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58-CV-2017-000395.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY,

SHELBY COUNTY, ALABAMA,

Plaintiff,

v.

WK SERVICES CO., LLC; et al.,

Defendants.

CASE NO. CV-2017-000395

CONSENT JUDGMENT

The Plaintiff, Shelby County, Alabama, and Defendant, WK Services Co., LLC having filed a Joint Motion for Consent Judgment, the Court finds that the motion is due to be granted. The Court hereby enters a Consent Judgment as follows:

1. The legal description of the property being taken by the Plaintiff in fee simple remains the same as that described in Order on Filing Report of Commissioners issued by the Probate Court of Shelby County, Alabama, Case No. PR-2017-000309, dated August 2, 2017. The area being taken in fee simple is depicted on the attached Exhibit A and is described as follows:

Project No. STPBH-9802(905) Tract No. 41:

Commencing at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 West; run thence S 88 deg. 02 min. 20 sec. E a distance of 114.11 feet, more or less; run thence N 02 deg. 33 min. 18 sec. W a distance of 241.40 feet, more or less, to the Point of Beginning; run thence N 31 deg. 07 min. 59 sec. W a distance of 20.64 feet, more or less; run thence on a curve to the left having a radius of 1950.36 feet, a central angle of 15 deg. 32 min. 00 sec., a curve distance of 528.76 feet, and a chord bearing N 53 deg. 17 min. 14 sec. E at a distance of 527.14 feet; run thence N 45 deg. 35 min. 38 sec. E a distance of 151.29 feet, more or less; run thence S 89 deg. 00 min. 44 sec. E a distance of 29.70 feet, more or less; run thence S 45 deg. 32 min. 23 sec. W a distance of 178.70 feet, more or less; run thence S 35 deg. 46 min. 15 sec. W a distance of 54.51 feet, more or less; run thence on a curve to the right having a radius of 1920.00 feet, a central angle of 11 deg. 36 min. 50 sec., a curve distance of 389.19 feet, and a chord bearing S 52 deg. 56 min. 59 sec. W at a distance of 388.52 feet; run thence S 80 deg. 16 min. 17 sec. W a distance of 27.74 feet, more or less; run thence on a curve to the right having a radius of 1910.00 feet, a central angle of 01 deg. 49 min. 17 sec., a curve distance of 60.72 feet, and a chord bearing S 60 deg. 26 min. 31 sec. W at a distance of 60.72 feet, to the Point of



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Beginning. Containing 0.437 acres, more or less.

2. The legal description of the temporary construction easement being taken by the Plaintiff is modified. In addition to the uses described in the Probate Court proceedings (to enter upon the hereinafter described land and grade, level, fill, drain, pave and build a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, for a period of three years or until completion of the project, whichever is later), the temporary construction easement is also to be used by Plaintiff to construct for Defendant, at Plaintiff's expense, a permanent paved 20x30 turnout next to the drive/parking area on Defendant's property that will allow a SU design vehicle (UPS truck or average sized fire truck) to turn around. The location of the turnout is depicted on the attached Exhibit B. The modified temporary construction easement is depicted on the attached Exhibit C and is described as follows:

Project No. STPBH-9802(905) Tract No. 41 Easement 1:

Commencing at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 2 West; run thence S 88 deg. 03 min. 48 sec. E a distance of 195.55 feet, more or less; run thence N 17 deg. 05 min. 25 sec. E a distance of 142.23 feet, more or less, to the Point of Beginning; run thence N 60 deg. 56 min. 29 sec. W a distance of 118.37 feet, more or less; run thence N 31 deg. 07 min. 59 sec. W a distance of 58.95 feet; run thence on a curve to the left having a radius of 1910.00 feet, a central angle of 1 deg. 49 min. 17 sec., a curve distance of 60.72 feet, and a chord bearing N 60 deg. 26 min. 31 sec. E at a distance of 60.72 feet; run thence N 80 deg. 16 min. 17 sec. E a distance of 27.74 feet, more or less; run thence on a curve to the left having a radius of 1920.00 feet, a central angle of 11 deg. 36 min. 50 sec., a curve distance of 389.19 feet, and a chord bearing N 52 deg. 56 min. 59 sec. E at a distance of 388.52 feet; run thence N 35 deg. 46 min. 15 sec. E a distance of 54.51 feet, more or less; run thence N 45 deg. 32 min. 23 sec. E a distance of 178.70 feet, more or less; run thence S 89 deg. 00 min. 44 sec. E a distance of 77.18 feet, more or less; run thence S 45 deg. 32 min. 23 sec. W a distance of 232.84 feet, more or less; run thence S 54 deg. 51 min. 33 sec. W a distance of 257.59 feet, more or less; run thence S 15 deg. 50 min. 16 sec. W a distance of 64.63 feet, more or less; run thence S 35 deg. 25 min. 40 sec. E a distance of 55.00 feet, more or less; run thence S 28 deg. 08 min. 55 sec. E a distance of 90.70 feet, more or less; run thence S 78 deg. 01 min. 51 sec. W a distance of 122.21 feet, more or less; run thence S 68 deg. 52 min. 00 sec. W a distance of 56.96 feet, more or less, to the



Point of Beginning. Containing 1.325 acres, more or less.

3. The amount awarded by the commissioners in the Probate Court proceedings, \$68,274.00, having been paid into court by Plaintiff, the property and easement described above are hereby condemned and title thereto transferred to the Plaintiff. The award and any interest earned thereon while on deposit with the Court are hereby awarded to Defendant.

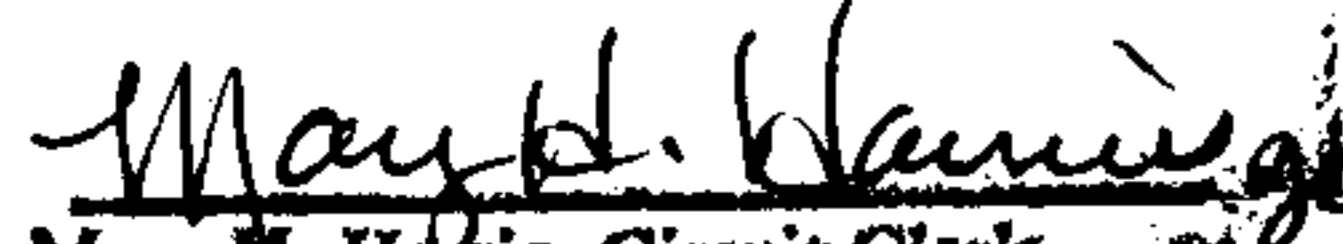
4. Costs are taxed to Plaintiff.

This the 16th day of August, 2019.


Circuit Judge

Certified a true and correct copy

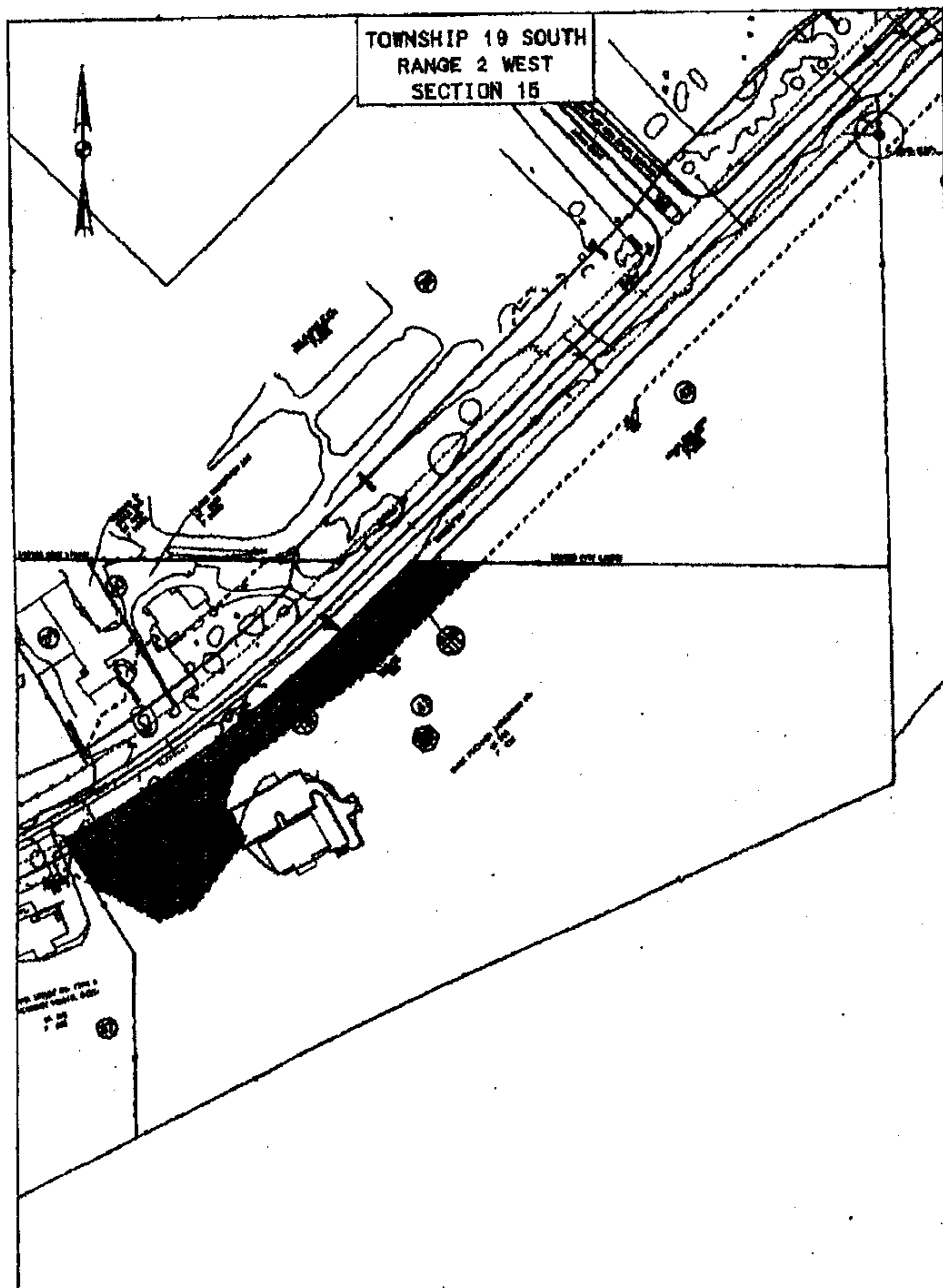
Date: 8-19-19



Mary H. Harris Circuit Clerk
Shelby County, Alabama



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EXHIBIT A**SHELBY COUNTY, ALABAMA**

TRACT SHEET 41 - OVERALL
SHEET 1 OF 3

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 200'
COUNTY	SHELBY	TOTAL ACREAGE	14.200
TRACT NO.	41	R.O.W. REQUIRED	0.437
OWNER	SHOOK & FLETCHER INSULATION CO.	REMAINDER	13.763
PARCEL NO.	10-05-15-0-001-045.000	REQ'D. CONST. EASE.	1.203



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EXHIBIT B

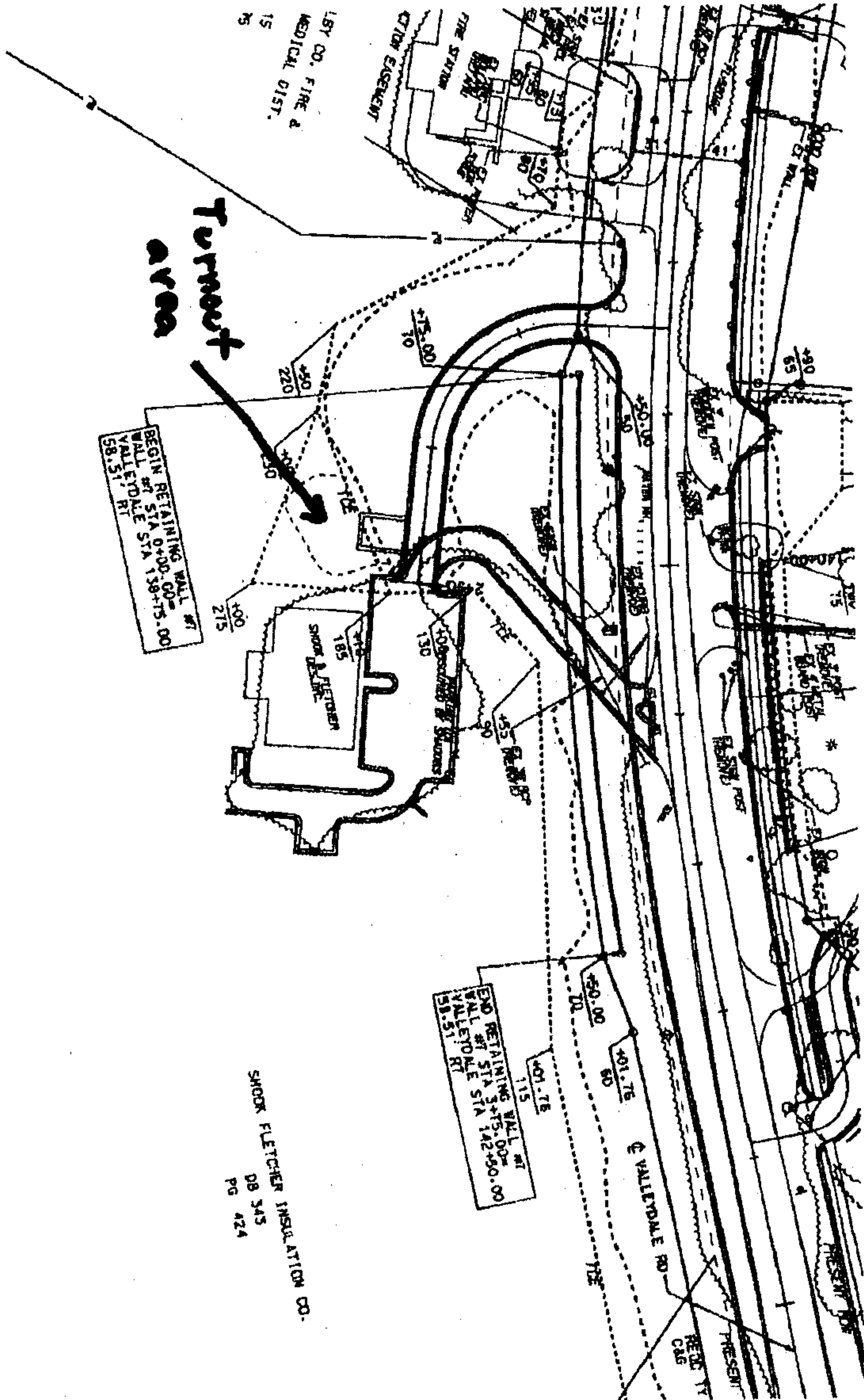
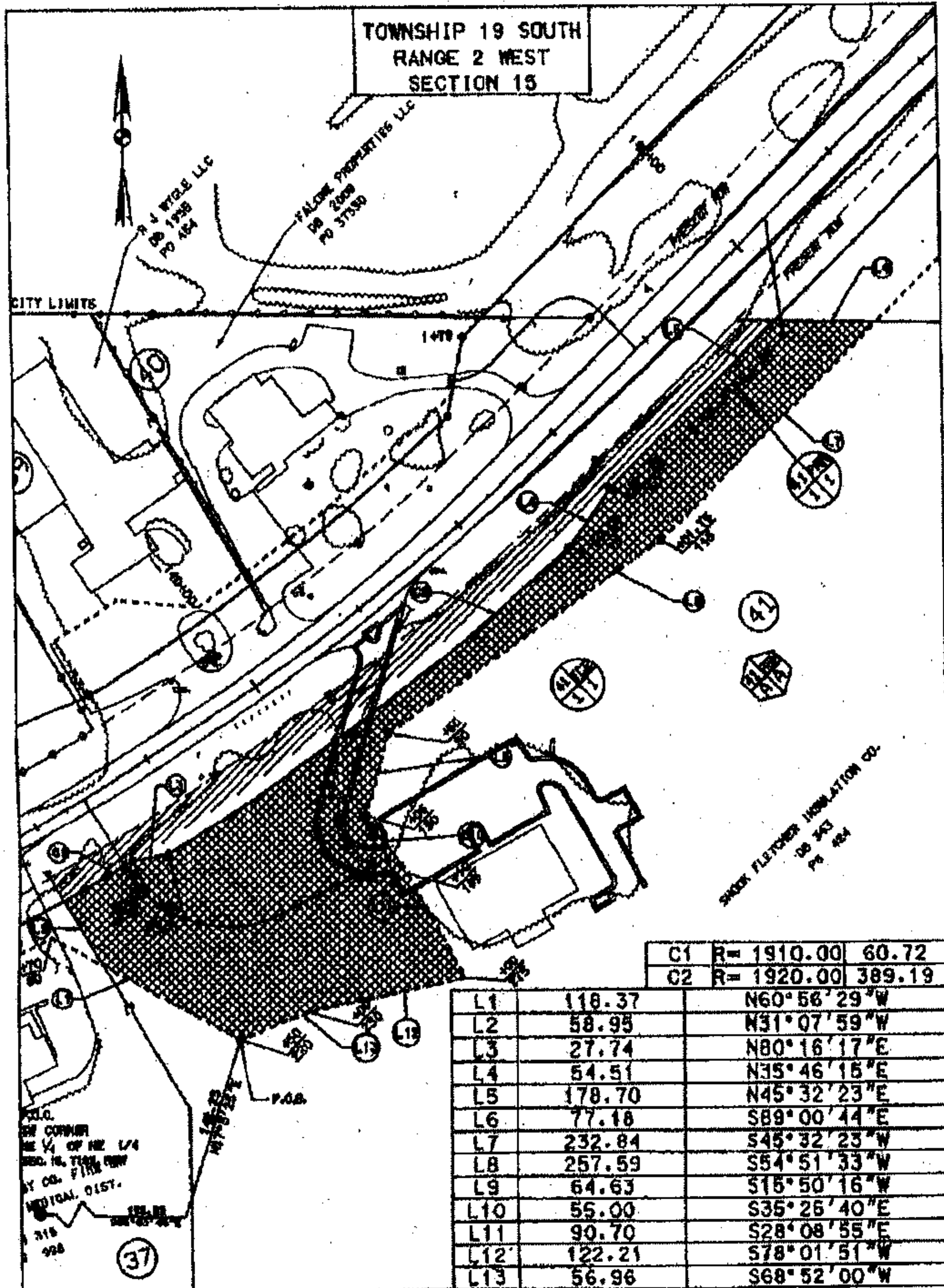


EXHIBIT C**SHELBY COUNTY, ALABAMA**

TRACT SHEET 41 - EASEMENT
SHEET 3 OF 3

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)

COUNTY SHELBY

TRACT NO. 41 - EASEMENT 1

OWNER SHOOK & FLETCHER INSULATION CO.

PARCEL NO. 10-05-15-0-001-045.000

SCALE: 1" = 100'

TOTAL ACREAGE 14.200

ROW REQUIRED 0.437

REMAINDER 13.763

ACOD CONST EASE 1.325



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