

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJ. NO. BRZ-5914
COUNTY PROJ. NO. SCP 59-810-12
TRACT NO. 2
DATE: September 20, 2018

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **University of Montevallo Foundation**, 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 part of the NW ¼ of Section 36, Township 21 South, Range 3 West, identified as Tract No. 2 on Project No BRZ-5914 of Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1: Commencing at a capped iron pipe on the southern ROW line of CR-24, which is the NW property corner of Sherwood Stamps, as recorded in instrument #20100625000201780 in the probate office of Shelby County, Alabama, said point being the POINT OF COMMENCEMENT, thence N 42°36'37" E and along a line a distance of 172.31 feet, more or less, to a point on the present northern ROW line of CR-24, said point being the POINT OF BEGINNING; thence N 69°07'14" E and along the acquired ROW line a distance of 130.85 feet to a point on the acquired ROW line; thence N 87°24'07" E and along said acquired ROW line a distance of 356.82 feet to a point on the acquired ROW line; thence S 02°35'53" E and along said acquired ROW line a distance of 10.00 feet to a point on the acquired ROW line; thence following the curvature thereof an arc distance of 263.73 feet and along said acquired ROW line to a point on the acquired ROW line (said arc having a chord bearing of N 79°55'32" E, a counterclockwise direction, a chord distance of 262.98 feet and a radius of 1010.54 feet); thence N 82°55'44" E and along said acquired ROW line a distance of 91.36 feet to a point on the present northern ROW line of CR-24; thence following the curvature thereof an arc distance of 334.66 feet and along said present northern ROW line to a point on said present northern ROW line (said arc having a chord bearing of S 76°02'14" W, a clockwise direction, a chord distance of 332.09 feet, more or less, and a radius of 778.51 feet); thence S 88°21'08" W and along said present northern ROW line a distance of 363.76 feet, more or less, to a point on said present northern ROW line; thence following the curvature thereof an arc distance of 144.46 feet and along said present ROW line (said arc having a chord bearing of S 82°14'8" W, a counterclockwise direction, a chord distance of

144.19 feet, more or less, and a radius of 676.62 feet); to the point and place of BEGINNING, containing 0.47 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.

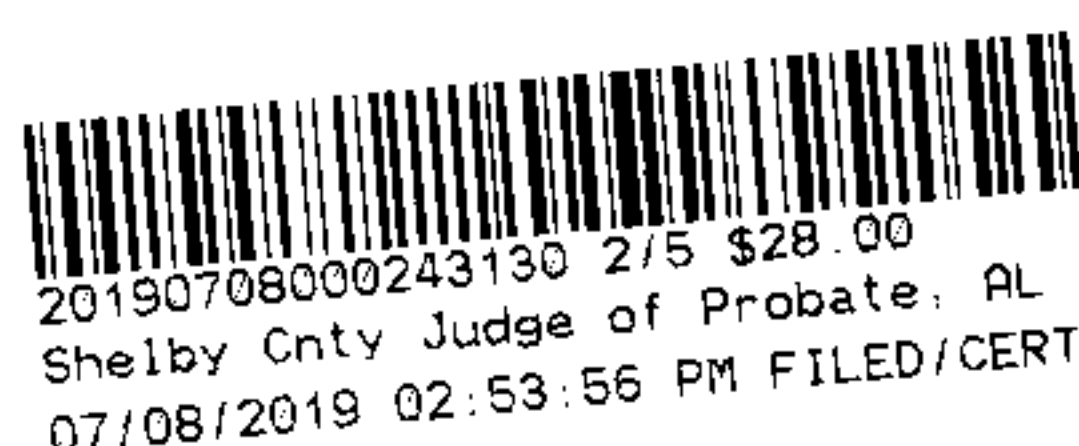
The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of SEPTEMBER, 2020. *[Signature]*

[Signature] (LS)

_____(LS)

_____(LS)



ACKNOWLEDGMENT


STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Scott Duval, whose name as J/D ADVANCE of the University of Montevallo Foundation 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, The University of Montevallo executed the same voluntarily on the day the same bears date.

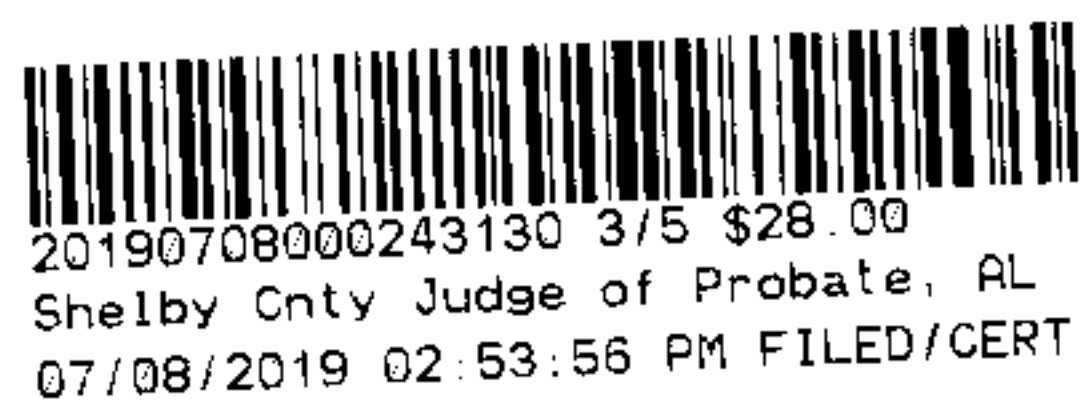
Given under my hand and official seal this 20th day of SEPTEMBER, 20 18.

(SEAL)



NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18,
20 20.



CURVE INFO

C2	C3
PC STA 7+13.97	PC STA 17+55.65
PI = STA 10+95.35	PI = STA 18+96.14
PT STA 13+98.83	PCC STA 20+35.03
R = 625.00'	R = 1070.54'
Delta = 62°46'58.44"	Delta = 14°57'09.88"
Dc = 9°10'02"	Dc = 5°21'07"
L = 684.86	L = 279.38
T = 381.37'	T = 140.49'

C4
PCC STA 20+35.03
PI = STA 22+65.39
PT STA 24+81.35
R = 731.00'
Delta = 34°58'59.20"
Dc = 7°50'17"
L = 446.32
T = 230.36'

Tract 2

UNIVERSITY OF MONTEVALLO
STATION 6220
MONTEVALLO, AL 35115
PARCEL #58 23 7 36 0 002 003.004
INST. #20060524000247550

NW 1/4
SEC 36, T21S, R3W

Q SPRING CREEK

20190708000243130 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
07/08/2019 02:53:56 PM FILED/CERT

LEGEND

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

THIS IS NOT A BOUNDARY SURVEY

OWNER: UNIVERSITY OF MONTEVALLO
TOTAL ACREAGE: 78.79± AC
ROW REQUIRED: 0.47± AC
REMAINDER: 78.32± AC
SCALE: 1" = 100'

STATE: ALABAMA
COUNTY: SHELBY
PROJECT NO.: BRZ-5914
DATE: OCT 30, 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 University of Montevallo Foundation
Mailing Address Station 6220
Montevallo, AL 35115

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address A portion of the property along
County Road 24 (687 CR 24)
Montevallo, AL 35115
Parcel # 58 23 7 36 0 002 003.004

Date of Sale 9/20/2018
Total Purchase Price \$ Donation
or
Actual Value \$ _____
or
Assessor's Market Value \$ 3568.87

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 Assessor's Market Value

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 6/27/19

Print Mark Endfinger

Sign Mark Endfinger

(Grantor/Grantee/Owner/Agent) circle one



20190708000243130 5/5 \$28.00
Shelby Cnty Judge of Probate: AL
07/08/2019 02:53:56 PM FILED/CERT

Form RT-1