

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

STATE OF ALABAMA

PROJECT NO. STPBH-CN13 (904)

COUNTY OF SHELBY

TRACT NO. 3
DATE: 8/09/18

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIFTY-SEVEN THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$57,350.00)** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **ATTORNEYS INSURANCE MUTUAL OF THE SOUTH, INC., RISK RETENTION GROUP** have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Hoover 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 sidewalk, together with such structures and cuts as may be necessary, on, over and across such right of way easement, and to grade and trim or remove vegetation or other trees to maintain the proper intersection sight distance. The easement and right of way hereby granted is more particularly located and described as follows:

A part of the SW ¼ of SE ¼, Section 2, Township 19S, Range 2W, identified as Tract No. 3 on Project No. STPBH-CN13 (904) in Shelby County, Alabama and being more fully described as follows:

Permanent Easement No. 1 of 1:

COMMENCING at the northeast corner of Lot 1, AMENDED MAP of SUMMERWOOD SUBDIVISION as recorded in Map Book 20, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama (Parcel ID 10-1-02-0-009-01.000), said property corner being a 5/8" Rebar and a point on the existing southerly Right of Way of Inverness Parkway, and run N 35°38'51" W more or less along the existing southerly Right of Way of Inverness Parkway a distance of 171.07 feet to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 13.71 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+98.25, more or less), said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

thence along the existing northerly Right of Way of Selkirk Drive line, along a curve to the right, said curve having a radius of 25.00 feet, a chord bearing of



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S 0°06'26" E, a chord length of 30.36 feet, and an arc length of 32.62 feet to a point on said existing northerly Right of Way of Selkirk Drive (said point offset 31.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+72.96, more or less);

thence along said Permanent Easement line, along a curve to the left, said curve having a radius of 677.00 feet, a chord bearing of N 35°47'14" W, a chord length of 8.03 feet, and an arc length of 8.03 feet to a point at the Permanent Easement line (said point offset 31.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+81.37, more or less);

thence S 53°57'10" W along said Permanent Easement line a distance of 2.00 feet to a point on the Permanent Easement line (said point offset 33.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+81.37);

thence along said Permanent Easement line, along a curve to the left, said curve having a radius of 675.00 feet, a chord bearing of N 44°04'32" W, a chord length of 186.87 feet, and an arc length of 187.27 feet to a point on the Permanent Easement line (said point offset 33.77 feet left and perpendicular to Inverness Parkway Baseline of project at Station 24+78.05);

thence N 7°26'58" W along said Permanent Easement line a distance of 7.10 feet to a point on the Permanent Easement line (said point offset 28.77 feet left and perpendicular to Inverness Parkway Baseline of project at Station 24+83.32);

thence along said Permanent Easement line, along a curve to the left, said curve having a radius of 680.00 feet, a chord bearing of N 58°32'48" W, a chord length of 144.45 feet, and an arc length of 144.73 feet to a point on the Permanent Easement line (said point offset 28.68 feet left and perpendicular to Inverness Parkway Baseline of project at Station 26+34.19);

thence N 25°21'19" E along said Permanent Easement line a distance of 15.00 feet to a point on the existing northerly Right of Way of Inverness Parkway line (said point offset 13.68 feet left and perpendicular to Inverness Parkway Baseline of project at Station 26+34.17, more or less);

thence along the existing southerly Right of Way of Inverness Parkway line, along a curve to the right, said curve having a radius of 695.00 feet, a chord bearing of S 51°03'59" E, a chord length of 326.32 feet, and an arc length of 329.39 feet to the POINT OF BEGINNING, said point also being along the existing Southerly Right of Way of Inverness Parkway, containing 0.1403 acres, more or less.

Temporary Construction Easement No. 1 of 1:

COMMENCING at the northeast corner of Lot 1, AMENDED MAP of SUMMERWOOD SUBDIVISION as recorded in Map Book 20, Page 68 in the Office of the Judge of Probate of Shelby County, Alabama (Parcel ID 10-1-02-0-009-01.000), said property corner being a 5/8" Rebar and a point on the existing southerly Right of Way of Inverness Parkway, and run N 35°38'51" W more or less along the existing southerly Right of Way of Inverness Parkway a distance of 171.07 feet to a point on the existing southerly Right of Way of Inverness Parkway (said point offset 13.71 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+98.25, more or less); thence along the existing northerly Right of Way of Selkirk Drive line, along a curve to the right, said curve having a radius of 25.00 feet, a chord bearing of S 0°06'26" E, a chord length of 30.36 feet, and an arc length of 32.62 feet to a point on said existing southerly Right of Way of Selkirk Drive (said point offset 31.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+72.96, more or less); said point also being the POINT OF BEGINNING of the hereon described tract of land;

thence along the existing northerly Right of Way of Selkirk Drive line, along a curve to the right, said curve having a radius of 25.00 feet, a chord bearing of



S 45°57'31" W, a chord length of 7.55 feet, and an arc length of 7.58 feet to a point on said existing northerly Right of Way of Selkirk Drive line (said point offset 39.15 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+71.76, more or less);

thence along the existing northerly Right of Way of Selkirk Drive line, along a curve to the left, said curve having a radius of 987.78 feet, a chord bearing of S 54°13'15" W, a chord length of 14.54 feet, and an arc length of 14.54 feet to a point on said existing northerly Right of Way of Selkirk Drive line (said point offset 53.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+71.62, more or less);

thence along said Temporary Construction Easement line, along a curve to the left, said curve having a radius of 655.00 feet, a chord bearing of N 43°39'23" W, a chord length of 189.45 feet, and an arc length of 190.12 feet to a point on the Temporary Construction Easement line (said point offset 53.77 feet left and perpendicular to Inverness Parkway Baseline of project at Station 24+77.41);

thence N 9°12'10" W along said Temporary Construction Easement line a distance of 36.06 feet to a point on the Temporary Construction Easement line (said point offset 28.76 feet left and perpendicular to Inverness Parkway Baseline of project at Station 25+05.01);

thence along said Temporary Construction Easement line, along a curve to the right, said curve having a radius of 680.00 feet, a chord bearing of S 53°19'34" E, a chord length of 20.81 feet, and an arc length of 20.81 feet to a point on the Temporary Construction Easement line (said point offset 28.77 feet left and perpendicular to Inverness Parkway Baseline of project at Station 24+83.32);

thence S 7°26'58" E along said Temporary Construction Easement line a distance of 7.10 feet to a point on the Temporary Construction Easement line (said point offset 33.77 feet left and perpendicular to Inverness Parkway Baseline of project at Station 24+78.05);

thence along said Temporary Construction Easement line, along a curve to the right, said curve having a radius of 675.00 feet, a chord bearing of S 44°04'32" E, a chord length of 186.67 feet, and an arc length of 187.27 feet to a point on the Temporary Construction Easement line (said point offset 33.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+81.37);

thence N 53°57'10" E along said Temporary Construction Easement line a distance of 2.00 feet to a point on the Temporary Construction Easement line (said point offset 31.69 feet left and perpendicular to Inverness Parkway Baseline of project at Station 22+81.37);

thence along said Temporary Construction Easement line, along a curve to the right, said curve having a radius of 677.00 feet, a chord bearing of S 35°47'14" E, a chord length of 8.03 feet, and an arc length of 8.03 feet to the POINT OF BEGINNING, said point also being along the existing northerly Right of Way of Selkirk Drive, containing 0.0962 acres, more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.



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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 the City of Hoover and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the City of Hoover 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 the City of Hoover, 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.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property (as described in the above temporary construction easement) at any time during construction period of the project for purpose of moving vegetation and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the

13 day of November, 2018.

*Attorneys Insurance Mutual of the
South, Inc., Risk Retention Group*
By: [Signature] (LS)
Thomas D. Stuart
Chair of Board of Directors

(LS)

(LS)



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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, Charles H. Moses, III, Notary Public in and for said County, in said
State, hereby certify that Sharon D. Stuart whose name as
Chair of the Board of the Sharon D. Stuart 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 13 day of November, A.D. 2018.

CHARLES H. MOSES, III
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
November 24, 2019


Notary Public
Official Title

to
STATE OF ALABAMA

PERMANENT DRAINAGE
EASEMENT

STATE OF ALABAMA

County of Shelby
I, Allison Boyd
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 21st
day of November, 2018
and duly recorded in Dead Record


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Allison Boyd
Judge of Probate
Shelby County, Alabama.