

This document prepared without benefit of title evidence by:  
William R. Justice  
P.O. Box 587, Columbiana, AL 35051

\$500.00

STATE OF ALABAMA  
COUNTY OF SHELBY

### RELEASE AND CONVEYANCE OF EASEMENT

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 to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, the **City of Columbiana, Alabama**, a municipal corporation (herein referred to as Grantor), does release and grant, bargain, sell and convey unto **Columbiana Station, LLC**, an Alabama limited liability company (herein referred to as Grantee), the easement for ingress and egress previously conveyed to Grantor by deed recorded as Instrument # 1992-24961 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

See legal description on Exhibit A attached hereto

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 13 day of APRIL, 2018.

Attest

City of Columbiana, Alabama

by Mark Frang  
City Clerk

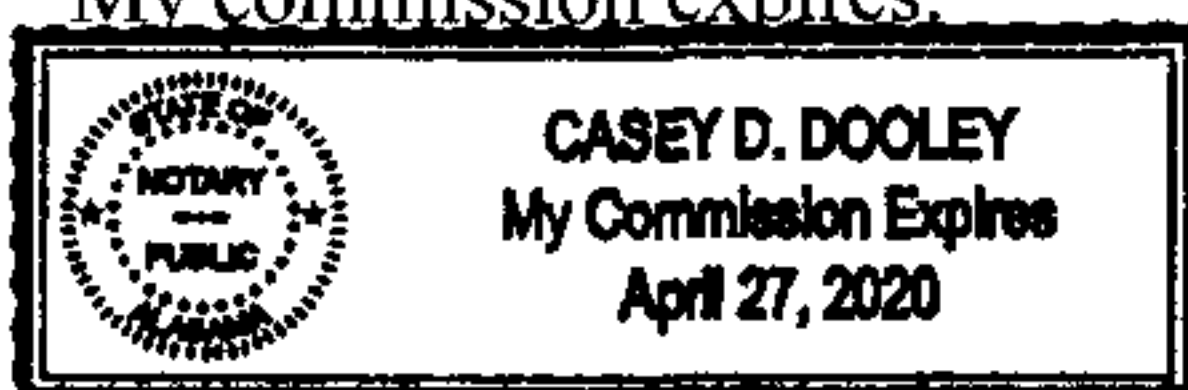
By Stancil Handley  
Stancil Handley, Mayor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stancil Handley, whose name as Mayor of the City of Columbiana, Alabama, a municipal 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 the conveyance, he as such officer and with full authority executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and official seal, this the 13<sup>th</sup> day of April, 2018.

My commission expires:



Casey D. Dooley  
Notary Public


Shelby County, AL 07/25/2018  
State of Alabama  
Deed Tax: \$.50

## EXHIBIT A

See also the survey drawing attached hereto

An easement for ingress and egress more particularly described as follows:

EASEMENT: Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run South along the East line of said Section for a distance of 1488.68 feet to a point on the southerly right of way line of Alabama Highway No. 70; thence turn an angle to the right of 77 degrees 41 minutes 41 seconds and run in a southwesterly direction along said right of way for a distance of 21.78 feet; thence turn an angle to the right of 6 degrees 56 minutes 50 seconds and run in a southwesterly direction along said right of way for a distance of 261.07 feet to the point of beginning of the centerline of a 30 foot easement; from the point of beginning thus obtained, turn an angle to the left of 28 degrees 48 minutes 17 seconds and run in a southwesterly direction for a distance of 174.88 feet to the point of commencement of a curve to the left, said curve having a central angle of 55 degrees 45 minutes 23 seconds and a radius of 108.88 feet; thence run along the arc of said curve in a southwesterly direction for a distance of 105.95 feet to the end of said curve; thence run in a southerly direction along the tangent extended from said curve for a distance of 152.70 feet; thence turn an angle to the left of 9 degrees 21 minutes 59 seconds and run in a southeasterly direction for a distance of 98.31 feet to a point on the north property line of property presently owned by the City of Columbiana, Alabama, and the end of said centerline of said easement.

  
20180725000266360 2/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
07/25/2018 03:50.44 PM FILED/CERT

