

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of the sum of One Dollar and No/100 (\$1.00), and other good, and valuable consideration, in hand paid by the **City of Helena, Alabama, an Alabama Municipal Corporation, ( Grantee)**, and the creation of a permanent and perpetual public outdoor recreational use covenant, the **City of Helena, Alabama, an Alabama Municipal Corporation (Grantor)**, does hereby grant, bargain, sell and convey to Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

**Helena Sports Complex LWCR Grant 16-LW-1034**

**DESCRIPTION OF LWCF BOUNDARY**

COMMENCE at a 3" Capped Pipe Found at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 15, Township 20S, Range 3W; thence N 88° 30' 35" W for a distance of 1322.81 feet to a Rebar & Cap Found; thence N 01° 51' 05" E for a distance of 12.68 feet to the POINT OF BEGINNING of the following described ADECA-LWCF Area;

thence S 88° 08' 55" E for a distance of 137.92 feet to a point; thence N 03° 12' 40" E for a distance of 508.44 feet to the point of curvature of a curve to the right having a radius of 263.62, a delta of 30° 04' 05", a chord bearing of N 18° 14' 42" E, and a chord distance of 136.76; thence continue along the arc of said curve for a distance of 138.34 to the point of ending of said curve; thence N 33° 16' 44" E for a distance of 3.86 feet to a point; thence N 42° 21' 52" E for a distance of 19.15 feet to a point; thence N 45° 53' 46" E for a distance of 18.81 feet to a point; thence N 47° 01' 40" E for a distance of 32.10 feet to a point; thence N 47° 18' 07" E for a distance of 19.98 feet to a point; thence N 47° 29' 07" E for a distance of 35.25 feet to a point; thence N 49° 27' 58" E for a distance of 7.61 feet to a point; thence N 46° 46' 56" E for a distance of 6.53 feet to the point of curvature of a curve to the left having a radius of 56.00, a delta of 12° 42' 15", a chord bearing of N 40° 25' 48" E, and a chord distance of 12.39; thence continue along the arc of said curve for a distance of 12.42 to the point of ending of said curve; thence N 34° 04' 40" E for a distance of 2.64 feet to the point of curvature of a curve to the left having a radius of 24.50, a delta of 39° 38' 09", a chord bearing of N 14° 15' 36" E, and a chord distance of 16.61; thence continue along the arc of said curve for a distance of 16.95 to the point of ending of said curve; thence N 13° 23' 04" E for a distance of 4.53 feet to a point; thence N 88° 52' 32" E for a distance of 308.24 feet to a point; thence S 72° 38' 13" E for a distance of 202.07 feet to a point on the Southwest line of Ruffin Road, a Private Road indicated as Parcel -3, in a document recorded in the Office of the Judge of Probate for Shelby County in Instrument #20031210000799450, said point being the point of curvature of a non tangent curve to the right having a radius of 942.00, a delta of 29° 18' 57", a chord bearing of N 26° 44' 51" W, and a chord distance of 476.74; thence continue along the arc of said curve and the Southwest line of Ruffin Road and said Parcel - 3 for a distance of 481.98 to the point of ending of said curve; thence leaving the Southwest line of Ruffin Road and said Parcel - 3 run S 88° 50' 18" W for a distance of 328.77 feet to a point; thence S 01° 29' 09" E for a distance of 365.53 feet to a point; thence N 88° 58' 29" E for a distance of 20.37 feet to a point; thence S 19° 36' 59" E for a distance of 1.78 feet to the point of curvature of a curve to the right having a radius of 14.50, a delta of 53° 41' 40", a chord bearing of S 07° 13' 51" W, and a chord distance of 13.10; thence continue along the arc of said curve for a distance of 13.59 to the point of ending of said curve; thence S 34° 04' 40" W for a distance of 2.64 feet to the point of curvature of a curve to the right having a radius of 46.00, a delta of 12° 42' 15", a chord bearing of S 40° 25' 48" W, and a chord distance of 10.18; thence continue along the arc of said curve for a distance of 10.20 to the point of ending of said curve; thence S 46° 46' 56" W for a distance of 6.08 feet to a point; thence S 49° 23' 17" W for a distance of 7.78 feet to a point; thence S 47° 29' 07" W for a distance of 35.43 feet to a point; thence S 47° 18' 07" W for a distance of 20.02 feet to a point; thence S 47° 01' 40" W for a distance of 32.22 feet to a point; thence S 45° 53' 46" W for a distance of 19.22 feet to a point; thence S 42° 21' 52" W for a distance of 15.99 feet to a point;

  
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thence N 88° 28' 04" W for a distance of 416.99 feet to a point; thence S 03° 10' 46" W for a distance of 649.78 feet to a point; thence S 88° 08' 55" E for a distance of 246.80 feet to the POINT OF BEGINNING; said boundary containing 401,328 Square feet (9.21 acres) more or less.

(The property being hereby conveyed is also shown by survey dated March 16, 2020, a copy of which is attached hereto as Exhibit A and made part and parcel thereof of fully as it is set out herein).

Grantor and Grantee hereby covenant that the real property conveyed hereby will be operated and maintained in perpetuity for public outdoor recreational use and cannot be converted to any other use without the written approval of the Secretary of the U.S. Department of the Interior and the Director of ADECA.

The Grantor and Grantee herein create and hereby provide Notice of Limitation of Use as follows:

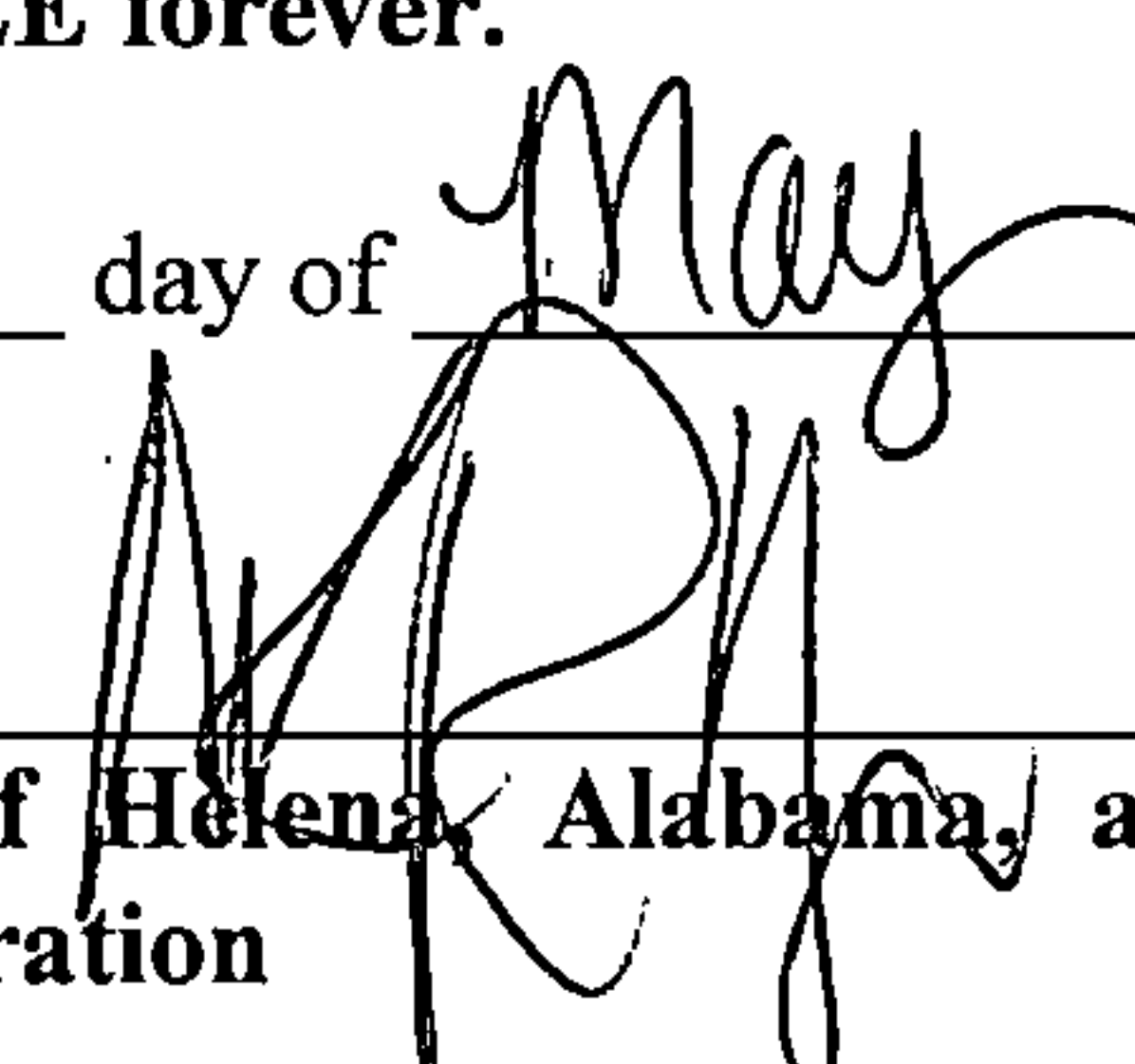
### NOTICE OF LIMITATION OF USE

This property has been acquired or developed with Federal financial assistance provided by the National Park Service of the U.S. Department of the Interior in accordance with the Land and Water Conservation Fund Act of 1965, as amended, (Public Law 88-578; currently codified at 54 U.S.C. §2003 *et. Seq*). Pursuant to a requirement of that law, this property may not be converted to other than public outdoor recreation uses (whether by transfer, sale or in any other manner) without the express written approval of the Secretary of the Interior. By law, the Secretary shall approve such conversion only if he finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as he deems necessary to assure the substitution of other recreation properties of at least equal fair market value and or reasonably equivalent usefulness and location.

**TO HAVE AND TO HOLD to said GRANTEE forever.**

Given under my hand and seal this 6 day of May, 2020.

 (SEAL)  
ATTEST, City Clerk

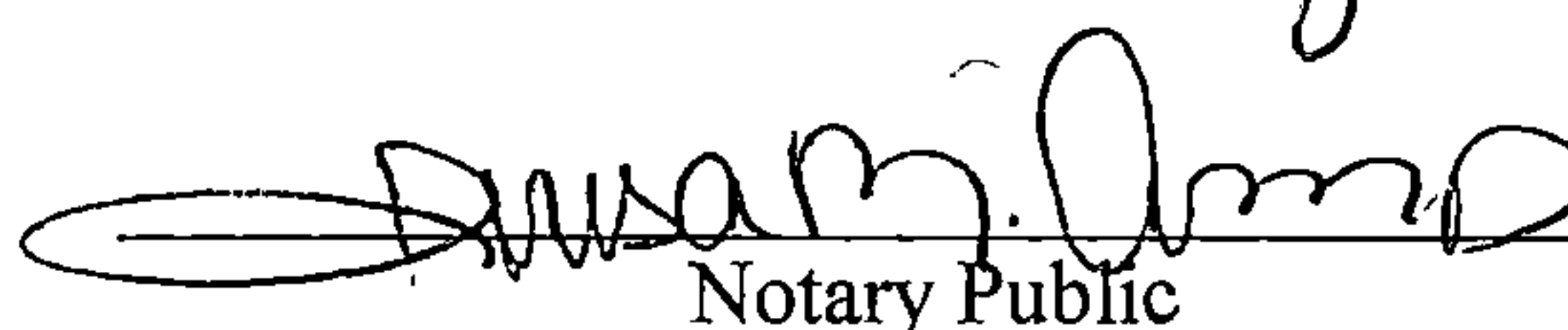
 (SEAL)  
City of Helena, Alabama, an Alabama Municipal Corporation



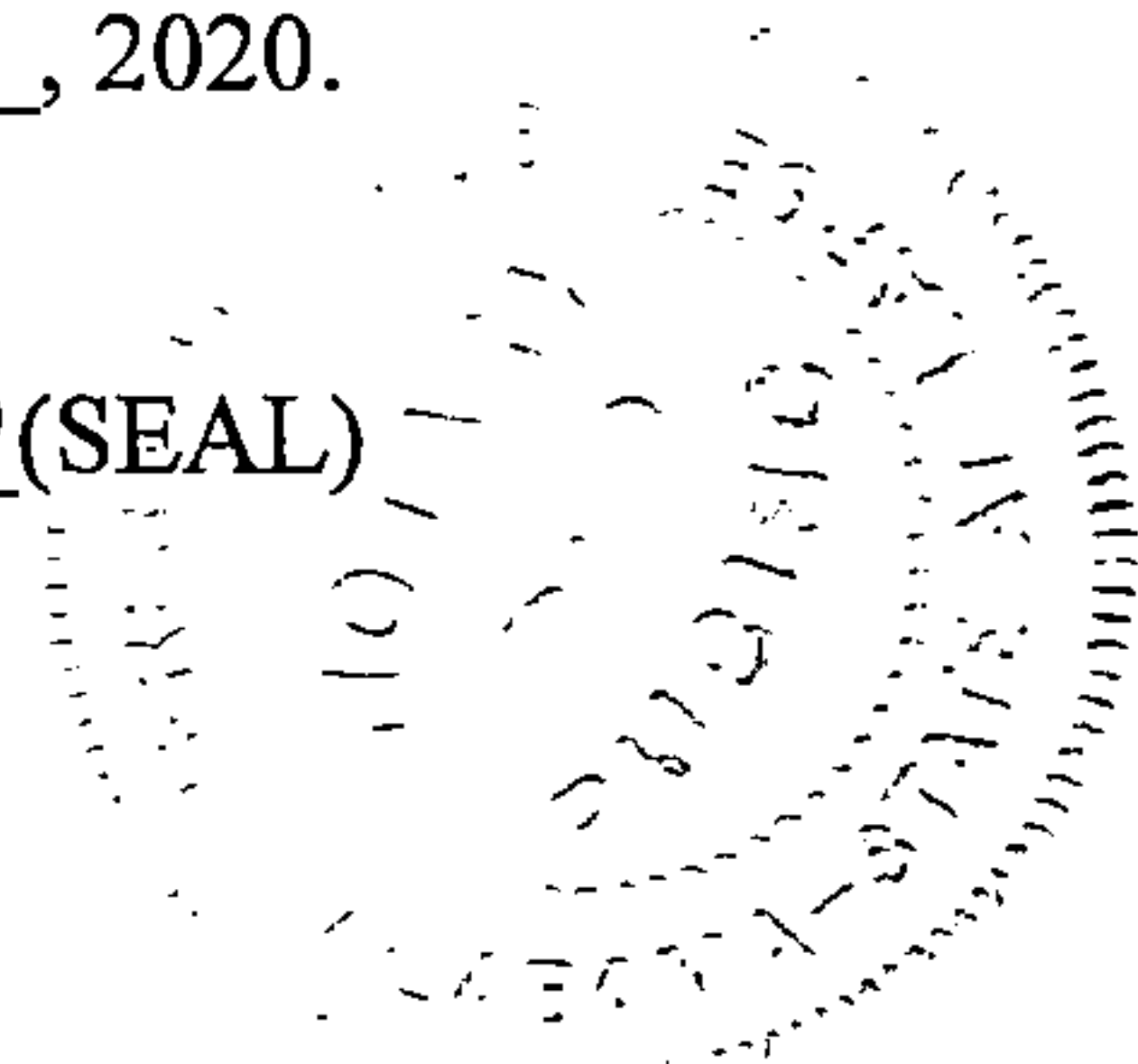
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, **Mayor Mark Hall, Mayor of the City of Helena, Alabama, an Alabama Municipal Corporation**, whose name is signed in the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, he is informed of the contents of the conveyance, he with full authority as Mayor of the **City of Helena, Alabama, an Alabama Municipal Corporation** executed the same voluntarily as and for the act of the City of Helena on the day the same bears date.

Given under my hand and official seal this 6 day of May, 2020.

 (SEAL)  
Notary Public

My Commission Expires: 7/20/2022



20200507000179260 2/4 \$32.00  
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# EXHIBIT A



20200507000179260 3/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
05/07/2020 09:25:39 AM FILED/CERT



PARK COORDINATES  
LATITUDE: 33°18'07.9"N  
LONGITUDE: 86°50'54.0"W

DESCRIPTION OF LWCF BOUNDARY

COMMENCE at a 3" Copied Pipe Found at the Southeast Corner of the Northwest Quarter, of the Northwest Quarter of Section 15, Township 20S, Range 35W, thence N 88° 30' 35" W for a distance of 13,228.1 feet to a Rebar & Cap Found, thence N 0° 51' 05" E for a distance of 12,288 feet to the POINT OF BEGINNING or the following described ADECK-LWCF Area:

thence S 88° 08' 55" E for a distance of 137.92 feet to a Rebar, thence N 03° 12' 40" E for a distance of 508.44 feet to the point of curvature of a curve to the right having a radius of 263,562.0 delta of 30° 04' 05" a chord bearing of N 18° 14' 42" E, and a chord distance of 136,576.6 feet to the point of ending of solid curve for a distance of 136,576.6 feet to the point of ending of solid curve, thence N 33° 16' 44" E for a distance of 3,586 feet to a point, thence N 42° 21' 52" E for a distance of 19,145 feet to a point, thence N 45° 53' 48" 01" E for a distance of 18,811 feet to a point, thence N 47° 40' 18" 07" E for a distance of 32,110 feet to a point, thence N 47° 40' 18" 07" E for a distance of 35,205 feet to a point, thence N 49° 29' 07" E for a distance of 7,561 feet to a point, thence N 46° 45' 56" E for a distance of 6,533 feet to the point of curvature of a curve to the left having a radius of 56,000.0 delta of 12° 42' 15" a chord bearing of N 40° 25' 48" E, and a chord distance of 12,339.7 feet to the point of ending of solid curve, thence N 34° 04' 40" E for a distance of 2,544 feet to the point of curvature of a curve to the left having a radius of 22,420.0 delta of 38° 09' a chord bearing of N 14° 14' 02" E, and a chord distance of 16,811.1 feet to the point of ending of solid curve, thence N 13° 23' 04" E for a distance of 4,533 feet to a point, thence N 88° 52' 32" E for a distance of 308.24 feet to a point, thence S 72° 38' 13" E for a distance of 202.07 feet to a point on the Southwest line of Ruffin Road, a Private Road, hereinafter as Parcel -3, in a document recorded in the Office of the Judge of Probate for Shelby County in Instrument #2003121000095450, sold point being the point of curvature of a non tangent curve to the right having a radius of 94,200.0 delta of 29° 18' 51" a chord bearing of N 26° 44' 51" N, and a chord distance of 47,624.1 feet to the point of ending of solid curve, and a distance of 481.98 feet to the point of ending of solid curve, thence bearing the Southwest line of Ruffin Road and solid Parcel -3 run S 88° 50' 18" W for a distance of 3,281.7 feet to a point, thence S 01° 29' 09" E for a distance of 3,655.3 feet to a point, thence N 88° 58' 29" E for a distance of 20,317 feet to a point, thence S 19° 36' 59" E for a distance of 178 feet to the point of curvature of a curve to the right having a radius of 14,504.0 delta of 53° 41' 40" a chord bearing of S 07° 13' 51" W, and a chord distance of 13,101.6 feet to the point of ending of solid curve for a distance of 1,359.1 feet to the point of ending of solid curve, thence bearing the Southwest line of Ruffin Road and solid Parcel -3 run S 88° 50' 18" W for a distance of 128.42 feet to the right having a radius of 46,000.0 delta of 12° 42' 15" a chord bearing of S 49° 25' 48" W, and a chord distance of 10,181.6 feet to the point of ending of solid curve, thence S 48° 46' 56" W for a distance of 6,08 feet to a point, thence S 49° 23' 17" W for a distance of 7,718 feet to a point, thence S 47° 29' 07" W for a distance of 35,443 feet to a point, thence S 47° 18' 07" W for a distance of 2,002 feet to a point, thence S 47° 01' 40" W for a distance of 3,122.2 feet to a point, thence S 45° 53' 48" W for a distance of 18,222 feet to a point, thence S 42° 21' 52" W for a distance of 18,559 feet to a point, thence N 48° 08' 01" E for a distance of 416.59 feet to a point, thence S 03° 10' 45" W for a distance of 6,947.8 feet to a point, thence S 88° 08' 55" E for a distance of 24,680 feet to the POINT OF BEGINNING.

solid boundary containing 401,338 Square feet (9.21 acres) more or less.

NOTES

1) THE SITE IS FREE FROM ANY ENCUMBRANCES, EASEMENTS, DEED/LEASE RESTRICTIONS, REVERSIONARY INTEREST AND LEASE AGREEMENTS. PARCELS A, B, AND C ARE SOLELY OWNED BY THE CITY OF HELENA.

MAP DATE: MARCH 16, 2020

HELENA SPORTS COMPLEX  
HELENA, ALABAMA  
LWCF BOUNDARY MAP  
LWCF NO. 16-UW-1034

MARK R. HALL, MGR

20200507000179260 4/4 \$32.00  
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