

STATE OF ALABAMA     )

PROJ. NO. ACBRZ59502-ATRP(009)

COUNTY OF SHELBY     )

COUNTY PROJ. NO. SCP 59-289-97

ATRIIP PROJ. NO. 59-03-11

TRACT NO. 2

DATE: June 7, 2018



20190125000026730 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
01/25/2019 10:46:52 AM FILED/CERT

**RIGHT OF WAY DEED  
FOR PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Fourteen Thousand and 00/100 dollars (\$14,000.00) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Reddy Ice Corporation**, a Nevada Corporation, have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Shelby County Commission, 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:

**A part of Lot 3 & Lot 4 of Ralph Tulley Industrial Park, as recorded in Map Book 5, Page 67, in the Probate Office of Shelby County, Alabama and being more fully described as follows:**

BEGINNING at the NW corner of said Lot 3, said point being the POINT OF BEGINNING; thence N 79°42'38" E and along the present southern R/W line of CR-52 a chord distance of 336.65 feet, more or less, to a point on the grantor's eastern property line; thence S 06°39'29" E and along said eastern property line a distance of 9.43 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 344.03 feet and along said acquired R/W line to a point on the present eastern R/W line of Clark Street (said arc having a chord bearing of S 76°46'01" W, a clockwise direction, a chord distance of 341.83 feet, and a radius of 878.00 feet); thence N 00°53'48" E and along said eastern R/W line a distance of 27.49 feet; to the point and place of BEGINNING, containing 0.12 acres, more or less.

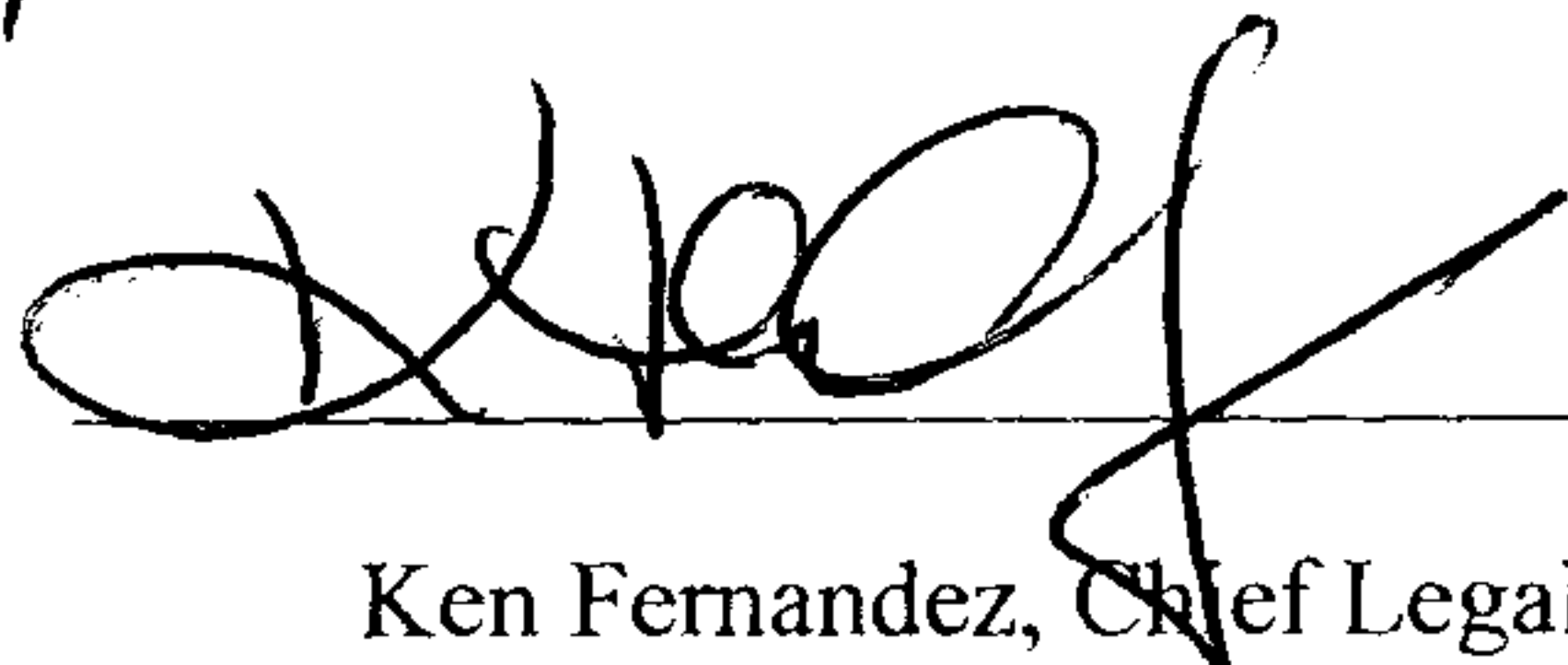
**TO HAVE AND TO HOLD**, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto the Shelby County Commission, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with the Shelby County Commission, 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 the Shelby County Commission, 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.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings 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 2<sup>nd</sup> day of July, 2018.

 (LS)

Ken Fernandez, Chief Legal Counsel

Reddy Ice Corporation

5720 LBJ Freeway, Suite 200

Dallas, Texas 75240



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Shelby Cnty Judge of Probate, AL  
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STATE OF TEXAS )  
COUNTY OF DALLAS )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEN FERNANDEZ, whose name as CHIEF LEGAL COUNSEL of REDDY ICE CORPORATION, a Nevada Corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of REDDY ICE CORPORATION.

Given under my hand and official seal, this the 2<sup>nd</sup> day of July 2018.

( SEAL )

Susan Kay Figgins

NOTARY PUBLIC  
STATE OF TEXAS

MY COMMISSION EXPIRES 9/7/2018



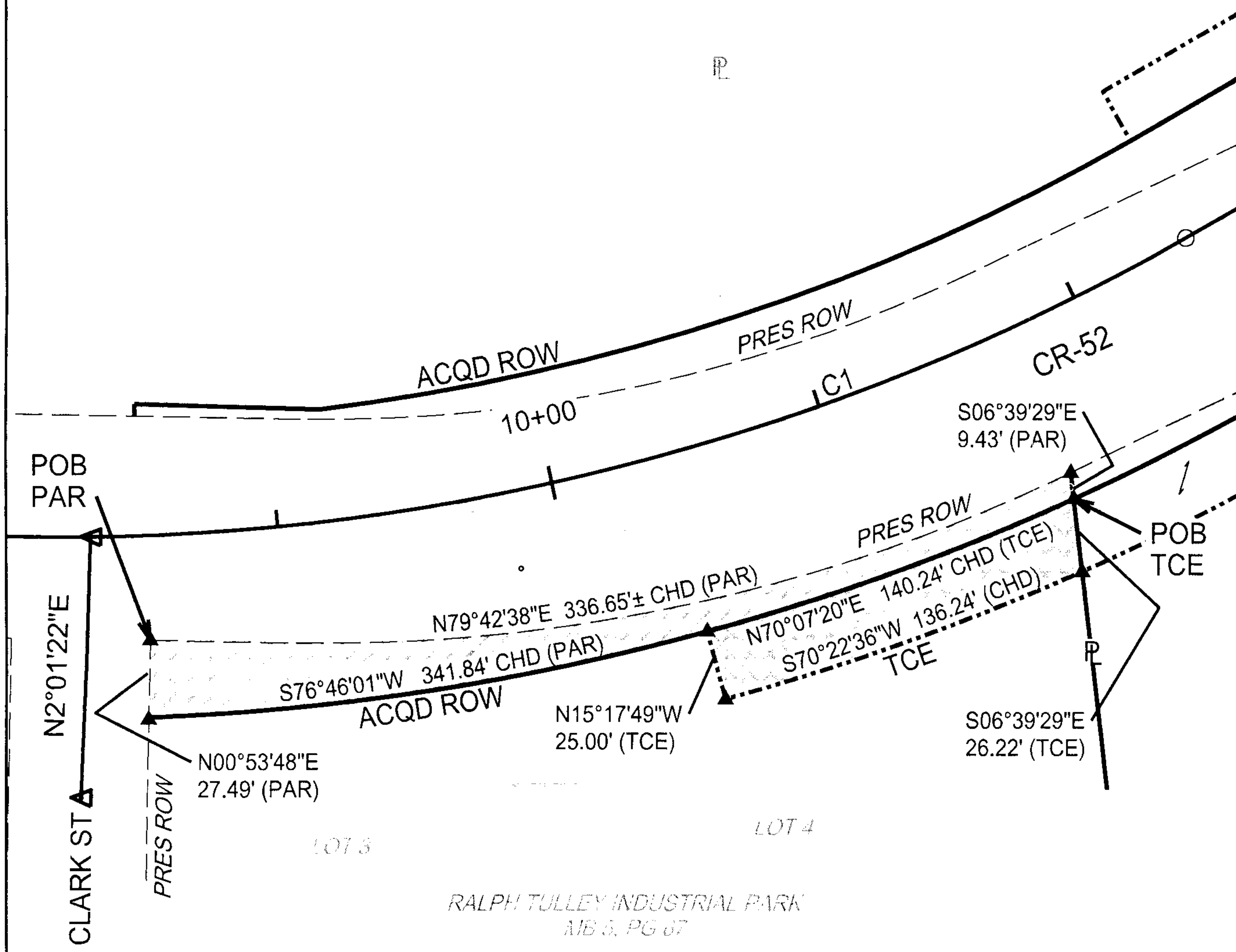
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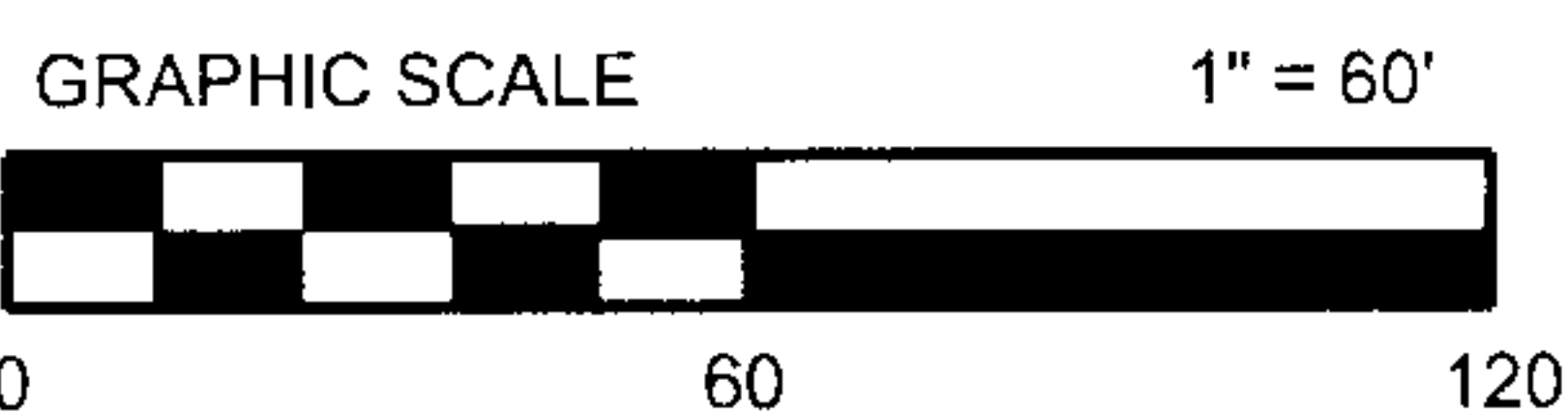
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N $\frac{1}{2}$  - NE $\frac{1}{4}$   
SEC 23, T20S, R3W



LEGEND

- ▲ INDICATES CALCULATED POINT
- INDICATES ACQUIRED RIGHT-OF-WAY LINE
- - - INDICATES TEMPORARY CONSTRUCTION EASEMENT LINE
- ACQUIRED ROW
- TEMPORARY CONSTRUCTION EASEMENT



C1  
PC STA 7+98.64  
PI = STA 10+27.79  
PT STA 12+45.35  
R = 813.00'  
Delta = 31°28'53.75"  
Dc = 7°02'51"  
L = 446.71  
T = 229.15'  
e = 8.00%

THIS IS NOT A BOUNDARY SURVEY

OWNER: REDDY ICE, INC  
TOTAL ACREAGE: 1.96± AC  
ROW REQUIRED: 0.12± AC  
REMAINDER: 1.84± AC  
SCALE: 1" = 60'

STATE: ALABAMA  
COUNTY: SHELBY  
PROJECT NO.: ACBRZ59502-ATRP ( 009)  
DATE: AUGUST 2, 2017  
SKETCH: 1 OF 2

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name REDDY ICE CORPORATION  
Mailing Address 5720 LBJ FREEWAY, SUITE 200  
DALLAS, TX 75240

Grantee's Name SHELBY COUNTY COMMISSION  
Mailing Address P.O. BOX 467  
COLUMBIA, AL 35051

Property Address 315 HIGHWAY 52 WEST  
PELHAM, AL 35124

Date of Sale 7/2/2018  
Total Purchase Price \$ 14,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/22/2019

Print THOMAS C. GAINES, CHIEF EXAMINER

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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