

COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENCE, that the undersigned, Alabaster Surgical Group, 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 Sidewalk Easement being situated in the Southeast quarter of the Northeast quarter of Section 35, 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 S 07° 43' 38" W for a distance of 215.31 feet to a point, said point also being the Point of Beginning (said point offset 29.35'± LT and perpendicular to centerline of 2nd Street NE at approximate station 12+71.36); thence run S 07° 43' 38" W for a distance of 12.00 feet to a point, (said point offset 29.48'± LT and perpendicular to centerline of 2nd Street NE at approximate station 12+59.36); thence run N 82° 36' 05" W for a distance of 35.48 feet to a point, (said point offset 64.95'± LT and perpendicular to centerline of 2nd Street NE at approximate station 12+59.59); thence run N 07° 23' 55" E for a distance of 12.00 feet to a point, (said point offset 64.88'± LT and perpendicular to centerline of 2nd Street NE at approximate station 12+71.59); thence run S 82° 36' 05" E for a distance of 35.55 feet to the Point of Beginning, containing 0.010 acre, more or less.

And 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. It is understood that grading changes may exist upon completion of the project.

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 17th DAY OF JULY, 2017.

ATTEST:

ALABASTER SURGICAL GROUP, LLC

Steve Taylor
By: Steve Taylor/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 Steve Taylor, whose name as Managing Member of the Alabaster Surgical Group, 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 18 day of July, 2017.

Jilda Stephenson
Notary Public

My Commission Expires: 6-21


20170802000277440 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/02/2017 09:46:23 AM FILED/CERT

WAIVER OF APPRAISAL AND COMPENSATION

RE: Project: Alabaster 2nd Street NE Sidewalks (TAFAA-TA16(902))
County: Shelby
PCE Tract: 005

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 PCE Tract 005 (see attachment 'A', made a part of this document), to the City of Alabaster, Alabama with no obligation or compensation.

7/18/17
Date

S. Taylor
Signature

7/18/17
Date

Shonda Cole
Witness


20170802000277440 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/02/2017 09:46:23 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Alabaster Surgical Group, LLC
Mailing Address 644 2nd Ave NE #206
Alabaster, AL 35007

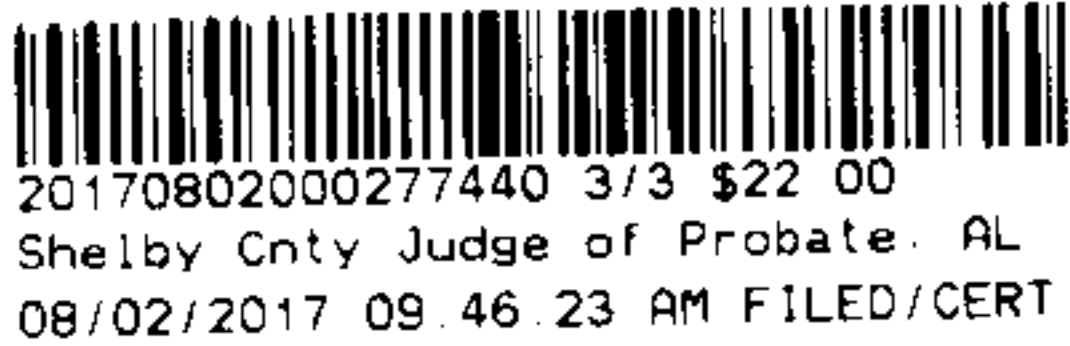
Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address SAME

Date of Sale July 17, 2017
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Sidewalk Easement - small area |
| ☐ Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print _____

____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1