

STATE OF ALABAMA)

COUNTY PROJ. NO. SCP 59-878-17

COUNTY OF SHELBY)

TRACT B

DATE: August 24, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Thousand Nine Hundred Twenty Five dollar(s) and No Cents (1,925.00)** cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **PKB Management, LLC** have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama, a permanent easement and right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

TRACT "B"

A tract of land situated in the Northwest quarter of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence from a 1-1/2" open top pipe found marking the Northeast corner of the Southeast quarter of said Section 28; thence run North 89 Degrees 51 minutes 42 seconds West along the North line of said Southeast quarter for a distance of 2680.70 feet to a found 1" open top pipe marking the Northwest corner of said Southeast quarter; thence continue North 89 Degrees 51 minutes 42 seconds West along the extension of said quarter section for a distance of 1292.08 feet to a point on the Westerly right of way line of Shelby County Highway 11 thence with a curve to the left having a radius of 729.11 feet, a central angle of 06 Degrees 43 minutes 55 seconds having a chord bearing of North 27 Degrees 01 minutes 39 seconds East, for a chord distance of 85.62 feet; thence run along the arc of said curve and right of way line for a distance of 85.67 feet to a found concrete right of way marker; thence run North 08 Degrees 58 minutes 25 seconds West for a distance of 84.05 feet to the Point of Beginning; thence leaving said right of way line with a curve to the right having a radius of 1329.72 feet, a central angle of 03 Degrees 02 minutes 37 seconds having a chord bearing of North 78 Degrees 47 minutes 59 seconds West, for a chord distance of 70.63 feet; thence run along the arc of said curve for a distance of 70.64 feet to a point; thence run North 47 Degrees 03 minutes 59 seconds West for a distance of

33.38 feet to a point on the Southerly right of way line of Old Highway 280; thence with a curve to the left having a radius of 1307.29 feet, a central angle of 04 Degrees 04 minutes 41 seconds having a chord bearing of South 78 Degrees 02 minutes 45 seconds East, for a chord distance of 93.03 feet; thence run along the arc of said curve and right of way line for a distance of 93.05 feet to a found 5/8" rebar on the Westerly right of way line of Shelby County Highway 11; thence run South 08 Degrees 58 minutes 25 seconds East along said right of way line for a distance of 17.40 feet to the Point of Beginning. Said tract of land contains 1347 square feet or 0.03 acres, more or less.

TO HAVE AND TO HOLD, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto Shelby County, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

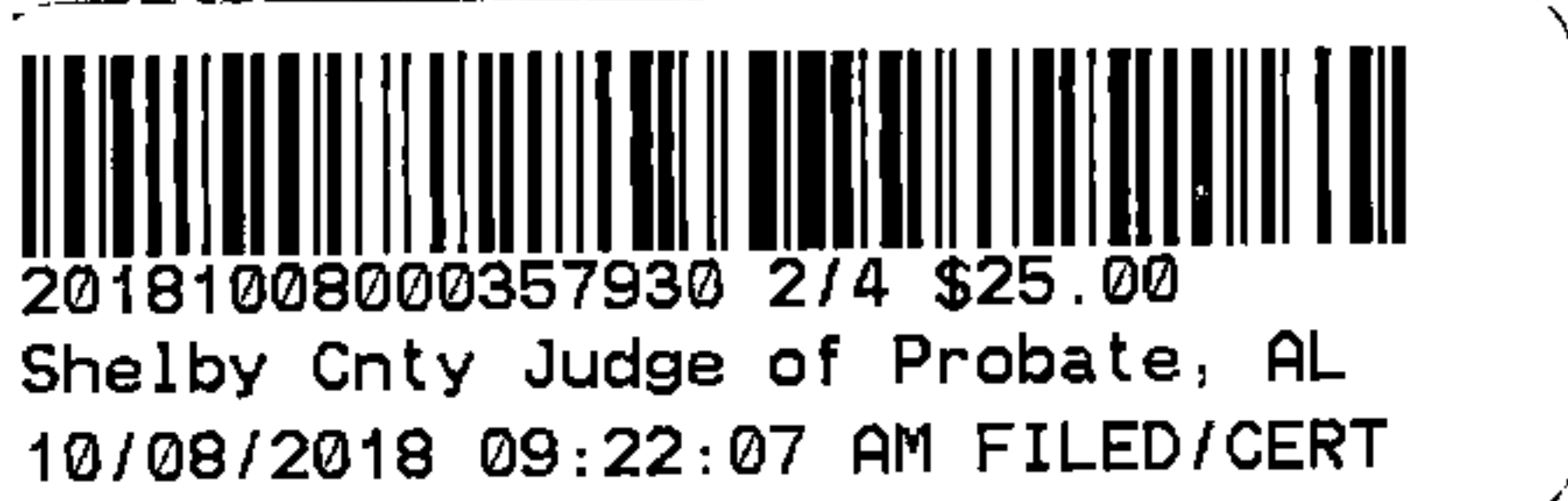
And the said grantor(s) hereby covenant(s) with Shelby County, a political subdivision of the State of Alabama, that I (we) am (are) lawfully seized and possessed of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, I (we) hereby release Shelby County, a political subdivision of the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this
the 24 day of August, 2018.

Lillian Mooney for PKB Management LLC (LS)

_____(LS)



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

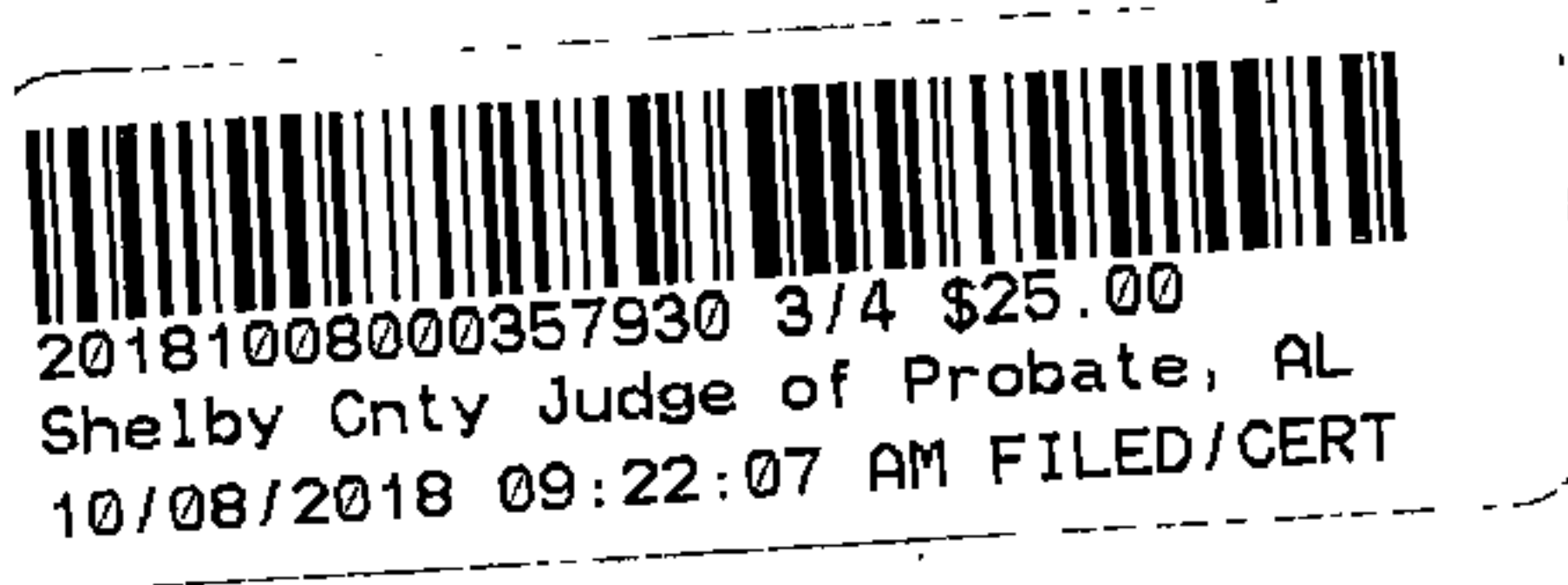
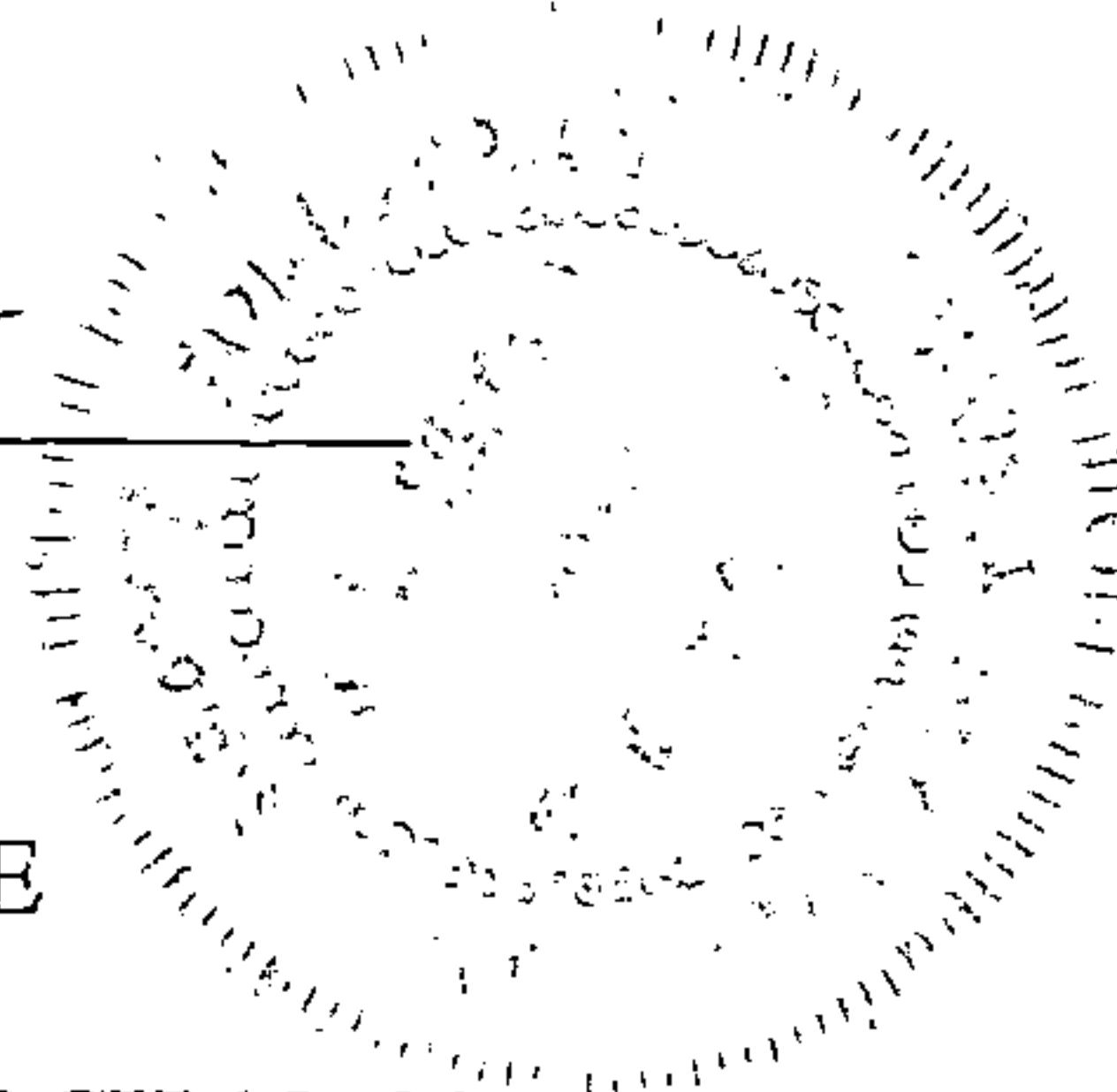
I, Scott Holladay, a Notary Public, in and for said County in said State, hereby certify that Alicia Mooney, whose name (s), signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, Alicia Mooney executed the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

Given under my hand and official seal this 27 day of August, 2018.



SCOTT HOLLADAY
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18, 2020



TRACT "B"
ACQUIRED RIGHT OF WAY

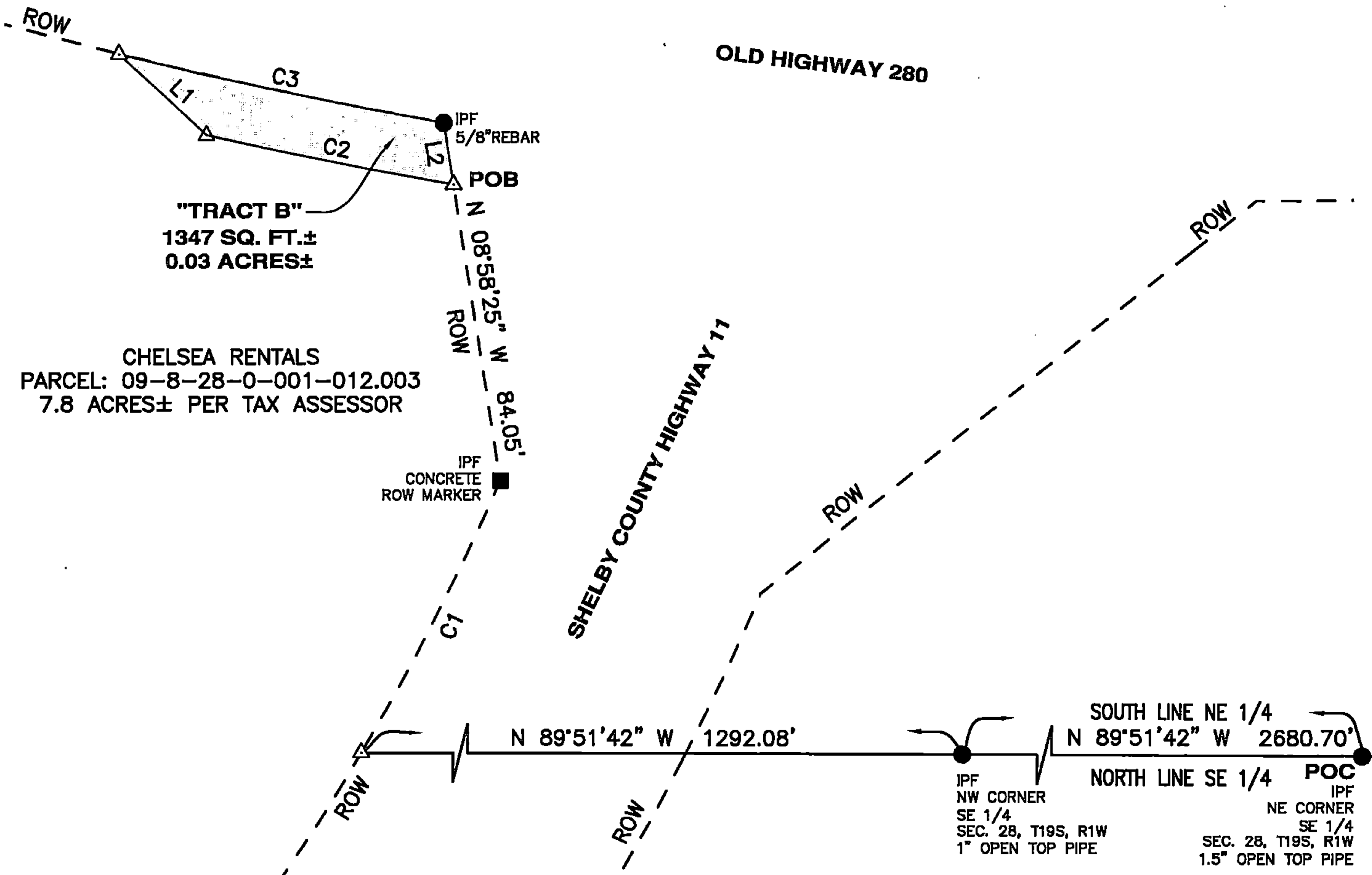
NW 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 WEST
SHELBY COUNTY, ALABAMA

DRAWING: #17SCH15

ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
Δ	CALCULATED POINT

LINE	BEARING	DISTANCE
L1	N 47°03'59" W	33.38'
L2	S 08°58'25" E	17.40'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.67'	729.11'	6°43'55"	N 27°01'39" E	85.62'
C2	70.64'	1329.72'	3°02'37"	N 78°47'59" W	70.63'
C3	93.05'	1307.29'	4°04'41"	S 78°02'45" E	93.03'



GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

© Copyright 2002



20181008000357930 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/08/2018 09:22:07 AM FILED/CERT