

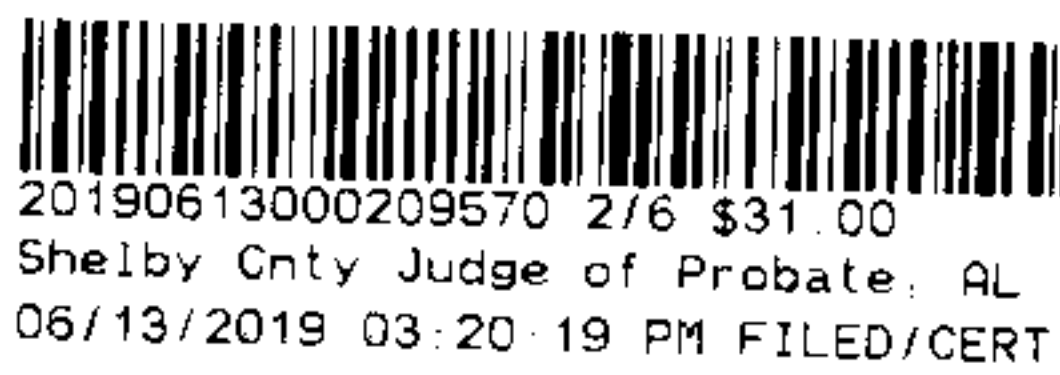
STATE OF ALABAMA)
COUNTY OF SHELBY)
PROJ. NO. CMAQ-5918(250)
COUNTY PROJ. NO. SCP 59-827-12
TRACT NO. 1
DATE: October 8, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Nineteen Thousand** Dollars in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Paula Dodson Schlueter** 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:

A parcel of land situated in the Southeast one-quarter of the Northeast one-quarter of Section 13, Township 20 South, Range 4 West, identified as Tract No. 1 on Project No. CMAQ-5918(250) in Shelby County, Alabama, being more particularly described as follows:

Commence at a found RC Farmer capped rebar being the Northwest corner of said quarter-quarter; thence run North 87 Degrees 54 Minutes 50 Seconds East along the North line of said quarter-quarter for a distance of 421.73 feet; thence leaving said North line, run South 02 Degrees 05 Minutes 10 Seconds East for a distance of 24.98 feet to a point on the Westernmost right of way line of Shelby County Road 52 and the POINT OF BEGINNING; thence run South 28 Degrees 26 Minutes 26 Seconds East along said right of way for a distance of 236.96 feet to the point of commencement of a curve to the right, said curve having a radius of 2731.98 feet, a central angle of 05 Degrees 28 Minutes 43 Seconds, a chord bearing of South 25 Degrees 36 Minutes 50 Seconds East for a chord distance of 261.13 feet; thence run along arc of said curve and along said right of way for a distance of 261.23 feet to the intersection of said right of way and the Northernmost right of way line of Shelby County Road 93; thence run South 29 Degrees 33 Minutes 40 Seconds West along said Northernmost right of way for a distance of 36.56 feet; thence leaving said right of way, run North 24 Degrees 37 Minutes 55 Seconds West for a distance of 129.41 feet to the point of commencement of a curve to the left, said curve having a radius of 4030.00 feet, a central angle of 04 Degrees 48 Minutes 33 Seconds, a chord bearing of North 27 Degrees 02 Minutes 12 Seconds West for a chord distance of 338.15 feet; thence run along arc of said curve for a distance of 338.25 feet; thence run North 00 Degrees 03 Minutes 19 Seconds West for a distance of 56.79 feet to the POINT OF BEGINNING. Said parcel contains 13,828 square feet or 0.317 acres more or less.



And:

Commence at a found RC Farmer capped rebar being the Northwest corner of said quarter-quarter; thence run North 87 Degrees 54 Minutes 50 Seconds East along the North line of said quarter-quarter for a distance of 245.20 feet; thence leaving said North line, run South 02 Degrees 05 Minutes 10 Seconds East for a distance of 772.93 feet to the POINT OF BEGINNING; thence run North 53 Degrees 51 Minutes 53 Seconds East for a distance of 109.85 feet to the point of commencement of a curve to the right, said curve having a radius of 9655.00 feet, a central angle of 01 Degrees 25 Minutes 22 Seconds, a chord bearing of North 54 Degrees 34 Minutes 34 Seconds East for a chord distance of 239.75 feet; thence run along arc of said curve for a distance of 239.76 feet; thence run North 10 Degrees 20 Minutes 49 Seconds East for a distance of 14.15 feet; thence run North 55 Degrees 31 Minutes 55 Seconds East for a distance of 71.30 feet to a point on the Northernmost right of way line of Shelby County Road 93; thence run South 29 Degrees 33 Minutes 40 Seconds West along said right of way for a distance of 57.09 feet; thence run South 53 Degrees 32 Minutes 53 Seconds West along said right of way for a distance of 369.06 feet; thence leaving said right of way, run North 61 Degrees 49 Minutes 04 Seconds West for a distance of 23.13 feet to the POINT OF BEGINNING. Said parcel contains 7,978 square feet or 0.183 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.

The Grantor Paula Dodson Schlueter is the only child ever born to Charles R. Dodson and/or Christine R. Dodson, or either of them, both of whom deceased intestate without leaving a last will and testament.

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

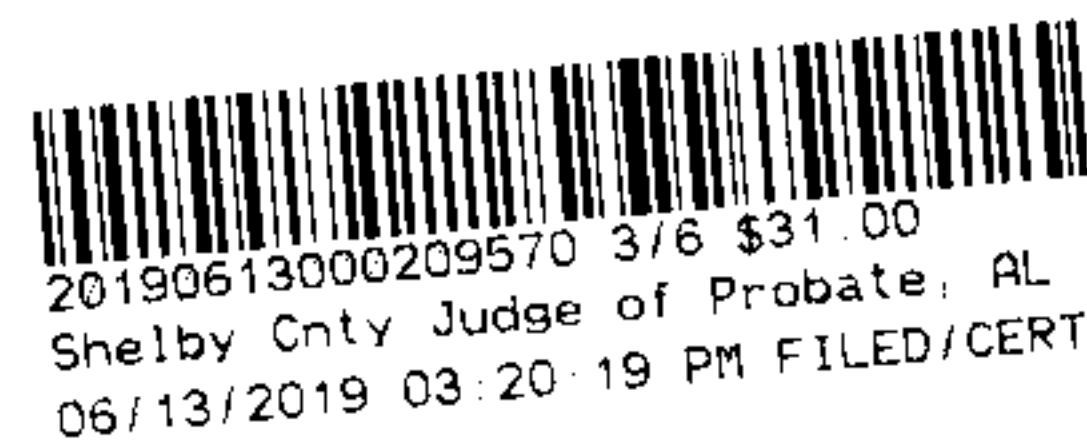
purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of October, 2018.

Paula Dodson Schlueter (LS)

_____(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 Paula Dodson Schlueter, whose name (s) 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, she executed the same voluntarily on the day the same bears date.

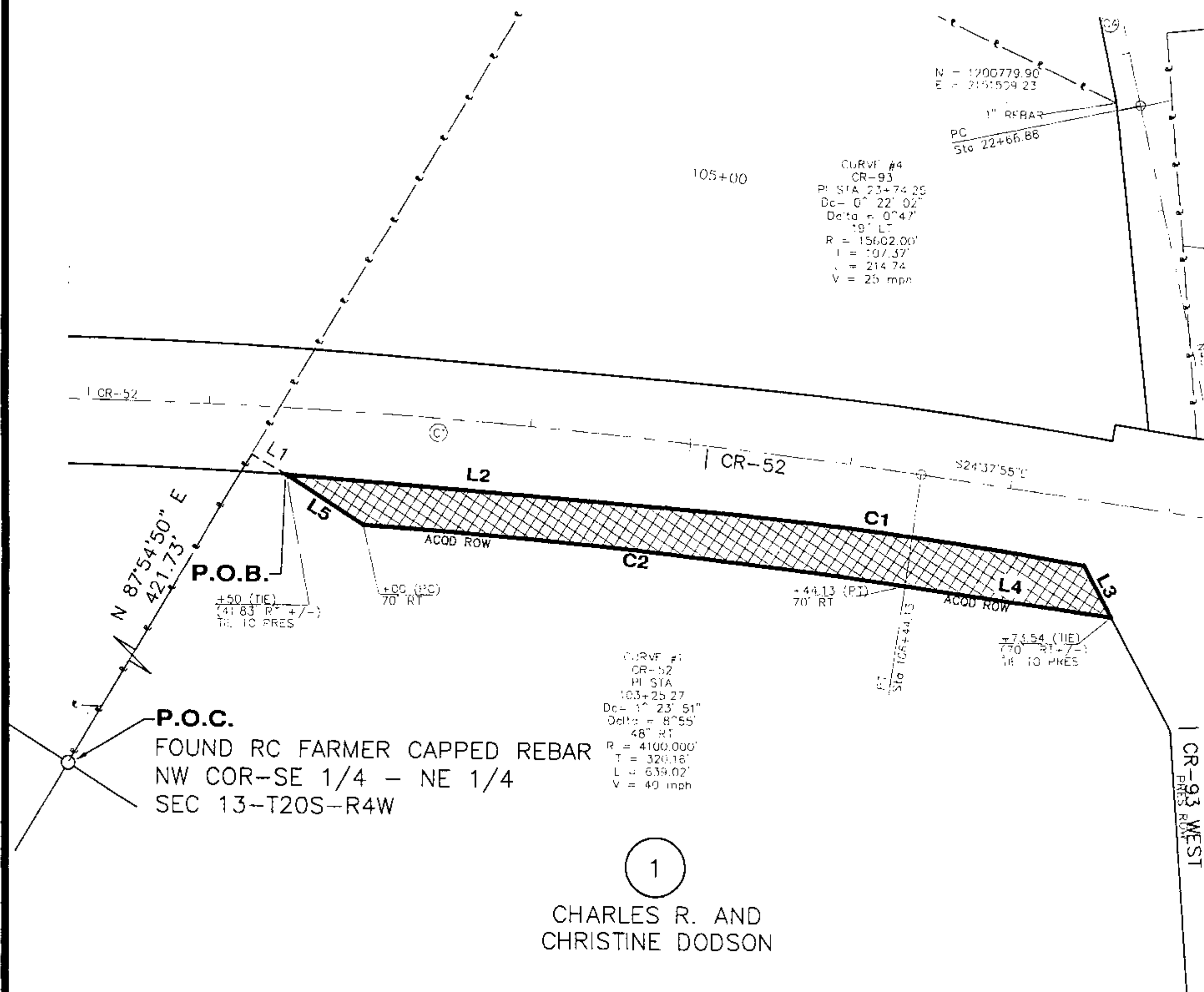
Given under my hand and official seal this 8th day of October 2018.

[Signature]
NOTARY PUBLIC

My Commission Expires 3/19/2020



20190613000209570 4/6 \$31.00
Shelby Cnty Judge of Probate AL
06/13/2019 03:20:19 PM FILED/CERT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	261.23'	2731.98'	05°28'43"	S 25°36'50" E	261.13'
C2	338.25'	4030.00'	04°48'33"	N 27°02'12" W	338.15'

LINE	BEARING	DISTANCE
L1	S 02°05'10" E	24.98'
L2	S 28°26'26" E	236.96'
L3	S 29°33'40" W	36.56'
L4	N 24°37'55" W	129.41'
L5	N 00°03'19" W	56.79'

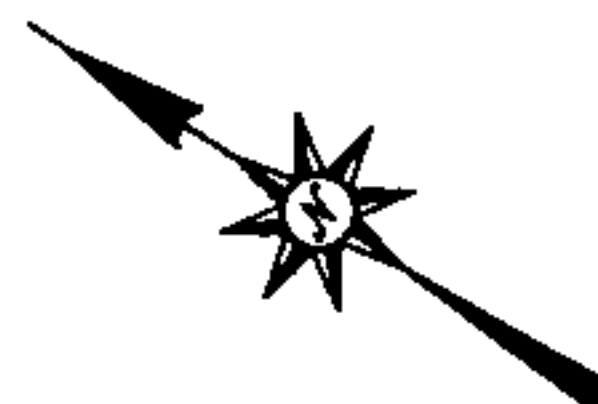
ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

TRACT NUMBER ①

OWNER: CHARLES R. & CHRISTINE DODSON
PARCEL I.D. 12-6-13-0-000-012.000
PROJECT NUMBER: CMAQ-5918(50)

RIGHT OF WAY ACQUIRED: 0.317 ACRES
REMAINING ACREAGE: 8.459 ACRES

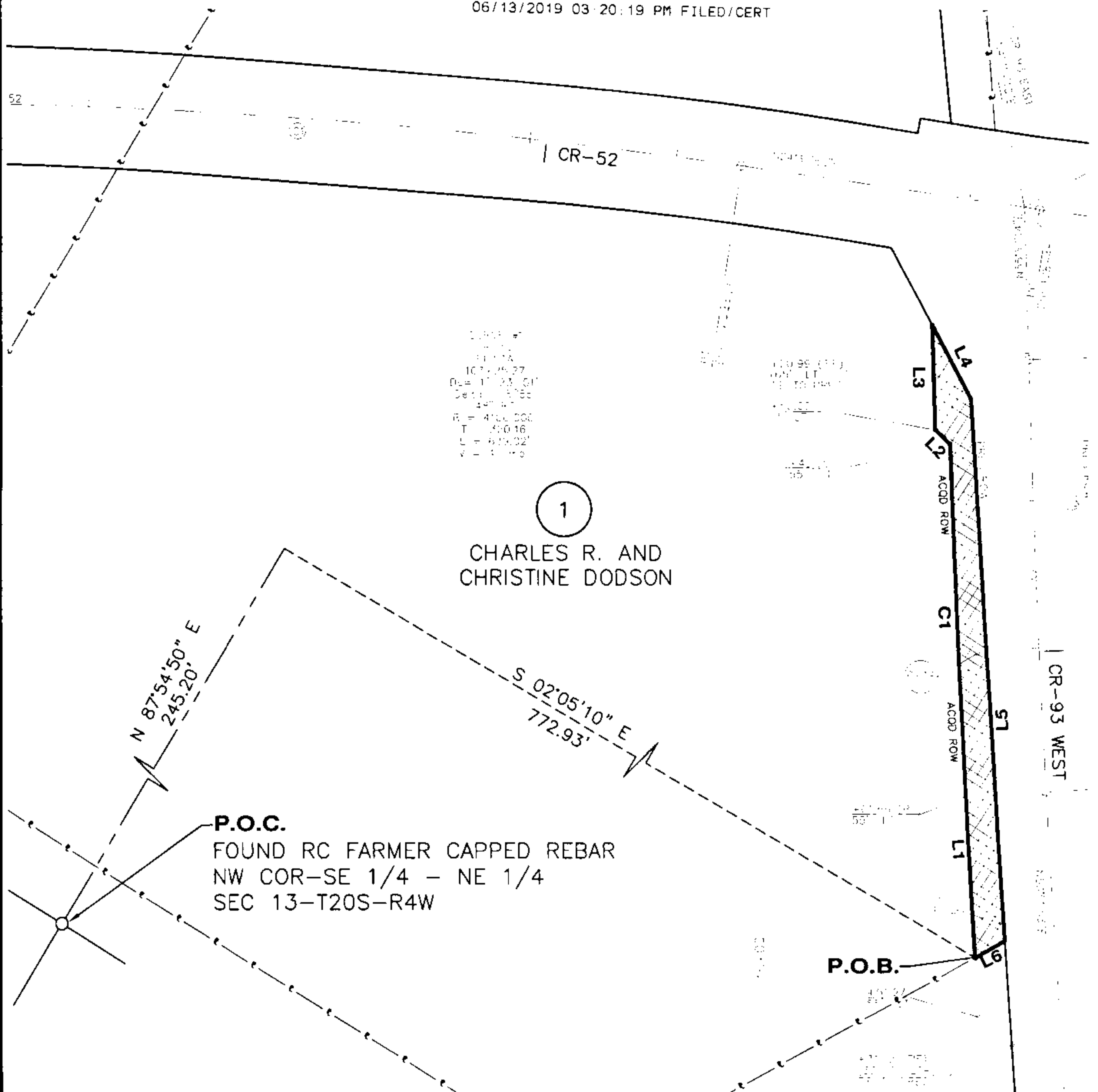
CR-52 AND CR-93
SHELBY COUNTY, ALABAMA
SCALE: 1" = 100'
DATE: 3-15-17
REVISED:



GSA PROJECT NO. 12SCH05



20190613000209570 5/6 \$31.00
Shelby Cnty Judge of Probate, AL
06/13/2019 03:20:19 PM FILED/CERT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	239.76'	9655.00'	01°25'22"	N 54°34'34" E	239.75'

LINE	BEARING	DISTANCE
L1	N 53°51'53" E	109.85'
L2	N 10°20'49" E	14.15'
L3	N 55°31'55" E	71.30'
L4	S 29°33'40" W	57.09'
L5	S 53°32'53" W	369.06'
L6	N 61°49'04" W	23.13'

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

TRACT NUMBER ①

OWNER: CHARLES R. & CHRISTINE DODSON
PARCEL I.D. 12-6-13-0-000-012.000
PROJECT NUMBER: CMAQ-5918(59)

RIGHT OF WAY ACQUIRED: 0.183 ACRES
REMAINING ACREAGE: 8.594 ACRES

CR-52 AND CR-93
SHELBY COUNTY, ALABAMA
SCALE: 1" = 100'
DATE: 3-15-17
REVISED:



GSA PROJECT NO. 12SCH05

Real Estate Sales Validation Form

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

Grantor's Name Paula Dodson Schlacter
Mailing Address 3443 Hwy 93
Helena, AL 35080

Grantee's Name Shelby County
Mailing Address 506 Highway 70
Columbiana, AL 35051

Property Address 3443 Hwy 93
Helena, AL 35080

Date of Sale Oct. 8, 2018
Total Purchase Price \$ 19,000.00

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 6-11-19

Print Scott Holladay

Unattest



20190613000209570 6/6 \$31.00
Shelby Cnty Judge of Probate, AL
06/13/2019 03:20:19 PM FILED/CERT

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1