

THIS INSTRUMENT PREPARED BY
Gresham, Smith and Partners
3595 Grandview Parkway, Suite 300
Birmingham, AL 35243

STATE OF ALABAMA

PROJECT NO. STPBH-CN13 (904)

COUNTY OF SHELBY

TRACT NO. 5

DATE: 3/23/16

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

1.00 dollar(s), cash in hand paid to the undersigned by the City of Hoover, the receipt

of which is hereby acknowledged, I (we), the undersigned grantor(s),

Inverness Holdings LLC, c/o Bill Dshsnehirt have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Hoover the following described property:

A part of the SW ¼ of SE ¼ and the SE ¼ of SW ¼ , Section 2, Township 19S, Range 2W, identified as Tract No. 5 on Project No STPBH-CN13 (904) in Shelby County, Alabama and being more fully described as follows:

Tract 5 - Permanent Easement 1 of 1: A part of the SW ¼ of SE ¼ and SE ¼ of SW ¼ , Section 2, Township 19S, Range 2W in Shelby County, Alabama and being more fully described as follows:

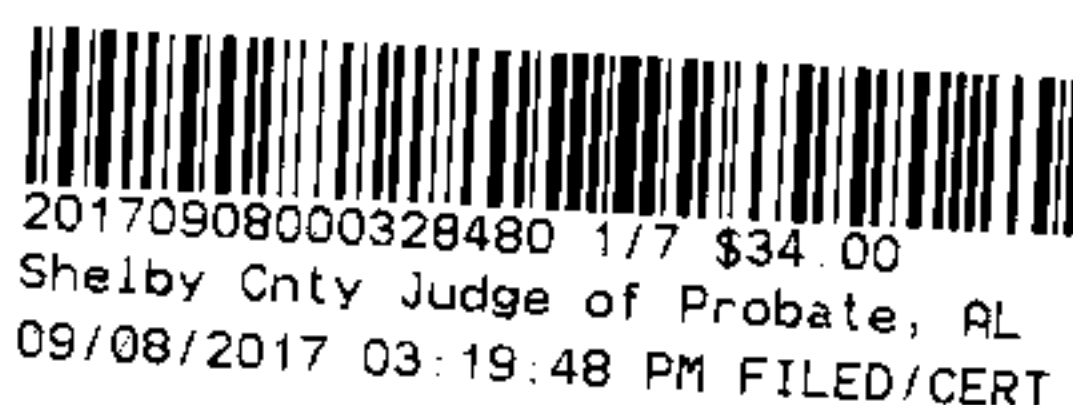
COMMENCING at the northeast corner of Inverness Parcel 12 (Parcel ID 10-1-02-0-003-050.069) as recorded in Map Book 29, Page 150, said property corner being a point on the existing southerly Right of Way of Inverness Parkway, and run along a curve to the left, said curve having a radius of 695.00 feet, a chord bearing of N 75°58'46" W, a chord length of 273.21 feet, and an arc length of 275.00 feet, to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 13.18 feet left and perpendicular to Inverness Parkway Baseline of project at Station 29+14.51, more or less), said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

thence S 02°41'06" W along said Grantor's eastern property line a distance of 25.00 feet to a point at the corner of said Permanent Easement (said point offset 38.18 feet left and perpendicular to Inverness Parkway Baseline of project at Station 29+14.58, more or less);

thence along the Permanent Easement line, along a curve to the left, said curve having a radius of 670.00 feet, a chord bearing of N 88°44'51" W, a chord length of 33.50 feet, and an arc length of 33.51 feet to a point on said Permanent Easement line (said point offset 38.09 feet left and perpendicular to Inverness Parkway Baseline of project at Station 29+50.00, more or less);

thence N 45°21'09" W along the Permanent Easement line a distance of 14.10 feet to a point (said point offset 29.11 feet left and perpendicular to Inverness Parkway Baseline of project at Station 29+60.00, more or less);

Required cross walk + pad signing at Country Club Drive.



thence S 89°22'25" W along the Permanent Easement line a distance of 240.00 feet to a point (said point offset 29.10 feet left and perpendicular to Inverness Parkway Baseline of project at Station 32+00.00, more or less);

thence N 0°23'23" W along the Permanent Easement line a distance of 15.00 feet to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 14.10 feet left and perpendicular to Inverness Parkway Baseline of project at Station 32+00.00, more or less);

thence N 89°22'25" E along the existing southerly Right of Way of Inverness Parkway a distance of 244.65 feet to a point on the existing southerly Right of Way of Inverness Parkway;

thence along the existing southerly Right of Way of Inverness Parkway, along a curve to the right, said curve having a radius of 695.00 feet, a chord bearing of S 88°58'15" E, a chord length of 40.16 feet, and an arc length of 40.17 feet to the **POINT OF BEGINNING**, containing 0.107 acres, more or less.

Tract 5 - Temporary Construction Easement 1 of 2: A part of the SE ¼ of SW ¼, Section 2, Township 19S, Range 2W, identified as Tract No. 5 on Project No STPBH-CN13 (904) in Shelby County, Alabama and being more fully described as follows:

COMMENCING at the northeast corner of Inverness Parcel 12 (Parcel ID 10-1-02-0-003-050.069) as recorded in Map Book 29, Page 150, said property corner being a point on the existing southerly Right of Way of Inverness Parkway, and run along a curve to the left, said curve having a radius of 695.00 feet, a chord bearing of N 75°58'46" W, a chord length of 273.21 feet, and an arc length of 275.00 feet, to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 13.18 feet left and perpendicular to Inverness Parkway Baseline of project at Station 29+14.51, more or less),

thence along the existing southerly Right of Way of Inverness Parkway, along a curve to the left, said curve having a radius of 695.00 feet, a chord bearing of N 88°58'15" W, a chord length of 40.16 feet, and an arc length of 40.17 feet to a point on the existing southerly Right of Way of Inverness Parkway,

thence S 89°22'25" W along the existing southerly Right of Way of Inverness Parkway a distance of 244.65 feet to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 14.10 feet left and perpendicular to Inverness Parkway Baseline of project at Station 32+00.00, more or less), said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

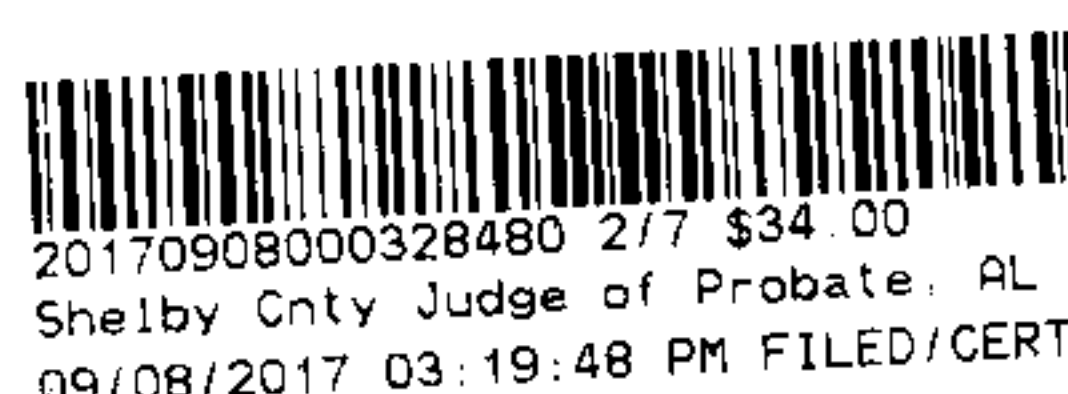
thence N 0°23'23" W along the Temporary Construction Easement line a distance of 30.00 feet to a point on the said Temporary Construction Easement line (said point offset 44.10 feet left and perpendicular to Inverness Parkway Baseline of project at Station 32+00.00);

thence S 89°22'25" W along the Temporary Construction Easement line a distance of 67.85 feet to a point on the said Temporary Construction Easement line;

thence along the Temporary Construction Easement line, along a curve to the right, said curve having a radius of 1835.00 feet, a chord bearing of N 83°18'53" W, a chord length of 467.07 feet, and an arc length of 468.34 feet to a point on the existing southerly Right of Way of Inverness Parkway;

thence along the Temporary Construction Easement line, along a curve to the right, said curve having a radius of 835.00 feet, a chord bearing of N 73°46'26" W, a chord length of 64.96 feet, and an arc length of 64.67 feet to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 55.29 feet left and perpendicular to Inverness Parkway Baseline of project at Station 37+86.69, more or less);

thence N 18°27'18" E along said existing southerly Right of Way of Inverness Parkway a distance of 30.00 feet to a point on the said existing southerly Right of Way of Inverness Parkway;



thence along said existing southerly Right of Way of Inverness Parkway, along a curve to the left, said curve having a radius of 805.00 feet, a chord bearing of S 73°46'26" E, a chord length of 62.62 feet, and an arc length of 62.64 feet to a point on the existing southerly Right of Way of Inverness Parkway;

thence along said existing southerly Right of Way of Inverness Parkway, along a curve to the left, said curve having a radius of 1805.00 feet, a chord bearing of S 83°18'53" E, a chord length of 459.43 feet, and an arc length of 460.68 feet to a point on the existing southerly Right of Way of Inverness Parkway;

thence N 89°22'25" E along said existing southerly Right of Way of Inverness Parkway a distance of 67.97 feet to the **POINT OF BEGINNING**, containing 0.411 acres, more or less.

Tract 5 - Temporary Construction Easement 2 of 2: A part of the SE ¼ of SW ¼, Section 2, Township 19S, Range 2W, identified as Tract No. 5 on Project No STPBH-CN13 (904) in Shelby County, Alabama and being more fully described as follows:

COMMENCING at a point along the existing southerly Right of Way of Inverness Parkway, (said point offset 14.26 feet left and perpendicular to Inverness Parkway Baseline of Project at Station 41+66.95, more or less), said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

thence S 45°59'57" W along the said Grantor's eastern property line (also being the Present Right of Way of Inverness Parkway), a distance of 10.00 feet to a point along said existing southerly Right of Way of Inverness Parkway (said point offset 24.26 feet left and perpendicular to Inverness Parkway Baseline of project at Station 41+66.96, more or less);

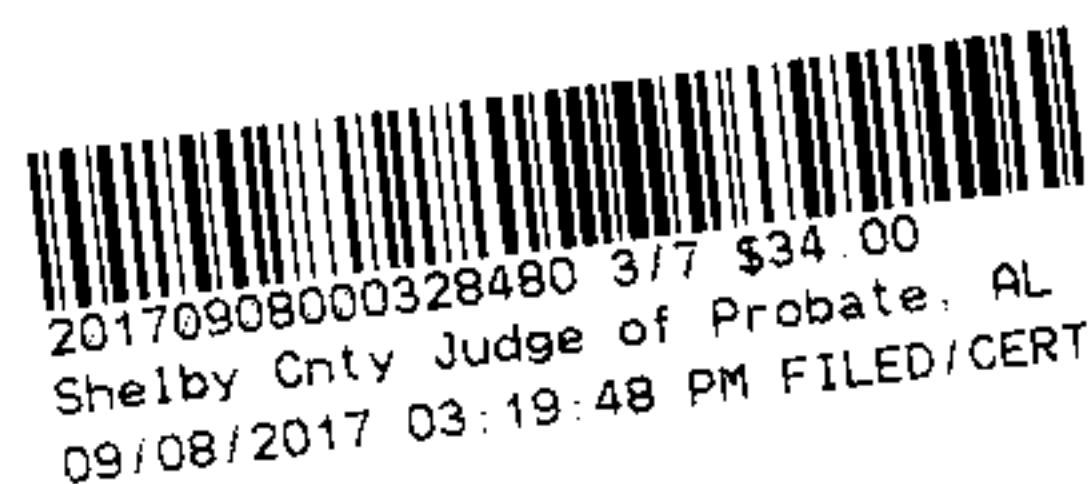
thence along said Temporary Construction Easement line, along a curve to the right, said curve having a radius of 815.00 feet, a chord bearing of N 35°44'01" W, a chord distance of 234.21 feet, and an arc distance of 235.02 feet to a point on said Grantor's western property line (also being the Present Right of Way of Inverness Parkway) (said point offset 23.88 feet left and perpendicular to Inverness Parkway Baseline of project at Station 43+95.05, more or less);

thence N 62°31'40" E along said Grantor's western property line (also being the Present Right of Way of Inverness Parkway), a distance of 10.00 feet to the corner of said Temporary Construction Easement (said point offset 13.88 feet left and perpendicular to Inverness Parkway Baseline of project at Station 43+95.04, more or less);

thence along the existing southerly Right of Way of Inverness Parkway, along a curve to the left, said curve having a radius of 805.00 feet, a chord bearing of S 35°44'00" E, a chord distance of 231.34 feet, and an arc distance of 232.14 feet along the existing southerly Right of Way of Inverness Parkway to the **POINT OF BEGINNING**, containing 0.054 acres, more or less.

It is expressly understood that all rights, title and interest to the above-described temporary construction easement(s) shall revert to the Grantor upon completion of said project.

And as shown on the right of way map of record in the Engineering Office of the City of Hoover, as an aid to persons and entities interested therein and as shown on Exhibit "A" attached hereto and made a part hereof.

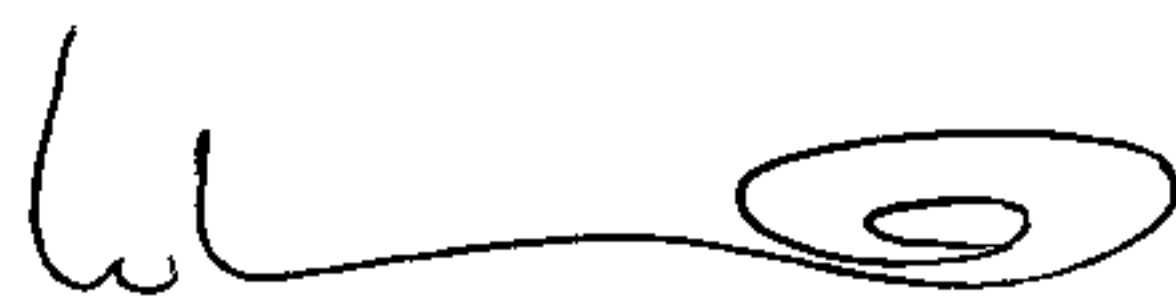


TO HAVE AND TO HOLD, unto the City of Hoover, its successors and assigns in fee simple forever.

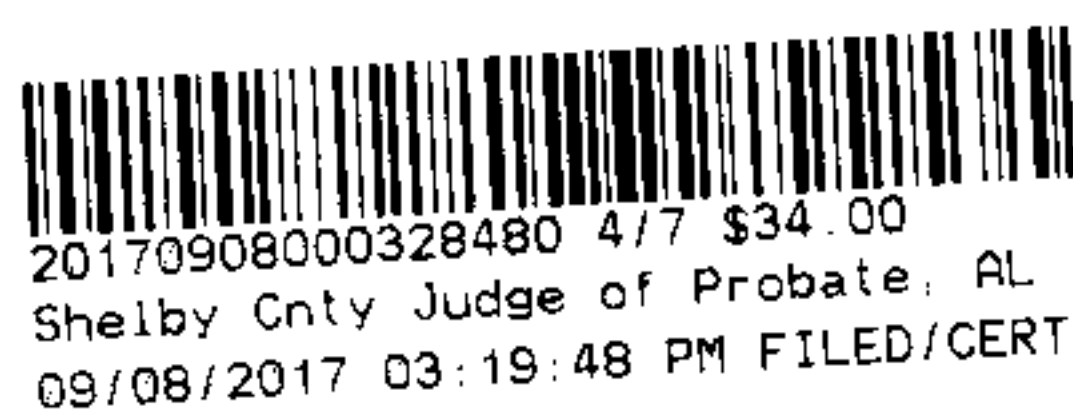
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the City of Hoover that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the City of Hoover and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 25 day of July, 2017.

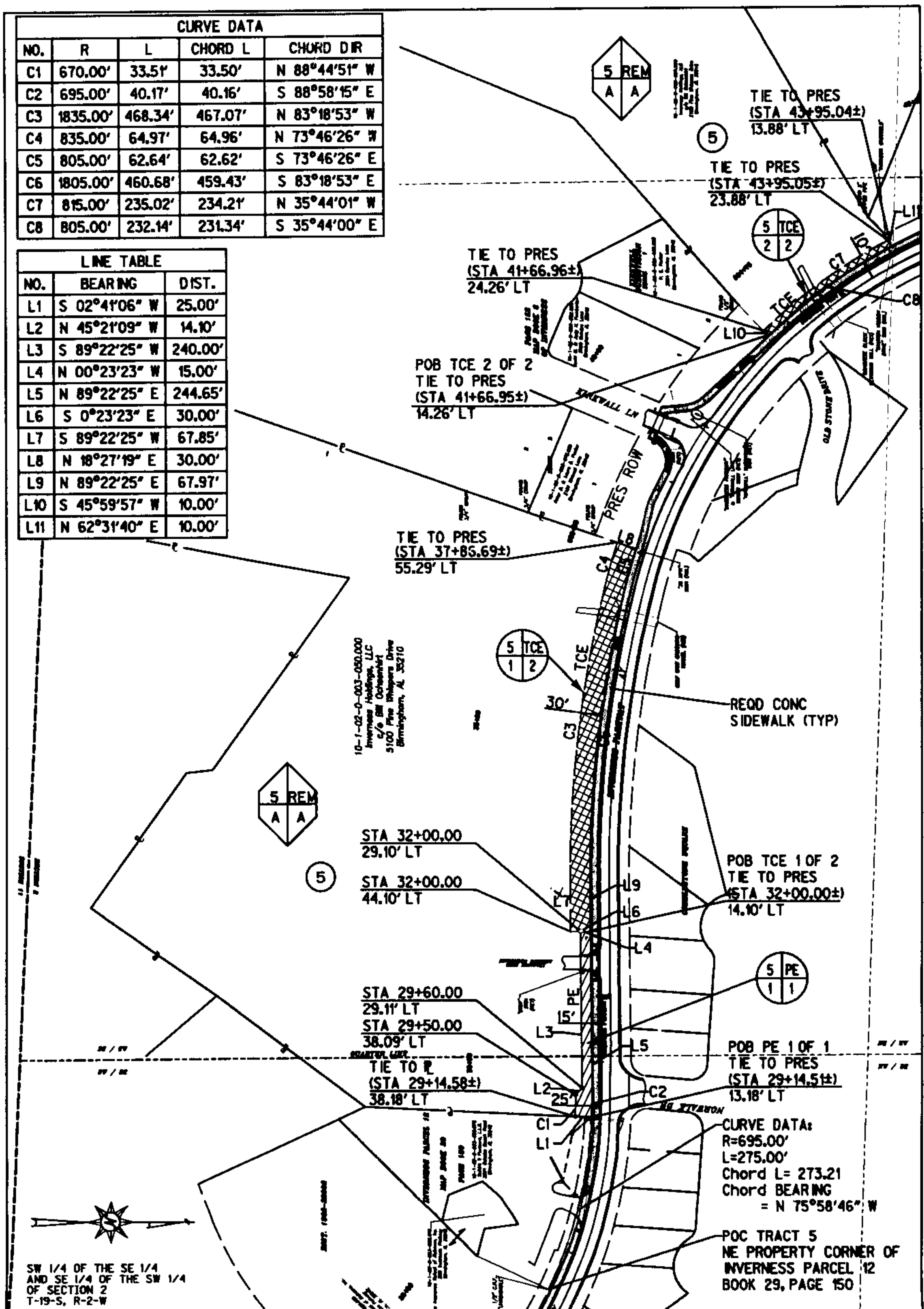


Bill Ochsenhirt
Inverness Holdings LLC



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Shebly Cnty Judge of Probate, AL
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LINE TABLE		
NO.	BEARING	DIST.
L1	S 02°41'06" W	25.00'
L2	N 45°21'09" W	14.10'
L3	S 89°22'25" W	240.00'
L4	N 00°23'23" W	15.00'
L5	N 89°22'25" E	244.65'
L6	S 0°23'23" E	30.00'
L7	S 89°22'25" W	67.85'
L8	N 18°27'19" E	30.00'
L9	N 89°22'25" E	67.97'
L10	S 45°59'57" W	10.00'
L11	N 62°31'40" E	10.00'

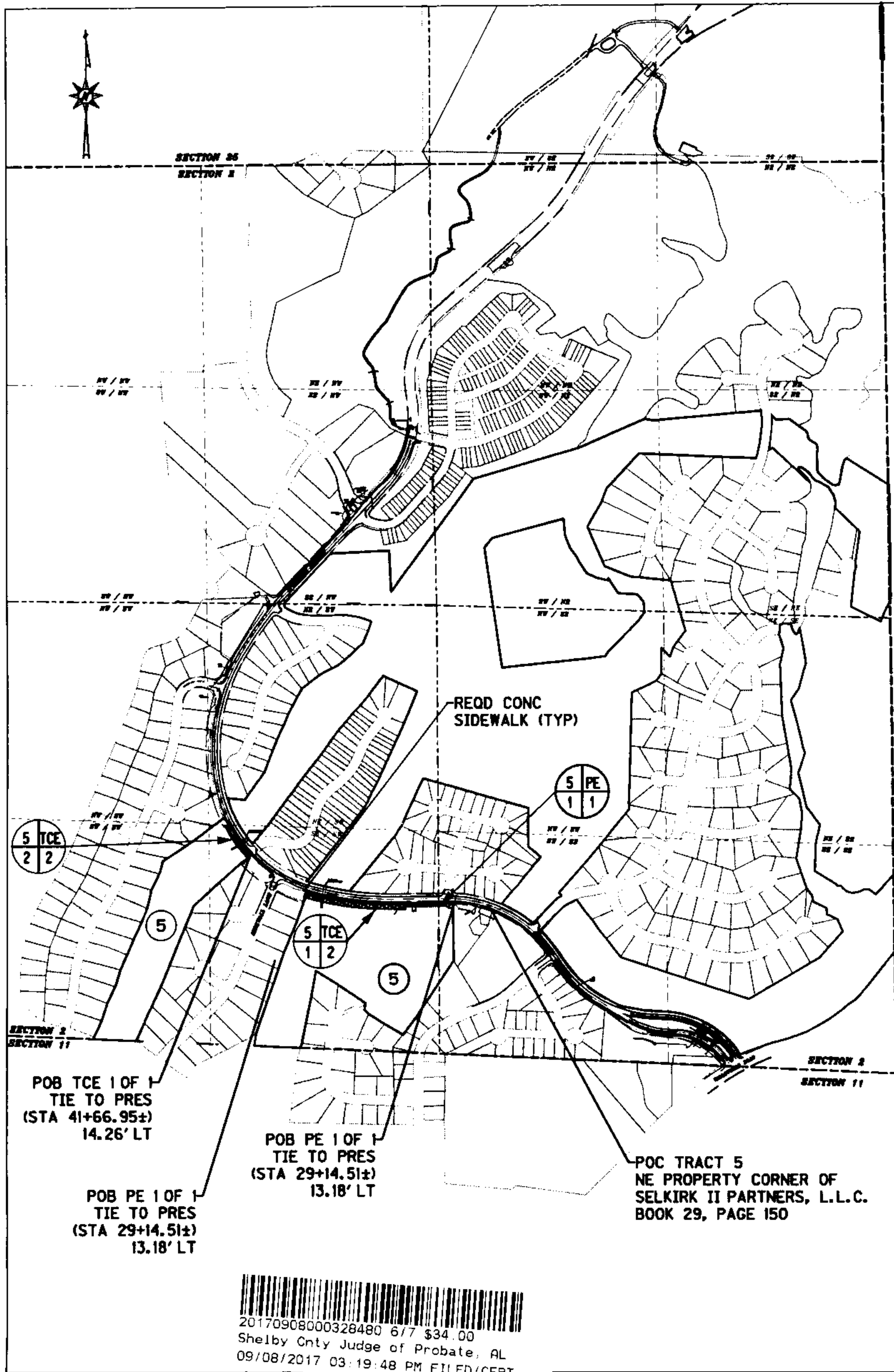


THIS IS NOT A
BOUNDARY SURVEY

ALDOT
PROJECT NO. STPBH-CN13 (904)
COUNTY SHELBY
TRACT NO. 5
OWNER INVERNESS HOLDINGS LLC
PRESCRIPTIVE R/W 0.00
DATE 3/23/16

SCALE:	<u>1" = 200'</u>
TOTAL ACREAGE (DEED)	<u>174.409</u>
R.O.W. REQUIRED	<u>0.000</u>
REMAINDER	<u>174.409</u>
REQ'D. PERMANENT EASE.	<u>0.107</u>
REQ'D. TEMP. CONST. EASE.	<u>0.465</u>

EXHIBIT "A"
CITY OF HOOVER



THIS IS NOT A
BOUNDARY SURVEY

ALDOT
PROJECT NO. STPBH-CNI3 (904)
COUNTY SHELBY
TRACT NO. 5
OWNER INVERNESS HOLDINGS LLC
PRESCRIPTIVE R/W 0.00
DATE 3/23/16

SCALE: N.T.S.
TOTAL ACREAGE (DEED) 174.409
R.O.W. REQUIRED 0.000
REMAINDER 174.409
REQ'D. PERMANENT EASE. 0.107
REQ'D. TEMP. CONST. EASE. 0.465

Tract #5

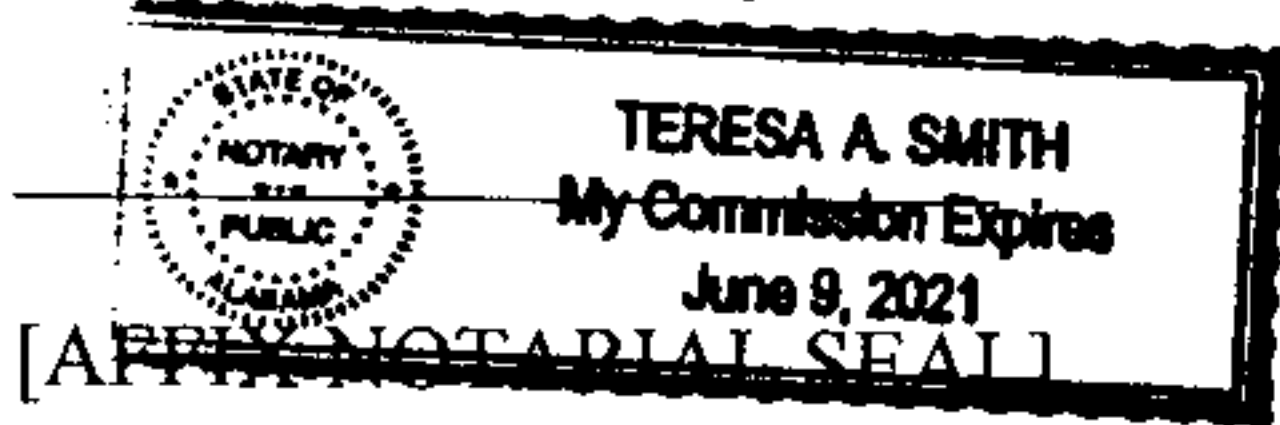
STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for the said County and State, on this 25 day of July, 2017, within my jurisdiction, the within named Inverness Holdings, LLC, who acknowledged to me that he is do Bill Oshsnechirt, and that for and on behalf of said corporation, and as the act and deed of said trust, he executed the above and foregoing instrument, after first having been duly authorized by said trust so to do.

Teresa A. Smith
NOTARY PUBLIC

My Commission Expires:



20170908000328480 7/7 \$34.00
Shelby Cnty Judge of Probate: AL
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