

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJ. NO. ACRZ59502-ATRP(009)

COUNTY PROJ. NO. SCP 59-289-97

ATRP PROJ. NO. 59-03-11

TRACT NO. 7


DATE: February 6, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Five Thousand and 00/100 dollars (\$45,000.00) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **O.R.T., LLC**, an Alabama limited liability company, 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 the NE ¼ of the NE ¼ of Section 23, Township 20 South, Range 3 West, in Shelby County, Alabama and being more fully described as follows:

BEGINNING at an iron pin found on the northern R/W line of CR -52, said point being the POINT OF BEGINNING; thence N 22°11'42" W and along said present northern R/W line a distance of 50.00 feet to a point on said present northern R/W line; thence S 67°48'18" W and along said present northern R/W line; thence N 38°33'43" W and along said western property line a chord distance of 40.58 feet, more or less, to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 145.52 feet and along said acquired R/W line to a point on the acquired R/W line (said arc having a chord bearing of N 70°34'56" E, a clockwise direction, a chord distance of 145.41 feet, and a radius of 1066.03 feet); thence S 15°31'13" E and along said acquired R/W line a distance of 25.00 feet to a point on the acquired R/W line; thence N 74°28'47" E and along said acquired R/W line a distance of 297.18 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 75.73 feet and along said acquired R/W line to a point on the present western railroad R/W line (said arc having a chord bearing of N 86°34'42" E, a clockwise direction, a chord distance of 75.17 feet, more or less, and a radius of 179.33 feet); thence S 44°17'38" E and along said western R/W line a distance of 30.88 feet, more or less, to a point on the present northern R/W line of CR-52; thence S 72°20'58" W and along said northern R/W line a chord distance of 382.15 feet, more or less; to the point and place of BEGINNING, containing 0.42 acres, more or less.


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Shelby Cnty Judge of Probate, AL
01/25/2019 11:00:42 AM FILED/CERT

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 8th day of February, 2018.

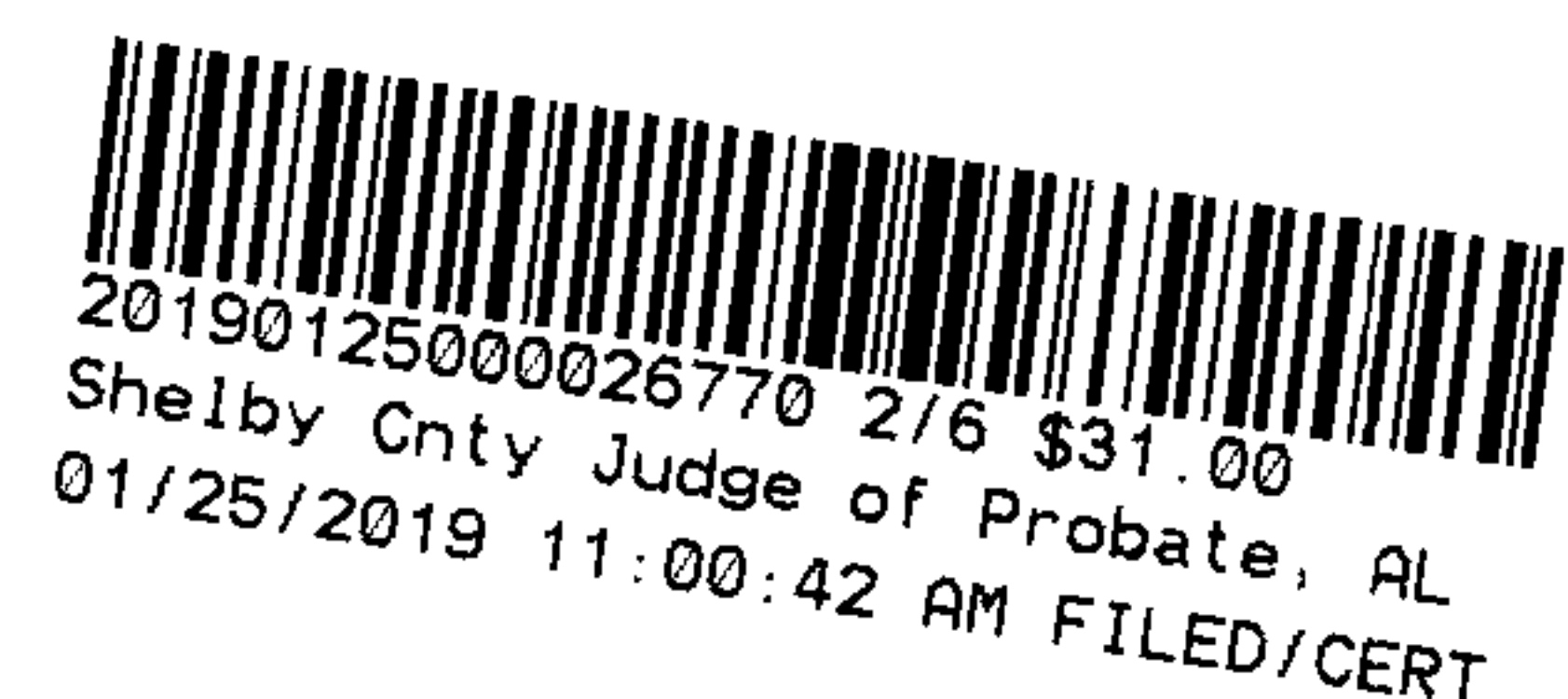
Lorraine Busby (LS)

Lorraine Busby, Registered Agent

O.R.T., LLC

1802 Sunnybrook Lane

Helena, AL 35080



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LORRAINE BUSBY, whose name as REGISTERED AGENT of O.R.T., LLC, an Alabama limited liability company, 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 O.R.T., LLC.

Given under my hand and official seal, this the 8th day of February, 2018.

(SEAL)

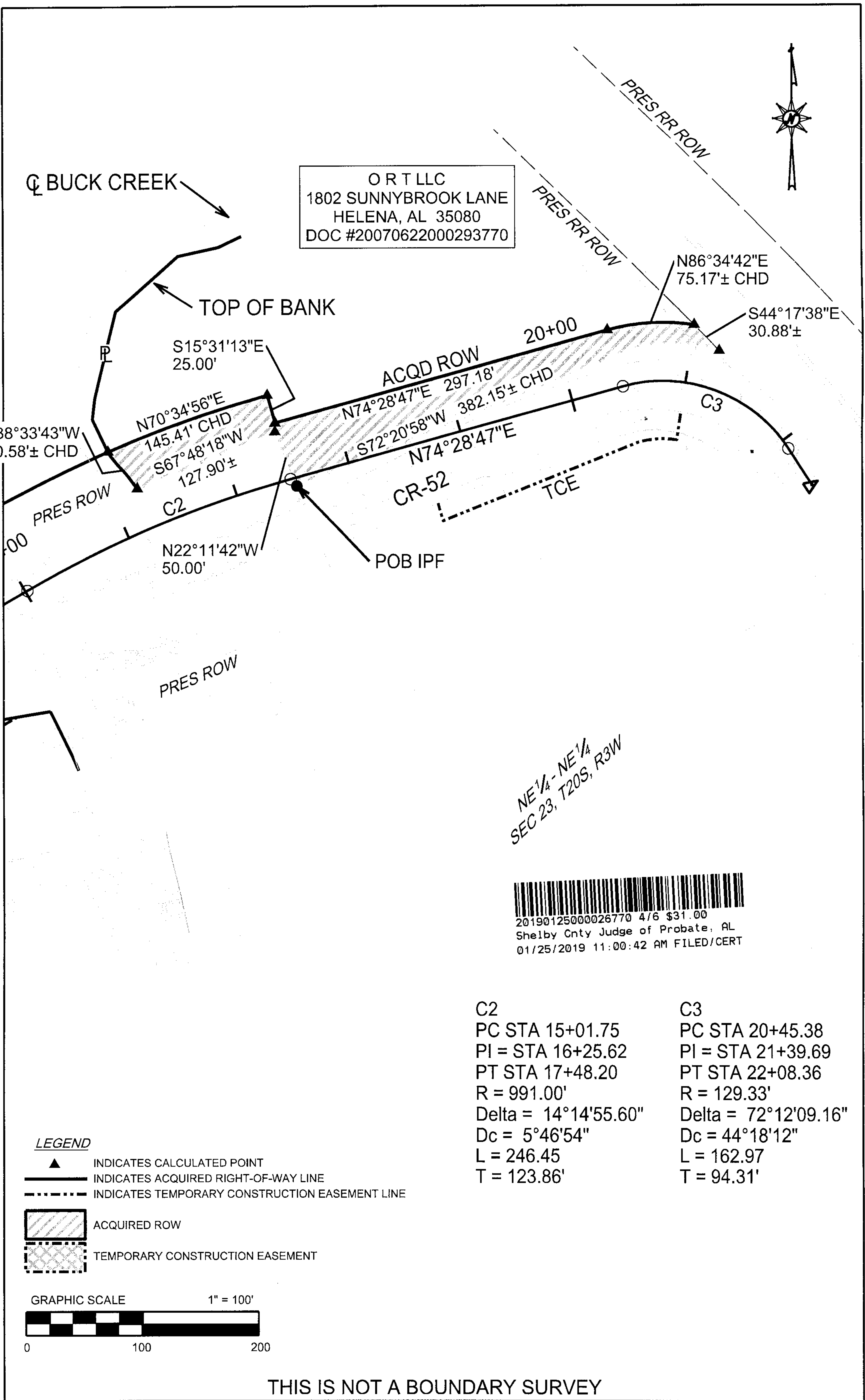


NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES 3/21/2020.



20190125000026770 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
01/25/2019 11:00:42 AM FILED/CERT



OWNER: ORT LLC
TOTAL ACREAGE: 2.15± AC
ROW REQUIRED: 0.42± AC
REMAINDER: 1.73± AC
SCALE: 1" = 100'

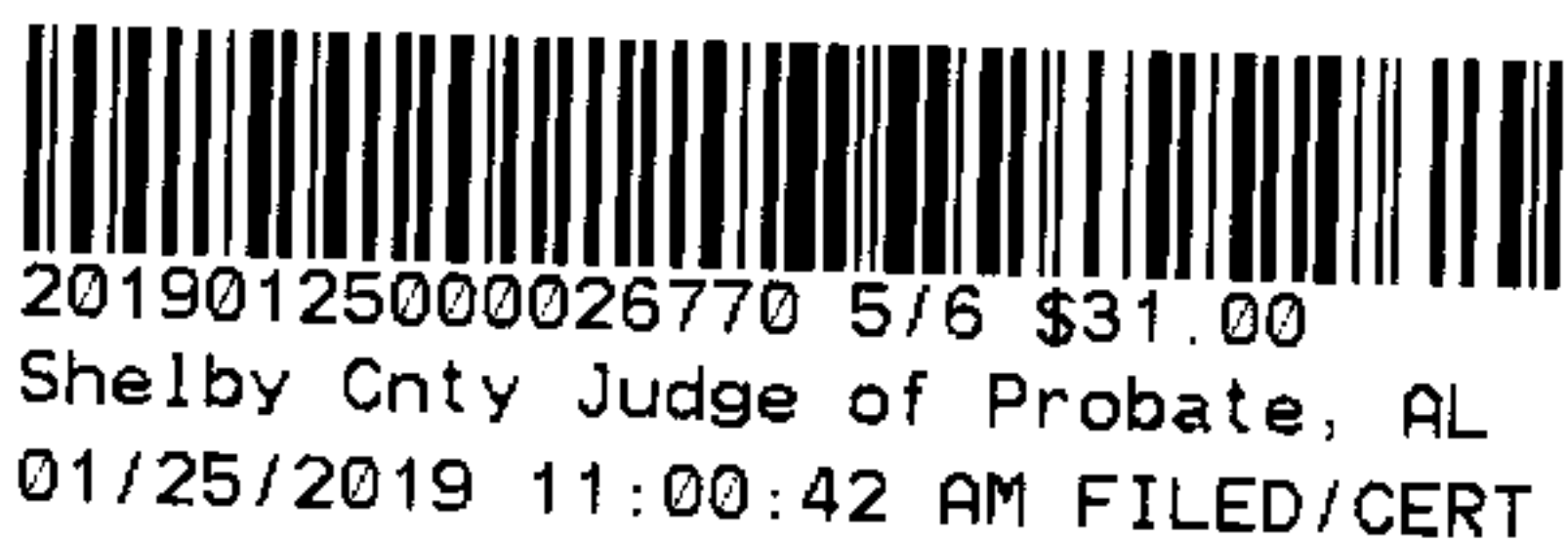
STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: ACBRZ59502-ATRP (009)
DATE: AUGUST 2, 2017
SKETCH: 1 OF 2

EXHIBIT 'A'

A part of the NE 1/4 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

BEGINNING at an iron pin found on the northern R/W line of CR-52, said point being the POINT OF BEGINNING; thence N 22°11'42" W and along said present northern R/W line a distance of 50.00 feet to a point on said present northern R/W line; thence S 67°48'18" W and along said present northern R/W line a distance of 127.90 feet, more or less, to a point on the grantor's western property line; thence N 38°33'43" W and along said western property line a chord distance of 40.58 feet, more or less, to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 145.52 feet and along said acquired R/W line to a point on the acquired R/W line (said arc having a chord bearing of N 70°34'56" E, a clockwise direction, a chord distance of 145.41 feet and a radius of 1066.03 feet); thence S 15°31'13" E and along said acquired R/W line a distance of 25.00 feet to a point on the acquired R/W line; thence N 74°28'47" E and along said acquired R/W line a distance of 297.18 feet to a point on the acquired R/W line; thence following the curvature thereof an arc distance of 75.73 feet and along said acquired R/W line to a point on the present western railroad R/W line (said arc having a chord bearing of N 86°34'42" E, a clockwise direction, a chord distance of 75.17 feet, more or less, and a radius of 179.33 feet); thence S 44°17'38" E and along said western R/W line a distance of 30.88 feet, more or less, to a point on the present northern R/W line of CR-52; thence S 72°20'58" W and along said northern R/W line a chord distance of 382.15 feet, more or less; to the point and place of BEGINNING, containing 0.42 acres, more or less.



THIS IS NOT A BOUNDARY SURVEY

OWNER: ORT LLC
TOTAL ACREAGE: 2.15± AC
ROW REQUIRED: 0.42± AC
REMAINDER: 1.73± AC
SCALE: 1" = 100'

STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: ACBRZ59502-ATRP (009)
DATE: AUGUST 2, 2017
SKETCH: 2 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 O.R.T. LLC
Mailing Address 1802 Sunnybrook Lane
Helena, AL 35080

Grantee's Name Shelby County Commission
Mailing Address P.O. Box 467
Columbiana, AL 35051

Property Address 3122 Highway 52 West
Pelham, AL 35124

Date of Sale 2/3/2018
Total Purchase Price \$ 45,000.00

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 Engineer

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested


20190125000026770 6/6 \$31.00
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Form RT-1