet to an iron pin; thence along a property line of above referenced parcel an external angle to the right of 90 deg. 19 min. 33 sec. a distance of 69.73 feet to the **Point of Beginning**.

Above described tract contains 0.44 acres +/- (19,189 sq. ft.).



POC
PK NAIL FOUND
10-21S-3W
S.E. COR, SEC. 9
S.W. COR, SEC 10

133.71'
POB
SET IRON
14'28'58"
165'38'12"
69.73'
90'19'33"
49.73'

IPF 3/4"
REBAR

4X4 CON.
MONUMENT

97'45'40"

79.24'

161'45'47"

180.65'

CENTERLINE

178'26'49"

IPF 1/2"
REBAR

COUNTY ROAD 26
80' R.O.W.

173.19'

79'42'43"

90'0'0"

9.18'

EXISTING
R.O.W.

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

EXHIBIT MAP

NE 1/4 - NE 1/4 - NE 1/4 OF SEC 16
T-21-S, R-3-W
AND
SE 1/4 - SE 1/4 - SE 1/4 SEC 9
T-21-S, R-3-W
SHELBY COUNTY, ALABAMA

HATCHED AREA IS PROPOSED
CONSTRUCTION EASEMENT
0.44 ACRES ±
19,189 SQFT ±

ALABASTER CITY BOE
1953 MUNICIPAL WAY
ALABASTER, AL 35007
PARCEL ID: 23-2-09-0-001-025.002



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EXHIBIT MAP
NOT TO SCALE

CASE NUMBER: R15-004

TRACT NUMBER: 5

COUNTY: SHELBY

OWNER: ALABASTER BOE

GMC PROJECT #: CBHM140133

PARCEL ACREAGE: 145.23 AC ±

CONSTRUCTION EASEMENT: 0.44 AC ±



GOODWYN

MILLS

CAWOOD

2701 1st Ave South, Suite 100 | Birmingham, AL 35233
Tel 205.879.4462 | GMCNETWORK.COM

DATE: 4/11/2017