

STATE OF ALABAMA)
COUNTY OF SHELBY)
PROJ. NO. ACDZ59502-ATRP(009)
COUNTY PROJ. NO. SCP 59-289-97
ATRIIP PROJ. NO. 59-03-11
TRACT NO. 3
DATE: August 14, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SEVEN THOUSAND** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **J. STEVEN MOBLEY** has 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:

A part of the N ½ of the NE ¼, Section 23, Township 20 South, Range 3 West, identified as Tract No. 3 on Project No ACDZ59502-ATRP(009) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2: Commencing at the SE corner of Lot 8 Ivy Brook Phase I, as recorded in Map Book 18 on Page 21 in the Probate of Shelby County, Alabama, said point being the point of commencement; thence S 00°13'49" E and along the grantor's eastern property line a distance of 181.51 feet, more or less, to a point on the acquired R/W line, said point being the POINT OF BEGINNING; thence continue S 00°13'49" E and along the grantor's easterly property line a distance of 16.09 feet to a point on the present northern R/W line of CR-52; thence S 85°11'21" W and along the said present northern R/W line a distance of 211.34 feet to a point on the acquired R/W line; thence N 01°54'24" W and along said acquired R/W line a distance of 4.28 feet to a point on the acquired R/W line; thence S 88°20'46 E and along said acquired R/W line a distance of 66.60 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 147.71 feet and along said acquired R/W line (said arc having a chord bearing of N 77°41'08" E, a counterclockwise direction, and a radius of 773.00 feet); to the point and place of BEGINNING, containing 0.04 acres, more or less;

Parcel 2 of 2: BEGINNING at a point where the grantor's eastern property line intersects the present northern R/W line of CR-52, said point being the POINT OF BEGINNING; thence S 67°48'18" W and along the present northern R/W line a distance of 110.10 feet to a point on said present northern R/W line; thence S 22°11'42" E and along the present northern R/W line a distance of 39.92 feet to a point on said present northern R/W line; thence

S 64°17'18" W and along the present northern R/W line a distance of 43.01 feet to a point on the grantor's western property line; thence N 00°26'12" E and along said western property line a distance of 79.63 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 111.29 feet (said arc having a chord bearing of N 63°40'51" E, a clockwise direction, a chord distance of 111.24 feet, and a radius of 1066.03 feet) and along said acquired R/W line to a point on the grantor's eastern property line; thence S 38°33'43" E and along said eastern R/W line a distance of 40.58 feet; to the point and place of BEGINNING, containing 0.13 acres, more or less.

And as shown on the right of way map of record in Shelby County Highway Department, 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.

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.

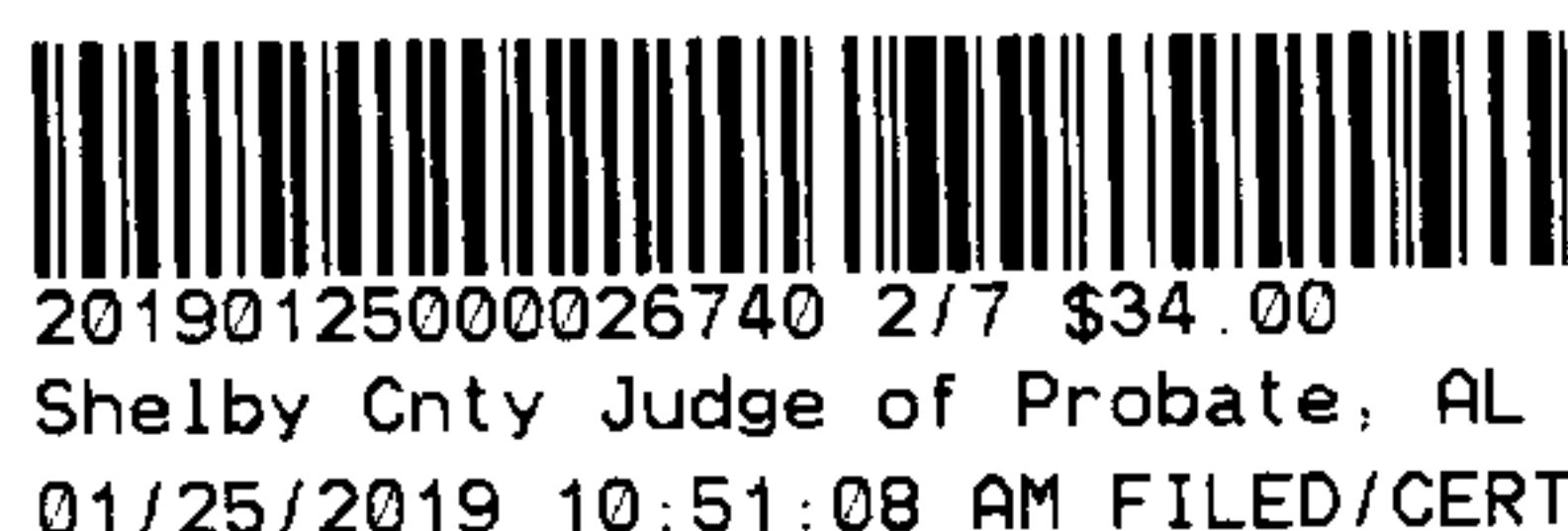
As a further consideration for the payment of the purchase price, above stated, I (we) hereby release Shelby County, a political subdivision of the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to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

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

20th day of AUGUST, 2018.

 (LS)



ACKNOWLEDGMENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, THOMAS C. GRIMES, a Notary Public, in and for said County in said State, hereby certify that J. STEVEN MOBLEY 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, J. STEVEN MOBLEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of AUGUST, 2018.

(SEAL)

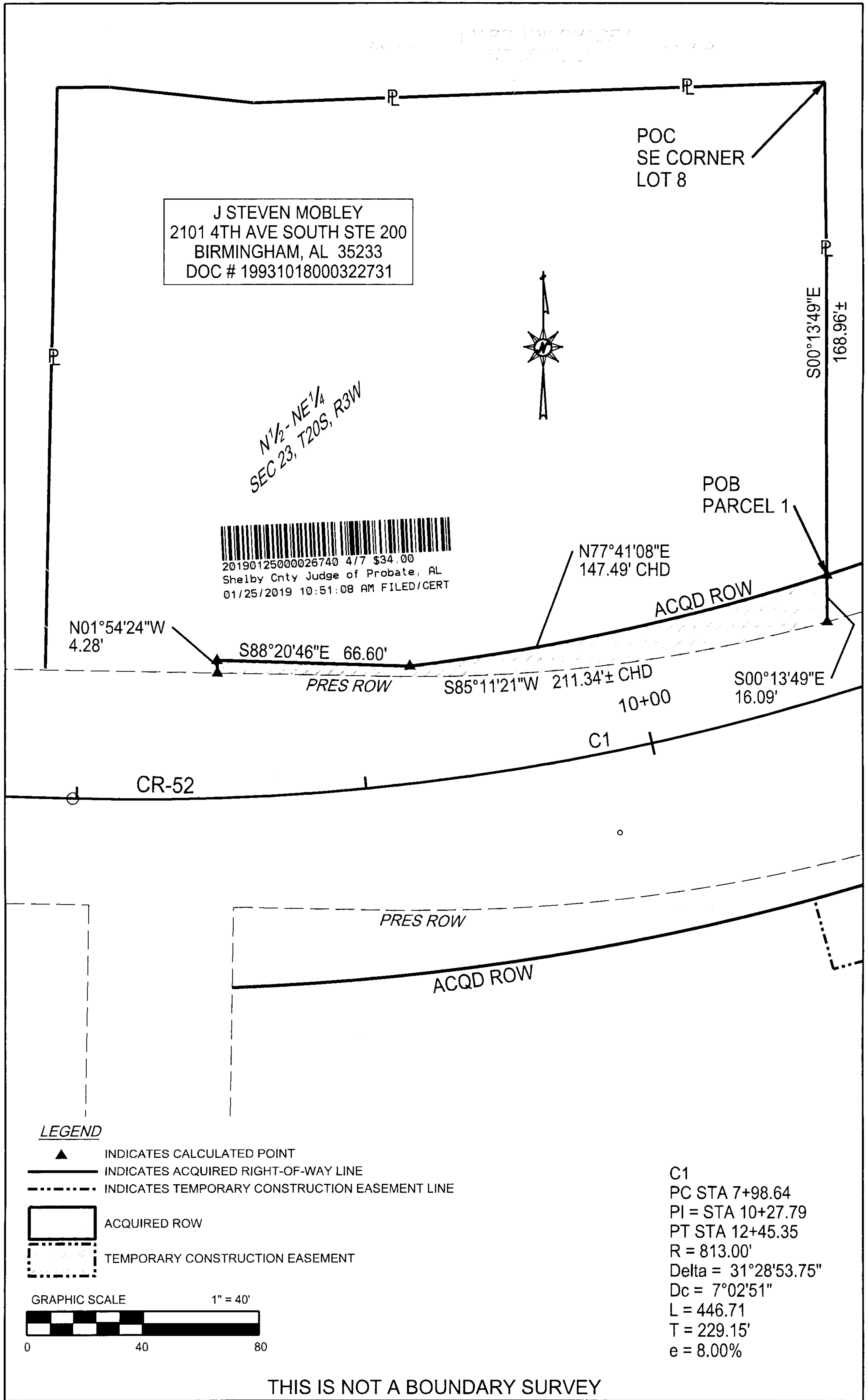


THOMAS C. GRIMES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18,
2020.

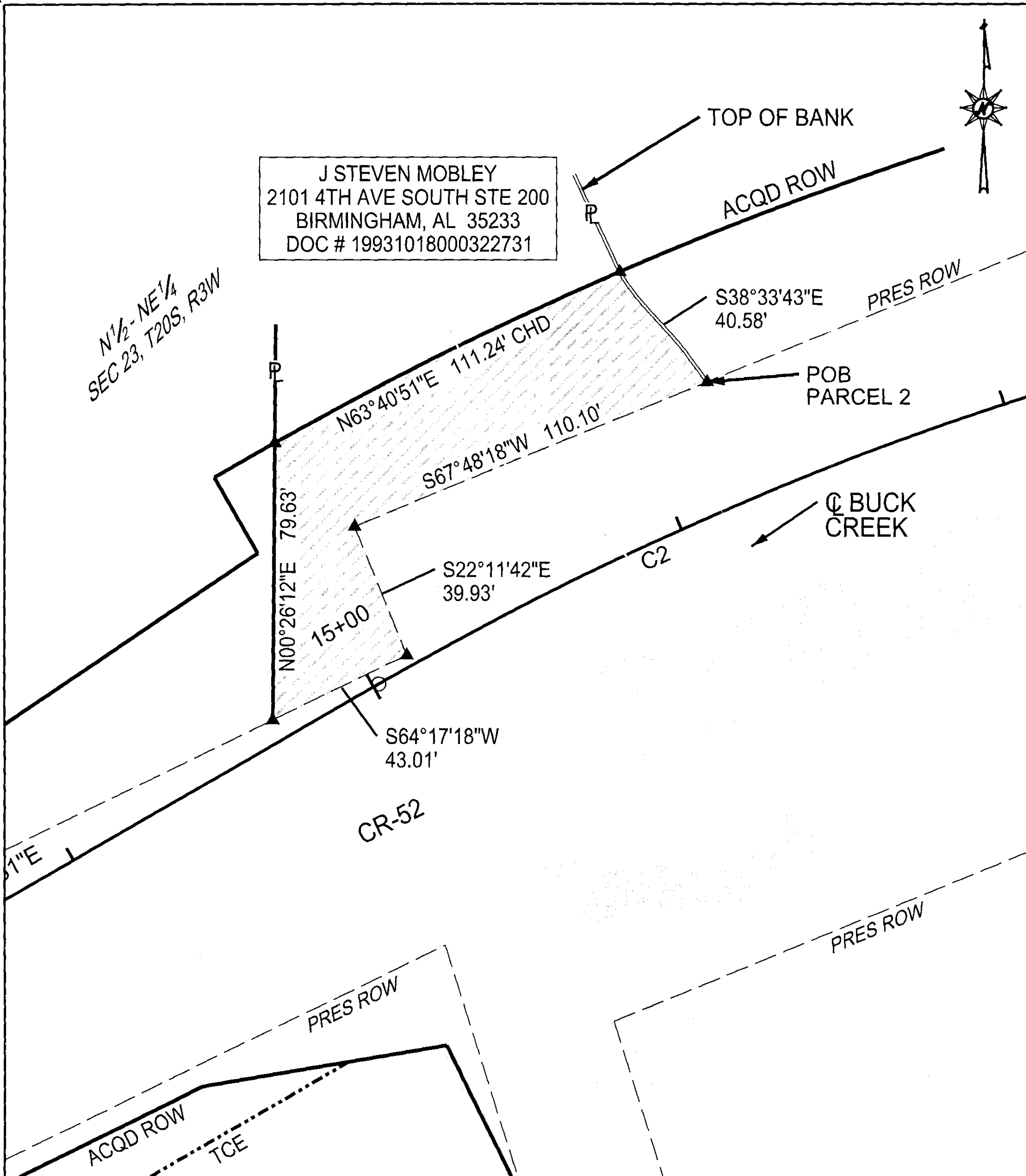


20190125000026740 3/7 \$34.00
Shelby Cnty Judge of Probate, AL
01/25/2019 10:51:08 AM FILED/CERT



OWNER: J STEVEN MOBLEY (PARCEL 1)
TOTAL ACREAGE: 6.22± AC
ROW REQUIRED: 0.17± AC
REMAINDER: 6.05± AC
SCALE: 1" = 40'

STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: ACBRZ59502-ATRP (009)
DATE: AUGUST 2, 2017
SKETCH: 1 OF 3



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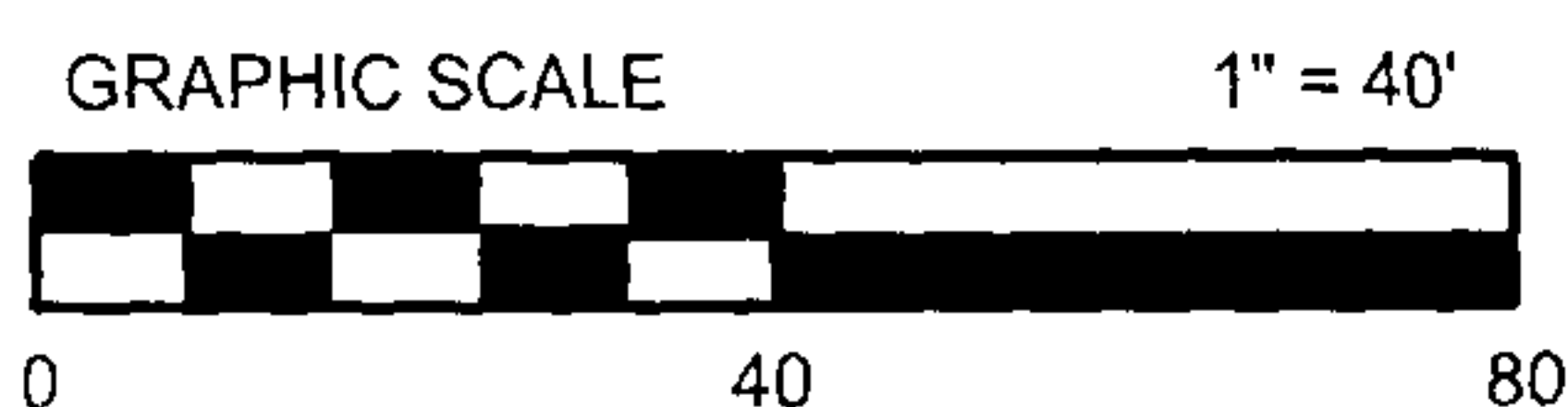
LEGEND

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



ACQUIRED ROW

TEMPORARY CONSTRUCTION EASEMENT



C2
PC STA 15+01.75
PI = STA 16+25.62
PT STA 17+48.20
R = 991.00'
Delta = 14°14'55.60"
Dc = 5°46'54"
L = 246.45
T = 123.86'

THIS IS NOT A BOUNDARY SURVEY

OWNER: J STEVEN MOBLEY (PARCEL 2)
TOTAL ACREAGE: 6.22± AC
ROW REQUIRED: 0.17± AC
REMAINDER: 6.05± AC
SCALE: 1" = 40'

STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: ACBRZ59502-ATRP (009)
DATE: AUGUST 2, 2017
SKETCH: 2 OF 3

EXHIBIT 'A'

A part of the N 1/2 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2

Commencing at the SE corner of Lot 8 Ivy Brook Phase I, as recorded in Map Book 18 on Page 21 in the probate of Shelby County, Alabama, said point being the point of commencement; thence S 00°13'49" E and along the grantor's eastern property line a distance of 181.51 feet, more or less, to a point on the acquired R/W line, said point being the POINT OF BEGINNING; thence continue S 00°13'49" E and along the grantor's eastern property line a distance of 16.09 feet to a point on the present northern R/W line of CR-52; thence S 85°11'21" W and along said present northern R/W line a distance of 211.34 feet to a point on the acquired R/W line; thence N 01°54'24" W and along said acquired R/W line a distance of 4.28 feet to a point on the acquired R/W line; thence S 88°20'46" E and along said acquired R/W line a distance of 66.60 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 147.71 feet and along said acquired R/W line (said arc having a chord bearing of N 77°41'08" E, a counterclockwise direction, a chord distance of 147.49 feet and a radius of 773.00 feet); to the point and place of BEGINNING, containing 0.04 acres, more or less.

Parcel 2 of 2

BEGINNING at a point where the grantor's eastern property line intersects the present northern R/W line of CR-52, said point being the POINT OF BEGINNING; thence S 67°48'18" W and along the present northern R/W line a distance of 110.10 feet to a point on said present northern R/W line; thence S 22°11'42" E and along the present northern R/W line a distance of 39.92 feet to a point on said present northern R/W line; thence S 64°17'18" W and along the present northern R/W line a distance of 43.01 feet to a point on the grantor's western property line; thence N 00°26'12" E and along said western property line a distance of 79.63 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 111.29 feet and along said acquired R/W line to a point on the grantor's eastern property line (said arc having a chord bearing of N 63°40'51" E, a clockwise direction, a chord distance of 111.24 feet and a radius of 1066.03 feet); thence S 38°33'43" E and along said eastern R/W line a distance of 40.58 feet; to the point and place of BEGINNING, containing 0.13 acres, more or less.



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THIS IS NOT A BOUNDARY SURVEY

OWNER: J STEVEN MOBLEY
TOTAL ACREAGE: 6.22± AC
ROW REQUIRED: 0.17± AC
REMAINDER: 6.05± AC
SCALE: 1" = 40'

STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: ACBRZ59502-ATRP (009)
DATE: AUGUST 2, 2017
SKETCH: 3 OF 3

Real Estate Sales Validation Form

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

Grantor's Name J STEVEN MOBLEY
Mailing Address 2101 4TH AVENUE SOUTH
SUITE 200
BIRMINGHAM, AL 35233

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

Property Address RAW ADDRESS LOCATED
AT PARKER ID'S
58-13-6-23-1-001-005,000
58-13-6-23-1-001-005,004

Date of Sale 8/20/2018
Total Purchase Price \$ 7,000.00
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.

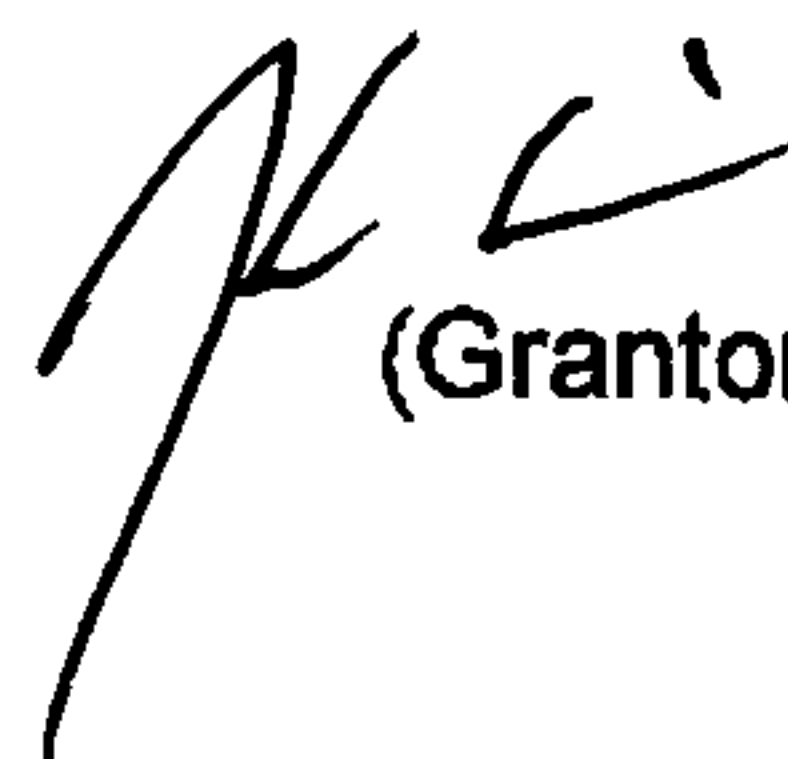
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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. GAMES, CHIEF Evaluator

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20190125000026740 7/7 \$34.00
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