

\$ 500.00

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. 1

DATE (REVISED): 11/14/2017

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
_____ -0- _____ 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), The City of Hoover, Alabama 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION



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Shelby Cnty Judge of Probate, AL
04/18/2018 03:47:13 PM FILED/CERT

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

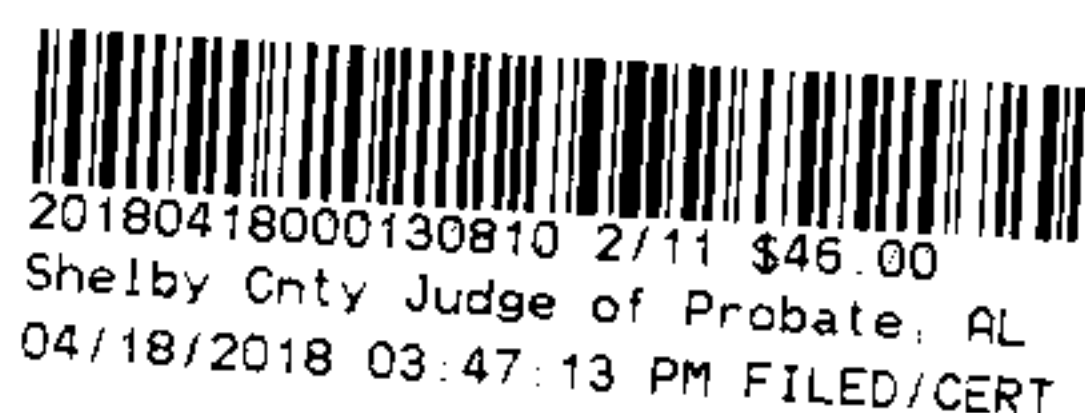
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the City of Hoover that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 16th day of April, 2018.

The City of Hoover, Alabama

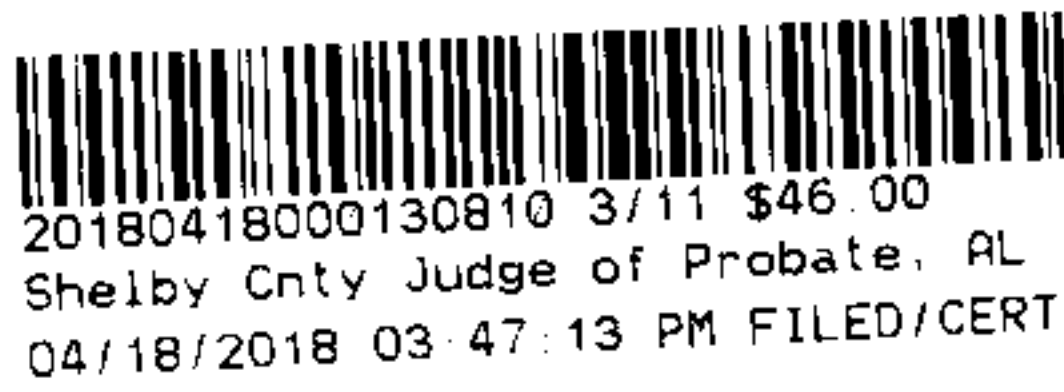

Frank V. Brocato, Mayor



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)



I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name (s) _____, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20__.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, Margie Handley, a Notary Public in and for said County, in said State, hereby certify that Frank V. Brocato whose name as Mayor of the City of Hoover, Alabama Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 16th day of April, A.D. 2018.

Margie Handley
Official Title Notary Public
State of Alabama, At Large

to		CITY OF HOOVER	
PERMANENT EASEMENT		CITY OF HOOVER	
County of _____	I, _____	Judge of Probate in and for said County,	
	Hereby certify that the within	Conveyance was filed in my office at	
	_____ o'clock _____ M., on the _____	day of _____, 20__	
	and duly recorded in Deed Record _____	page _____	
	Dated _____ day of _____	20__	
Judge of Probate		County, Alabama.	



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EXHIBIT "A" - LEGAL DESCRIPTION

A part of the SW 1/4 of SE 1/4 and the SE 1/4 of SE 1/4, Section 2, Township 19 South, Range 2 West, identified as Tract No. 1-A on Project No STPBH-CN13 (904) in Shelby County, Alabama and being more fully described as follows:

Tract 1 - Permanent Easement 1 of 3:

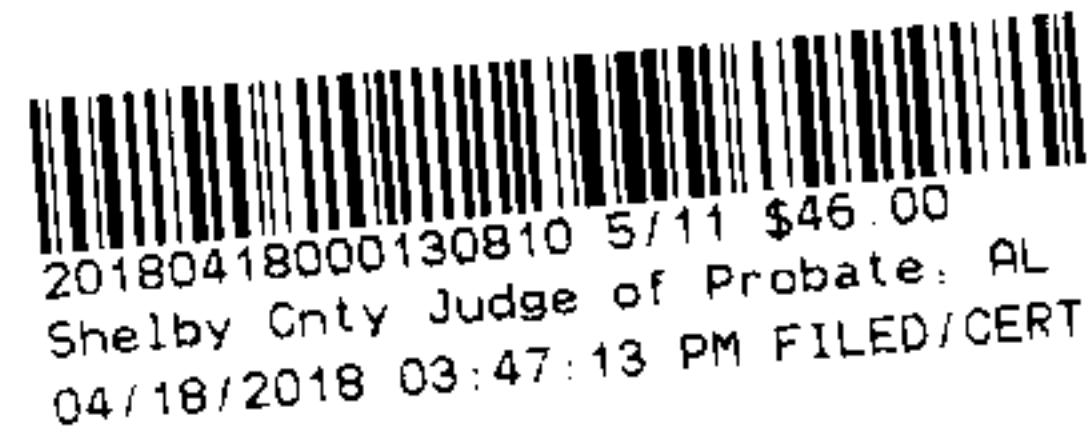
A part of the SW 1/4 of SE 1/4, Section 2, Township 19 South, Range 2 West in Shelby County, Alabama and being more fully described as follows:

COMMENCING at the Northwest corner of Lot 7 (Parcel ID 10-1-02-0-009-007.000) of the Summerwood Subdivision as recorded in Map Book 20, Page 68, 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 705.00 feet, a chord bearing of South 58°45'46" East, a chord length of 22.28 feet, and an arc length of 22.28 feet, to a point on the existing Southerly Right of Way of Inverness Parkway; thence proceeding along said existing Southerly Right of Way of Inverness Parkway along a curve to the right, said curve having a radius of 1296.94 feet, a chord bearing of South 58°32'05" East, a chord length of 51.29 feet, and an arc length of 51.30 feet, to a point on the Northeast property corner of Lot 7 (Parcel ID 10-1-02-0-009-007.000) of the Summerwood Subdivision as recorded in Map Book 20, Page 68, said point also being the POINT OF BEGINNING of the hereon described tract of land; thence along the existing Southerly Right of Way of Inverness Parkway, along a curve to the right, said curve having a radius of 1296.14 feet, a chord bearing of South 55°28'29" East, a chord length of 87.13 feet, and an arc length of 87.14 feet to a point on said existing Southerly Right of Way of Inverness Parkway (said point offset 20.58 feet left and perpendicular to Inverness Parkway Baseline of project at Station 17+20.00, more or less); thence South 31°03'39" West along the Permanent Easement line a distance of 10.04 feet to a point at the corner of said Permanent Easement (said point offset 30.63 feet left and perpendicular to Inverness Parkway Baseline of project at Station 17+20.00, more or less); thence along the Permanent Easement line, along a curve to the left, said curve having a radius of 1286.14 feet, a chord bearing of North 55°18'19" West, a chord length of 80.75 feet, and an arc length of 80.76 feet to the Grantor's Westerly property line (said point offset 25.21 feet left and perpendicular to Inverness Parkway Baseline of project at Station 18+00.59, more or less); thence North 1°00'01" West along the Grantor's Westerly property line a distance of 12.03 feet to the POINT OF BEGINNING, said point being the Northeast property corner of Lot 7 (Parcel ID 10-1-02-0-009-007.000) of the Summerwood Subdivision as recorded in Map Book 20, Page 68.

Tract 1 - Temporary Construction Easement 1 of 1:

A part of the SW 1/4 of SE 1/4 and the SE 1/4 of SE 1/4, Section 2, Township 19 South, Range 2 West 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 23.92 feet left and perpendicular to Inverness Parkway Baseline of Project at Station 15+04.47), said Point of Commencement also being the POINT OF BEGINNING of the hereon described tract of land; thence South 86°51'44" East along the existing Southerly Right of Way of Inverness Parkway a distance of 85.00 feet to a point along 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 right, said curve having a radius of 415.00 feet, a chord bearing of South 78°55'05" East, a chord distance of 114.71 feet, and an arc distance of 115.08 feet to a point on said existing Southerly Right of Way of Inverness Parkway (said point offset 25.32 feet left and perpendicular to Inverness Parkway Baseline of project at Station 13+05.98), more or less; thence South 19°01'34" West along the Temporary Construction Easement line a distance of 10.00 feet to the corner of said Temporary Construction Easement (said point offset 35.24 feet left and perpendicular to Inverness Parkway Baseline of project at Station 13+07.35), more or less; thence along the Temporary Construction Easement line, along a curve



to the left, said curve having a radius of 405.00 feet, a chord bearing of North 78°55'05" West, a chord distance of 111.95 feet, and an arc distance of 112.31 feet to a point along the Temporary Construction Easement line (said point offset 23.52 feet left and perpendicular to Inverness Parkway Baseline of project at Station 14+22.74), more or less; thence North 86°51'44" West along the Temporary Construction Easement line a distance of 85.00 feet to the corner of said Temporary Construction Easement (said point offset 33.72 feet left and perpendicular to Inverness Parkway Baseline of project at Station 15+02.57); thence North 3°08'16" East along the Temporary Construction Easement line 10.00 feet to the POINT OF BEGINNING, said point also being along the existing Southerly Right of Way of Inverness Parkway.

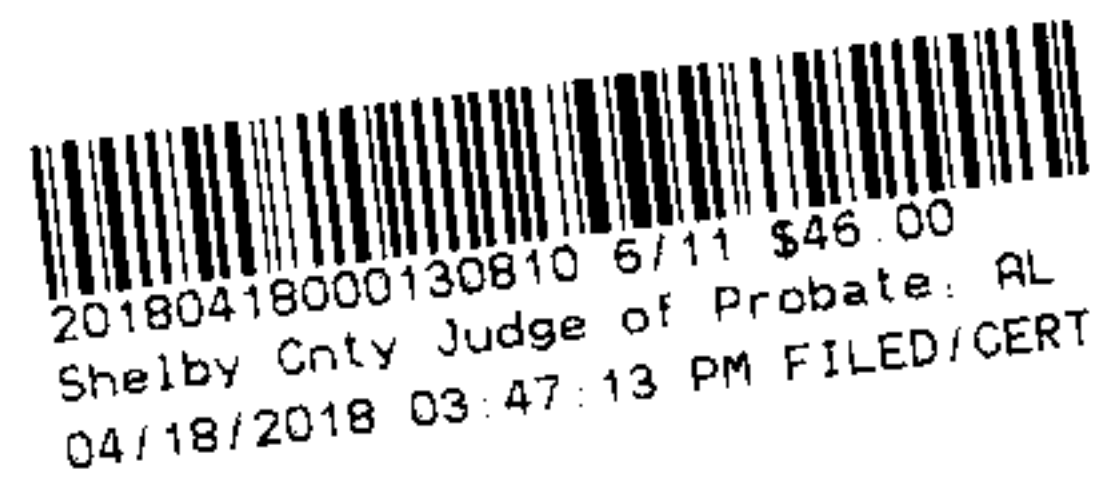
Tract 1 - Permanent Easement 2 of 3:

A part of the SE 1/4 of SE 1/4, Section 2, Township 19 South, Range 2 West in Shelby County, Alabama and being more fully described as follows:

COMMENCING at the Northwest corner of Lot 7 (Parcel ID 10-1-02-0-009-007.000) of the Summerwood Subdivision as recorded in Map Book 20, Page 68, 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 705.00 feet, a chord bearing of South 58°45'46" East, a chord length of 22.28 feet, and an arc length of 22.28 feet, to a point on the existing Southerly Right of Way of Inverness Parkway; thence proceeding along said existing Southerly Right of Way of Inverness Parkway along a curve to the right, said curve having a radius of 1296.94 feet, a chord bearing of North 58°32'05" West, a chord length of 51.29 feet, and an arc length of 51.30 feet, to a point on the Northeast property corner of Lot 7 (Parcel ID 10-1-02-0-009-007.000) of the Summerwood Subdivision as recorded in Map Book 20, Page 68; thence proceeding along the existing Southerly Right of Way of Inverness Parkway, along a curve to the right, said curve having a radius of 1296.14 feet, a chord bearing of South 53°54'12" East, a chord length of 158.14 feet, and an arc length of 158.24 feet to a point on said existing Southerly Right of Way of Inverness Parkway; thence proceeding along the existing Southerly Right of Way of Inverness Parkway, along a curve to the left, said curve having a radius of 242.91 feet, a chord bearing of South 68°38'02" East, a chord length of 151.97 feet, and an arc length of 154.56 feet to a point on said existing Southerly Right of Way of Inverness Parkway; thence South 86°51'44" East along the existing Southerly Right of Way of Inverness Parkway a distance of 85.00 feet to a point along 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 right, said curve having a radius of 415.00 feet, a chord bearing of South 76°54'09" East, a chord distance of 143.55 feet, and an arc distance of 144.28 feet to a point on said existing Southerly Right of Way of Inverness Parkway (said point offset 28.92 feet left and perpendicular to Inverness Parkway Baseline of project at Station 12+74.95, more or less); said point also being the POINT OF BEGINNING of the hereon described tract of land; thence along said existing Southerly Right of Way of Inverness Parkway, along a curve to the right, said curve having a radius of 415.00 feet, a chord bearing of South 64°49'50" East, a chord distance of 30.60 feet, an arc distance of 30.60 feet to a point on said existing Southerly Right of Way of Inverness Parkway (said point offset 32.51 feet left and perpendicular to Inverness Parkway Baseline of project at Station 12+42.09, more or less); thence South 27°16'55" West along the Permanent Easement line a distance of 40.03 feet to the corner of said permanent easement (said point offset 72.26 feet left and perpendicular to Inverness Parkway Baseline of project at Station 12+47.64); thence North 64°49'50" West along the Permanent Easement line 27.64 feet to the corner of said Permanent Easement line (said point offset 68.63 feet left and perpendicular to Inverness Parkway Baseline of project at Station 12+80.74); thence North 23°03'25" East along the Permanent Easement line 40.03 feet to the POINT OF BEGINNING, said point also being along the existing Southerly Right of Way of Inverness Parkway.

Tract 1 - Permanent Easement 3 of 3:

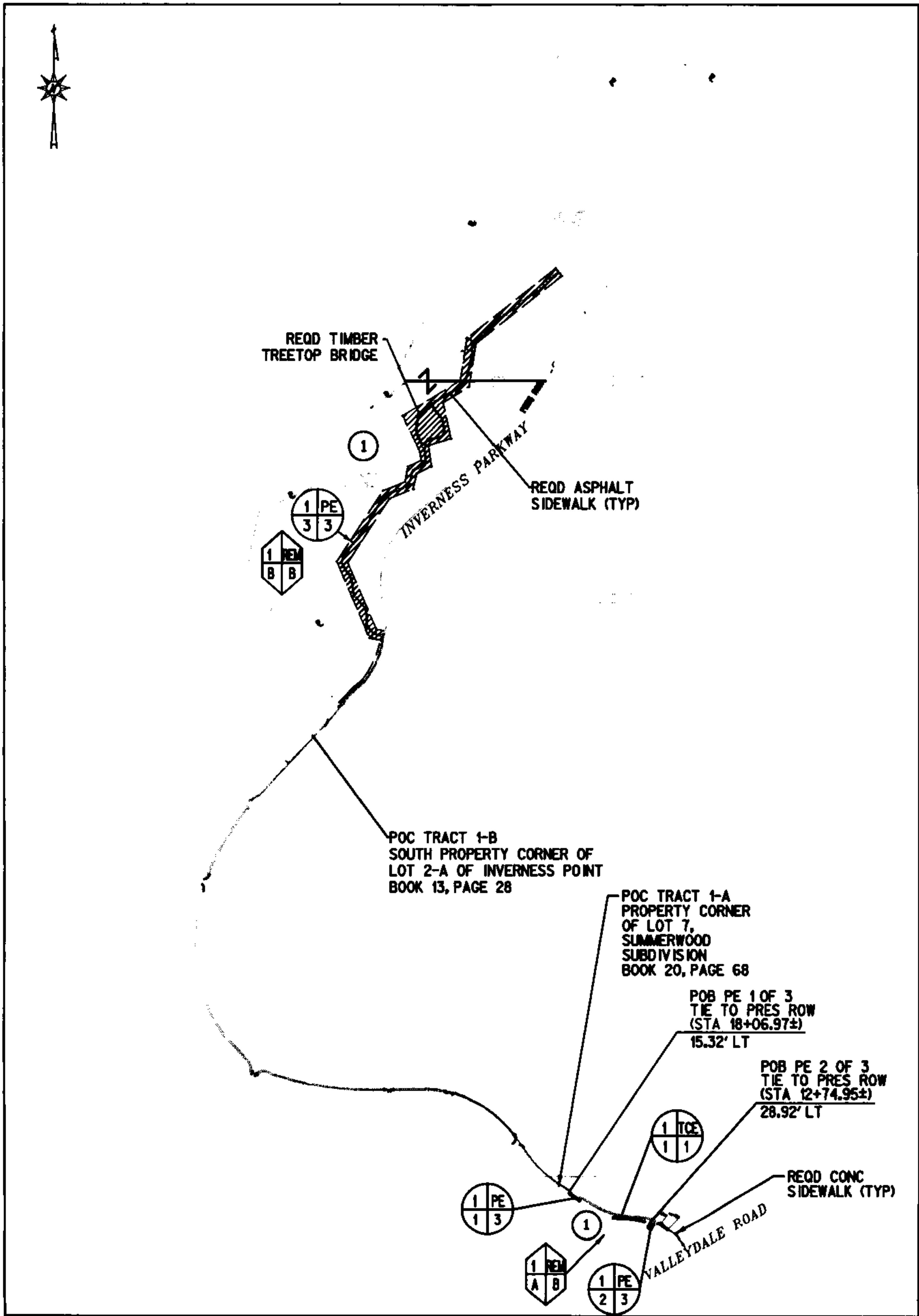
A part of the NW 1/4 of the NE 1/4, the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 2, Township 19 South, Range 2 West, and the SW 1/4 of the SE 1/4 of Section 35, Township 18 South, Range 2 West in Shelby County, Alabama and being more fully described as follows:



COMMENCING at the South corner of Lot 2-A (Parcel ID 10-1-02-0-003-050.042) of Inverness Point as recorded in Map Book 13, Page 28, said property corner being a point along the existing Northerly Right of Way of Inverness Parkway; and run North 43°07'25" East along the existing Northerly Right of Way of Inverness Parkway a distance of 406.39 feet to a point along the existing Northerly Right of Way of Inverness Parkway; thence along the existing Northerly Right of Way, along a curve to the left, said curve having a radius of 580.96 feet, a chord bearing of North 27°16'35" East, a chord distance of 317.29 feet, and an arc distance of 321.37 feet to a point along said existing Northerly Right of Way of Inverness Parkway, said point also being the POINT OF BEGINNING of the hereon described tract of land; thence North 80°29'49" West along the Permanent Easement line a distance of 76.51 feet to a point along said Permanent Easement line; thence North 23°11'55" West along the Permanent Easement line a distance of 506.42 feet to a point along said Permanent Easement line; thence North 33°12'20" East along the Permanent Easement line a distance of 513.06 feet to a point along said Permanent Easement line; thence North 67°56'27" East along the Permanent Easement line a distance of 145.94 feet to a point along said Permanent Easement line; thence North 12°02'43" East along the Permanent Easement line a distance of 93.61 feet to a point along said Permanent Easement line; thence North 64°14'58" East along the Permanent Easement line a distance of 87.95 feet to a point along said Permanent Easement line; thence North 7°58'54" West along the Permanent Easement line a distance of 56.13 feet to a point along said Permanent Easement line; thence North 25°56'05" West along the Permanent Easement line a distance of 239.81 feet to a point along said Permanent Easement line; thence North 58°44'26" East along the Permanent Easement line a distance of 412.74 feet to a point along said Permanent Easement line; thence North 8°45'22" East along the Permanent Easement line a distance of 262.96 feet to a point along said Permanent Easement line; thence North 52°09'59" East along the Permanent Easement line a distance of 691.33 feet to a point along said Permanent Easement line; thence South 38°50'37" East along the Permanent Easement line a distance of 60.00 feet to a point along said Permanent Easement line; thence South 52°09'57" West along the Permanent Easement line a distance of 668.51 feet to a point along said Permanent Easement line; thence South 8°45'22" West along the Permanent Easement line a distance of 267.04 feet to a point along said Permanent Easement line; thence South 58°44'26" West along the Permanent Easement line a distance of 186.07 feet to a point along said Permanent Easement line; thence South 12°20'08" East along the Permanent Easement line a distance of 224.71 feet to a point along said Permanent Easement line; thence South 73°21'08" West along the Permanent Easement line a distance of 142.39 feet to a point along said Permanent Easement line; thence South 7°58'54" East along the Permanent Easement line a distance of 128.04 feet to a point along said Permanent Easement line; thence South 64°14'58" West along the Permanent Easement line a distance of 102.33 feet to a point along said Permanent Easement line; thence South 12°02'43" West along the Permanent Easement line a distance of 96.05 feet to a point along said Permanent Easement line; thence South 67°56'27" West along the Permanent Easement line a distance of 159.00 feet to a point along said Permanent Easement line; thence South 33°12'20" West along the Permanent Easement line a distance of 462.12 feet to a point along said Permanent Easement line; thence South 23°11'55" East along the Permanent Easement line a distance of 441.47 feet to a point along said Permanent Easement line; thence South 80°29'49" East along the Permanent Easement line a distance of 42.65 feet to a point along the existing Northerly Right of Way of Inverness Parkway; thence along said existing Northerly Right of Way of Inverness Parkway, along a curve to the right, said curve having a radius of 580.96 feet, a chord bearing of South 8°28'08" West, a chord distance of 60.01 feet, and an arc distance of 60.04 feet to the POINT OF BEGINNING, said point also being on the existing Northerly Right of Way of Inverness Parkway.

EXHIBIT 'B'
CITY OF HOOVER

20180418000130810 7/11 \$46.00
Shelby Cnty Judge of Probate, AL
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THIS IS NOT A
BOUNDARY SURVEY

ALDOT PROJECT NO. STPBH-CN13 (904)
COUNTY SHELBY
TRACT NO. 1
OWNER CITY OF HOOVER
PRESCRIPTIVE R/W 0.00
DATE 11/14/17

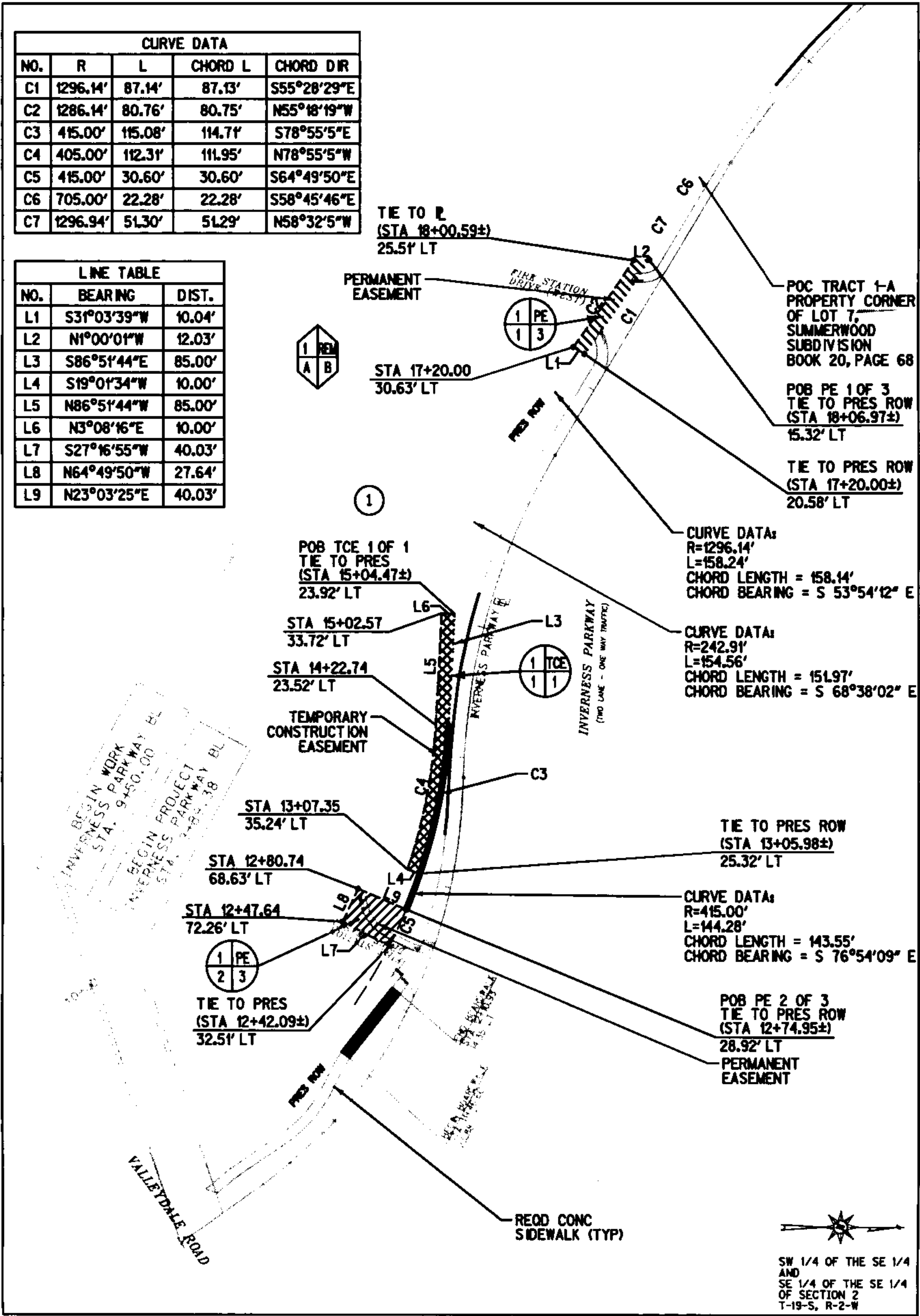
SCALE: N.T.S.
TOTAL ACREAGE (CALCULATED) 80.100
R.O.W. REQUIRED 0.000
REMAINDER 80.100
REQ'D. PERMANENT EASE. 4.974
REQ'D. TEMP. CONST. EASE. 0.046

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CURVE DATA				
NO.	R	L	CHORD L	CHORD DIR
C1	1296.14'	87.14'	87.13'	S55°28'29"E
C2	1286.14'	80.76'	80.75'	N55°18'19"W
C3	415.00'	115.08'	114.71'	S78°55'5"E
C4	405.00'	112.31'	111.95'	N78°55'5"W
C5	415.00'	30.60'	30.60'	S64°49'50"E
C6	705.00'	22.28'	22.28'	S58°45'46"E
C7	1296.94'	51.30'	51.29'	N58°32'5"W

LINE TABLE		
NO.	BEARING	DIST.
L1	S31°03'39"W	10.04'
L2	N1°00'01"W	12.03'
L3	S86°51'44"E	85.00'
L4	S19°01'34"W	10.00'
L5	N86°51'44"W	85.00'
L6	N3°08'16"E	10.00'
L7	S27°16'55"W	40.03'
L8	N64°49'50"W	27.64'
L9	N23°03'25"E	40.03'



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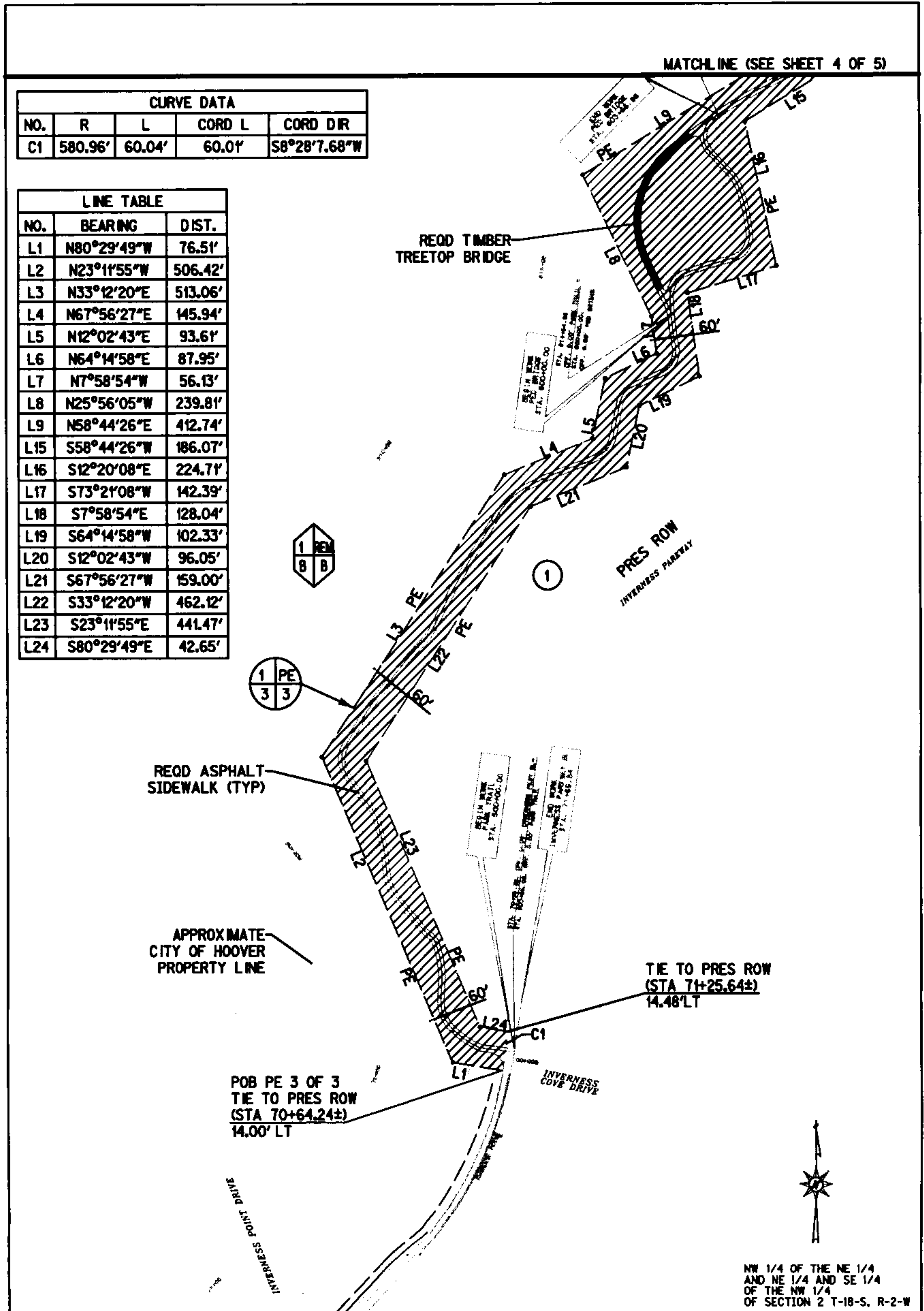
ALDOT
PROJECT NO. STPBH-CN13 (904)
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OWNER CITY OF HOOVER
PRESCRIPTIVE R/W 0.00
DATE 11/14/17

SCALE: 1" = 100'
TOTAL ACREAGE (CALCULATED) 80.100
R.O.W. REQUIRED 0.000
REMAINDER 80.100
REQ'D. PERMANENT EASE. 4.974
REQ'D. TEMP. CONST. EASE. 0.046

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CURVE DATA				
NO.	R	L	CORD L	CORD DIR
C1	580.96'	60.04'	60.01'	S8°28'7.68"W

LINE TABLE		
NO.	BEARING	DIST.
L1	N80°29'49"W	76.51'
L2	N23°11'55"W	506.42'
L3	N33°12'20"E	513.06'
L4	N67°56'27"E	145.94'
L5	N12°02'43"E	93.61'
L6	N64°14'58"E	87.95'
L7	N7°58'54"W	56.13'
L8	N25°56'05"W	239.81'
L9	N58°44'26"E	412.74'
L15	S58°44'26"W	186.07'
L16	S12°20'08"E	224.71'
L17	S73°21'08"W	142.39'
L18	S7°58'54"E	128.04'
L19	S64°14'58"W	102.33'
L20	S12°02'43"W	96.05'
L21	S67°56'27"W	159.00'
L22	S33°12'20"W	462.12'
L23	S23°11'55"E	441.47'
L24	S80°29'49"E	42.65'

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ALDOT PROJECT NO.	STPBH-CN13 (904)	SCALE:	1" = 200'
COUNTY	SHELBY	TOTAL ACREAGE (CALCULATED)	80.100
TRACT NO.	1	R.O.W. REQUIRED	0.000
OWNER	CITY OF HOOVER	REMAINDER	80.100
PRESCRIPTIVE R/W	0.00	REQ'D. PERMANENT EASE.	4.974
DATE	11/14/17	REQ'D. TEMP. CONST. EASE.	0.046

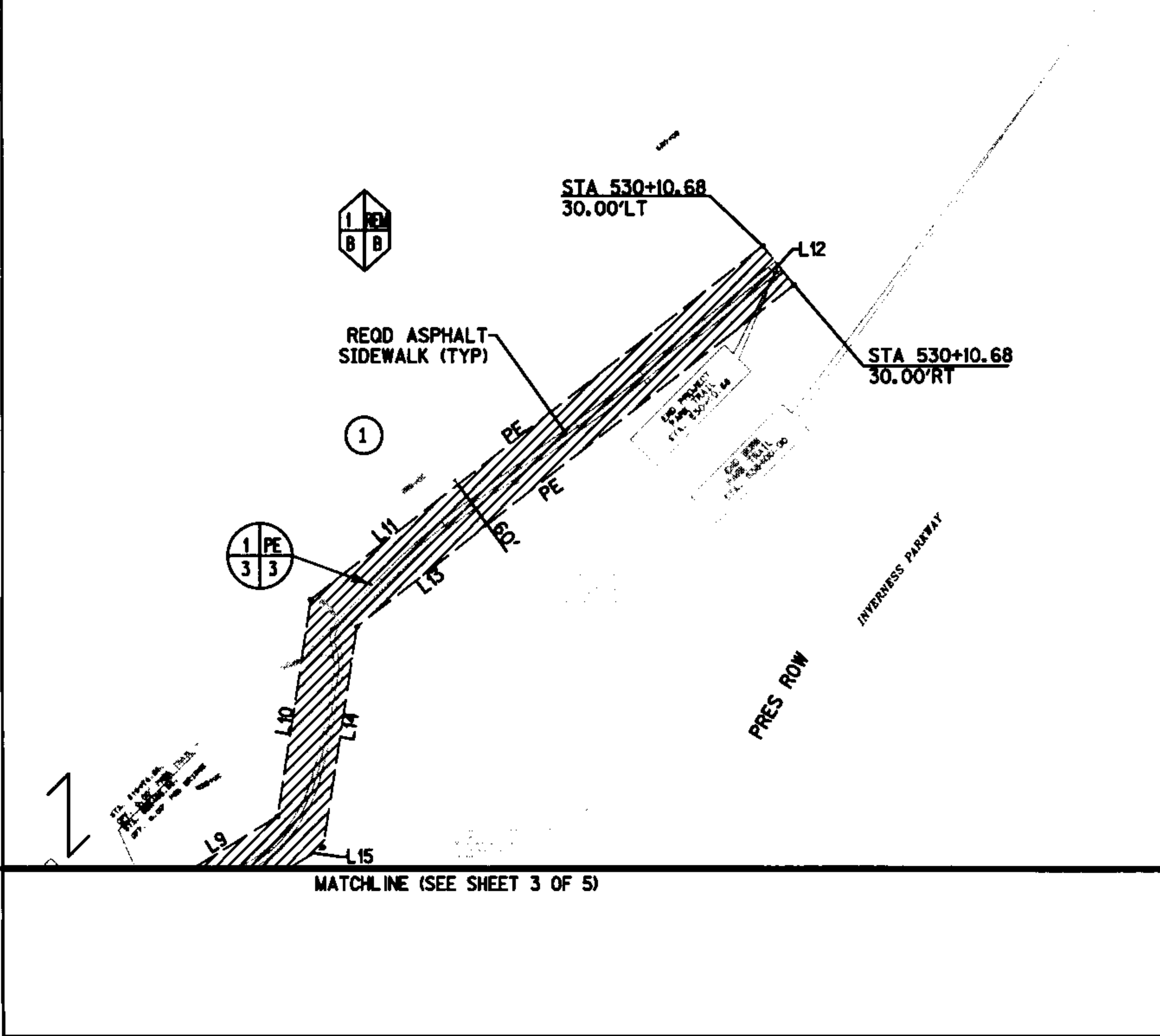
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SW 1/4 OF THE SE 1/4
OF SECTION 35
AND NW 1/4 OF THE NE 1/4
OF SECTION 2
T-18-S, R-2-W

LINE TABLE		
NO.	BEARING	DIST.
L9	N58°44'26"E	412.74'
L10	N8°45'22"E	262.96'
L11	N52°09'59"E	691.33'
L12	S38°50'37"E	60.00'
L13	S52°09'57"W	668.51'
L14	S8°45'22"W	267.04'
L15	S58°44'26"W	186.07'



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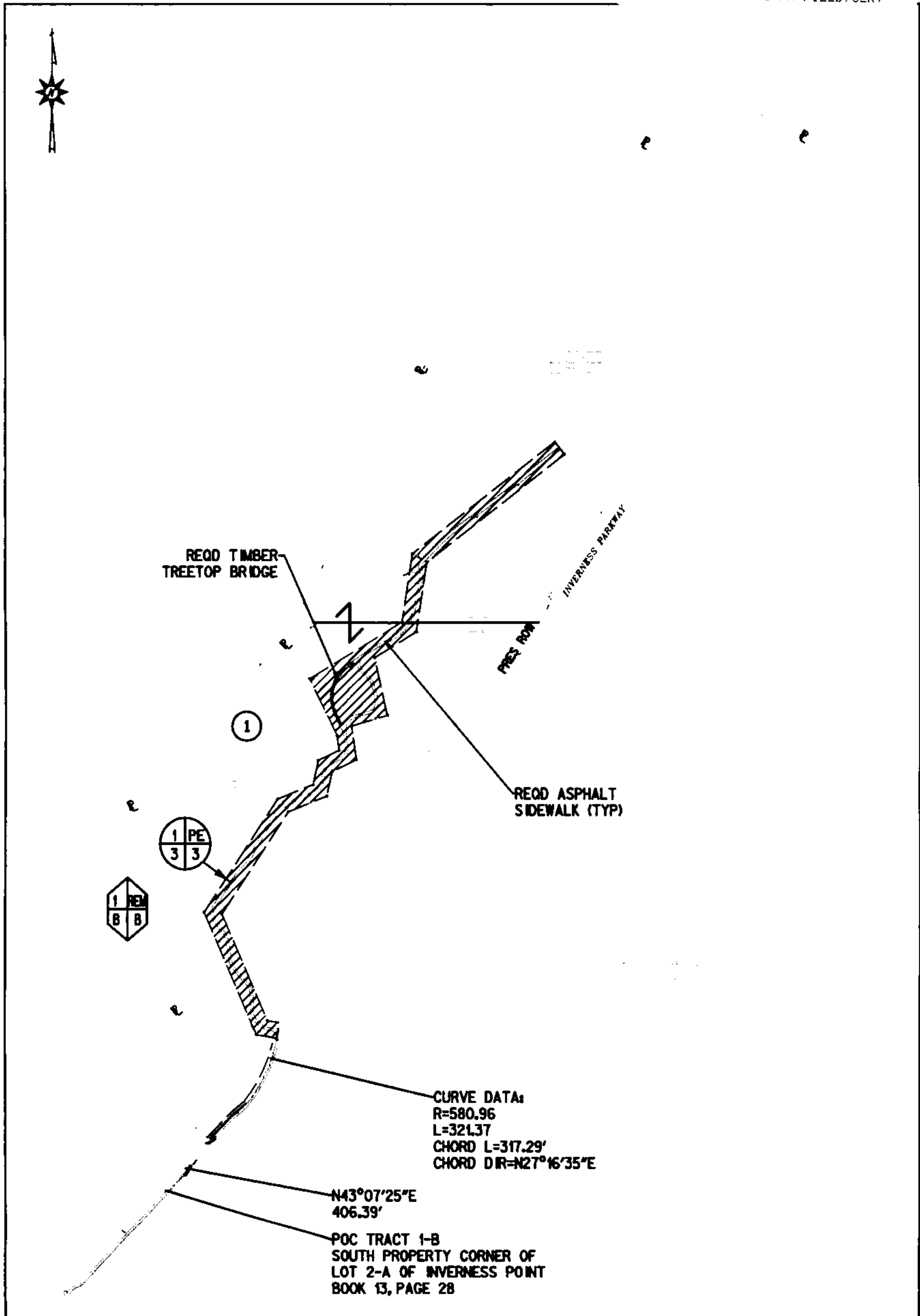
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REMAINDER 80.100

REQ'D. PERMANENT EASE. 4.974

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