

STATE OF ALABAMA)

PROJ. NO. CMAQ-5918(250)

COUNTY OF SHELBY)

COUNTY PROJ. NO. SCP 59-827-12

TRACT NO. 3

DATE: September 21, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Westwind Holdings, LLC** 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. 3 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 276.87 feet; thence leaving said North line, run South 02 Degrees 05 Minutes 10 Seconds East for a distance of 873.51 feet to a point on the Southernmost right of way line of Shelby County Road 93 and the POINT OF BEGINNING; thence run North 53 Degrees 32 Minutes 53 Seconds East along said right of way for a distance of 254.04 feet; thence leaving said right of way, run South 27 Degrees 04 Minutes 42 Seconds East for a distance of 26.30 feet to the point of commencement of a curve to the left, said curve having a radius of 9530.00 feet, a central angle of 00 Degrees 39 Minutes 40 Seconds, a chord bearing of South 54 Degrees 11 Minutes 43 Seconds West for a chord distance of 109.97 feet; thence run along arc of said curve for a distance of 109.98 feet; thence run South 53 Degrees 51 Minutes 53 Seconds West for a distance of 115.73 feet; thence run North 81 Degrees 27 Minutes 07 Seconds West for a distance of 34.04 feet to the POINT OF BEGINNING. Said parcel contains 5,941 square feet or 0.136 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.

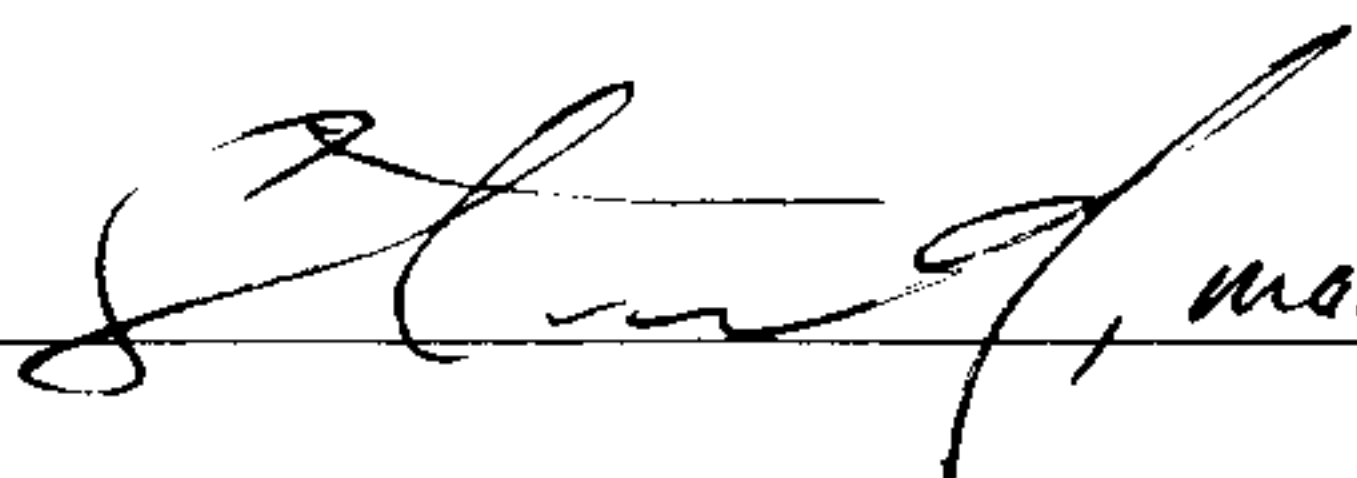
TO HAVE AND TO HOLD, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto Shelby County, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

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.

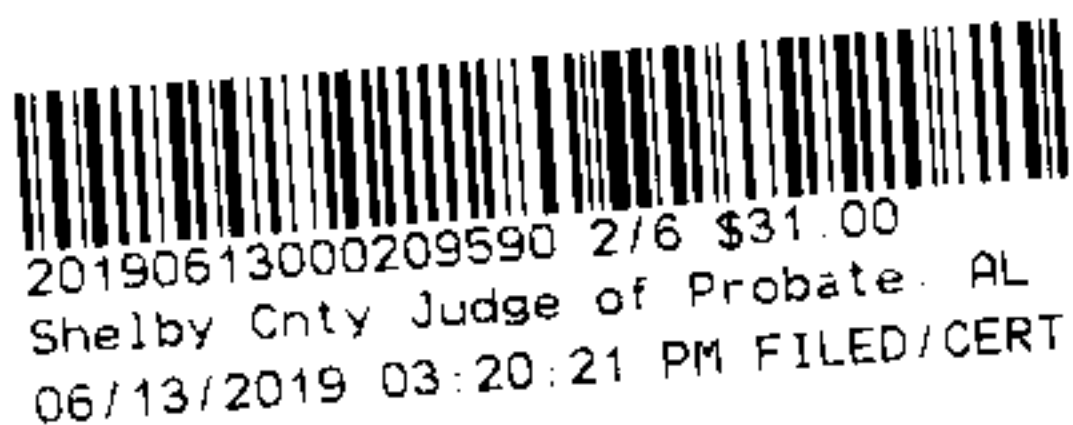
The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of September, 2018.

 manager (LS)

____ (LS)

____ (LS)



ACKNOWLEDGMENT

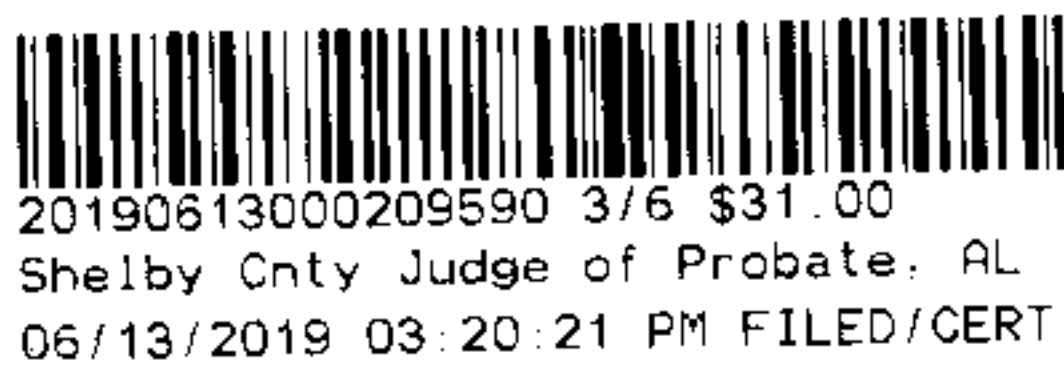
STATE OF ALABAMA)

COUNTY OF SHELBY)

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, Scott Haddock, a Notary Public in and for said County, in said State, hereby certify that Stephen Merrill whose name as Manager of Westwind Holdings, LLC, 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.

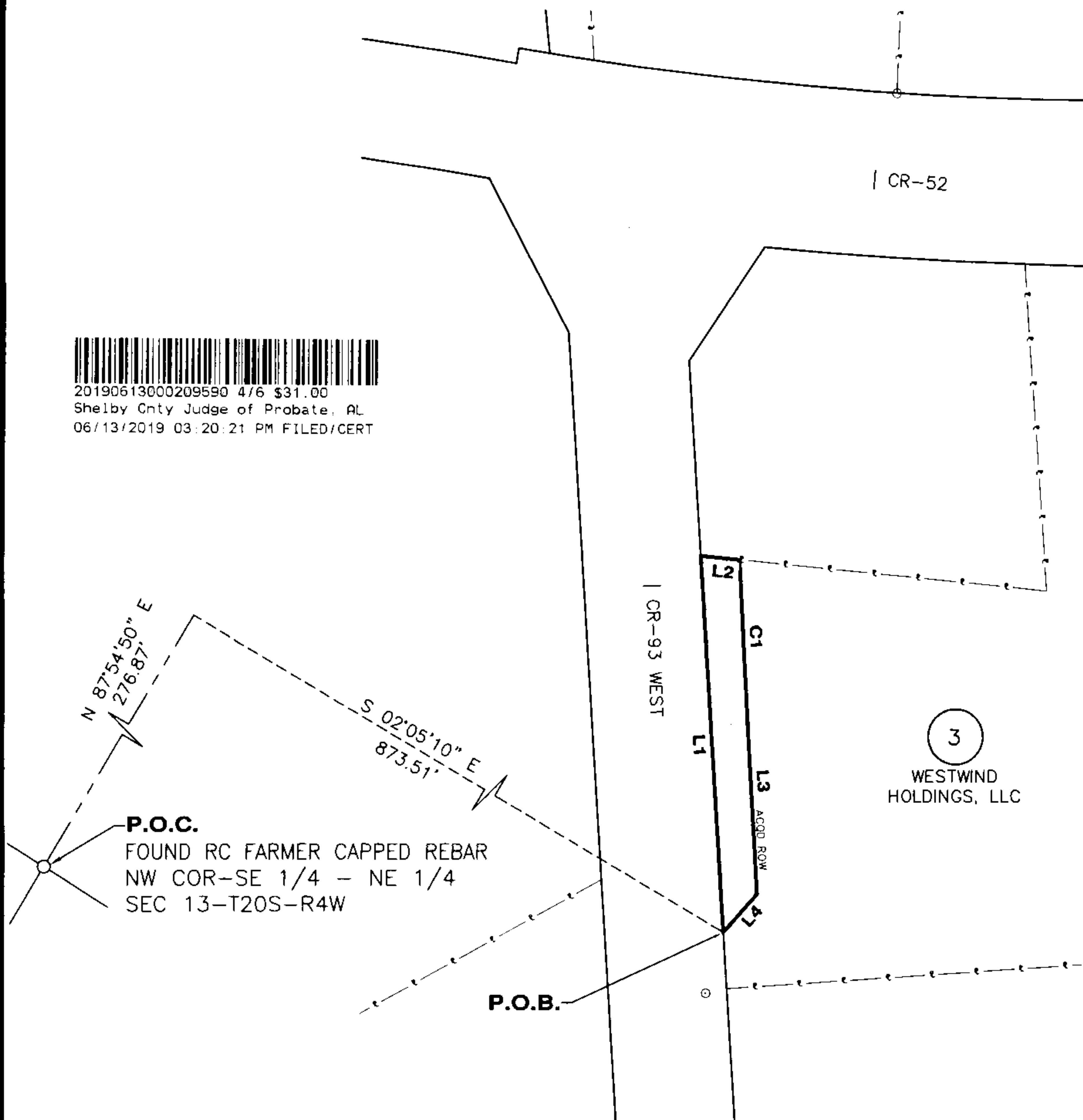
Given under my hand this 21 day of September, A.D. 2018.

NOTARY PUBLIC

My Commission Expires 3/19/2020



20190613000209590 4/6 \$31.00
Shelby Cnty Judge of Probate, AL
06/13/2019 03:20:21 PM FILED/CERT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.98'	9530.00'	00°39'40"	S 54°11'43" W	109.97'

LINE	BEARING	DISTANCE
L1	N 53°32'53" E	254.04'
L2	S 27°04'42" E	26.30'
L3	S 53°51'53" W	115.73'
L4	N 81°27'07" W	34.04'

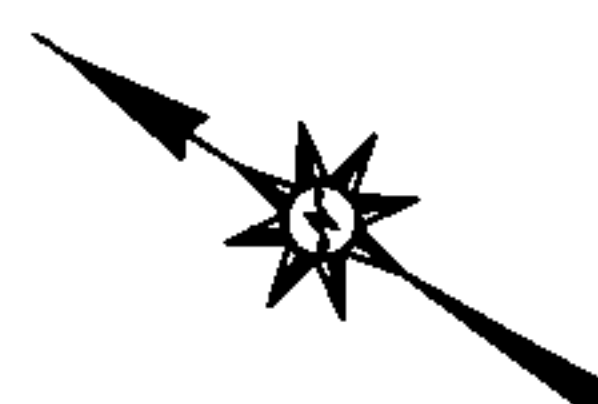
ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

TRACT NUMBER ③

OWNER: WESTWIND HOLDINGS, LLC
PARCEL I.D. 12-6-13-0-000-021.002
PROJECT NUMBER: CMAQ-5918()

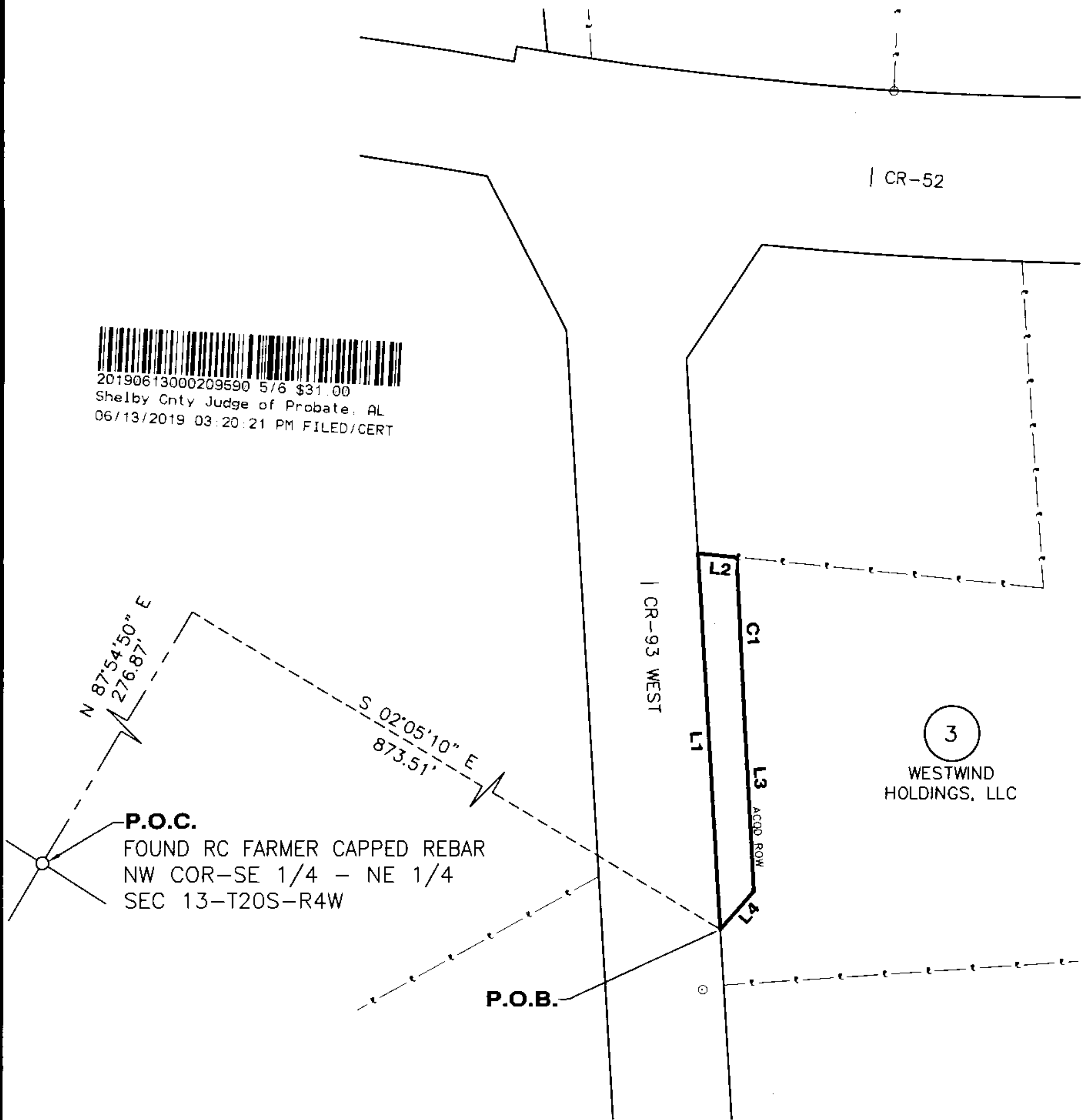
RIGHT OF WAY ACQUIRED: 0.136 ACRES
REMAINING ACREAGE: 16.098 ACRES

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



GSA PROJECT NO. 12SCH05

20190613000209590 5/6 \$31.00
Shelby Cnty Judge of Probate, AL
06/13/2019 03:20:21 PM FILED/CERT



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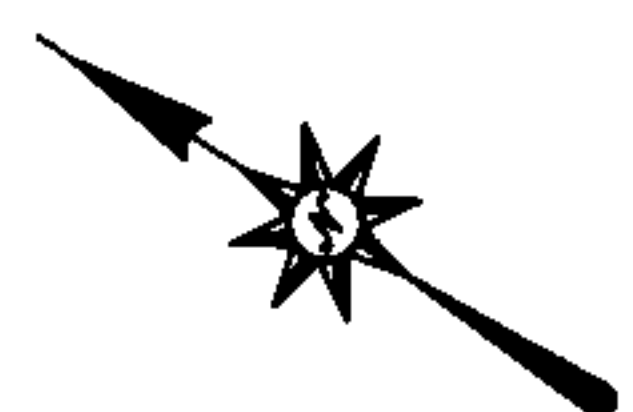
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CR-52 AND CR-93
SHELBY COUNTY, ALABAMA
SCALE: 1" = 100'
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REVISED:



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 Westwind Holdings, LLC
Mailing Address 3212 Brookhill Cir
Birmingham, AL 35210

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

Property Address 3314 Hwy 93
Hotchkiss, AL 35080
Address Not Assigned
Parcel I. D. No.
12 6 13 0 000 021.002

Date of Sale _____
Total Purchase Price \$ 5,000.00
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.

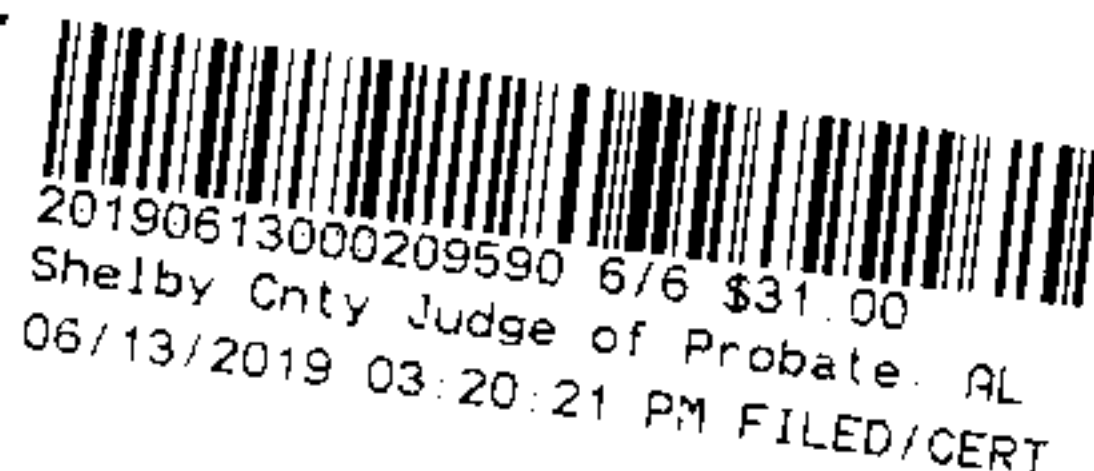
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Unattested



Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1