



20201013000464170 1/4 \$31.00
Shelby Cnty Judge of Probate, AL
10/13/2020 10:54:46 AM FILED/CERT

RESOLUTION 2020-09-28-05

BE IT RESOLVED, that the Shelby County Commission hereby accepts as a dedicated public roadway the real property (3.09 acres) donated by Clayton Land Investments, LLC as shown on the attached Statutory Warranty Deed.

I, Kim Reynolds, the Administrative Assistant to the County Manager of the County Commission of Shelby County, Alabama hereby certify that the above and foregoing is a true and correct transcript of a Resolution duly adopted by the Shelby County Commission, on the 28th day of September, 2020, and that the aforesaid Resolution is duly recorded in the Minute Book of the official minutes and records of said County Commission.

Given under my hand and official seal this the 28th day of September 2020.

Kim Reynolds, Administrative Assistant
to the County Manager

**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 One and no/100 Dollar (\$1.00) and other good and valuable consideration and construction and use of Public Road Highway Improvements Grantor, **Clayton Land Investments, LLC, an Alabama Limited Liability Company**, herein referred to as Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, does hereby grant, bargain, sell and convey unto **Shelby County, Alabama** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

3.09 acres parcel described as follows:

A parcel of land-situated in the Northwest one-quarter of the Southwest one-quarter of Section 5, Township 22 South Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of Lot 9 of the Amended Map of Ivanhoe Subdivision as recorded in Map Book 6, Page 70 in the Office of the Judge of Probate, Shelby County, Alabama, said point also being on the Northern-most right of way line of Shelby County Highway No. 22 (80' Right of Way); thence run South 87 Degrees 33 Minutes 11 Seconds West along the South line of said Subdivision and the Northern most line of said right of way line for a distance of 278.60 feet; thence leaving said Subdivision and right of way line and run South 00 Degrees 11 Minutes 14 Seconds West for a distance of 79.99 feet to the Point of Beginning of the parcel herein described, said point also being on the Southern-most right of line said Highway 22; thence run North 87 Degrees 30 Minutes 33 Seconds East along said right of way line for a distance of 63.41 feet; thence leaving said right of way, run South 88 Degrees 50 Minutes 06 Seconds East for a distance of 156.83 feet; thence run South 87 Degrees 30 Minutes 33 Seconds West for a distance of 174.72 feet; thence run South 38 Degrees 21 Minutes 01 Seconds West for a distance of 139.99 feet to a point on a



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curve turning to the right, said curve having a radius of 786.00 feet, a central angle of 28 Degrees 12 Minutes 17. Degrees 21 Minutes, a chord bearing of South 17 Degrees 21 Minutes 41 Seconds West, and a chord length of 383.02 feet; thence run along the arc of said curve for a distance of 386.92 feet; thence run South 58 Degrees 09 Minutes 10 Seconds West for a distance of 59.85 feet to a point on a curve turning to the right, said curve having a radius of 761.00 feet, a central angle of 06 Degrees 34 Minutes 52 Seconds, a chord bearing of South 38 Degrees 47 Minutes 00 Seconds West, and a chord length of 87.36 feet; thence run along the arc of said curve for a distance of 87.41 feet; thence run South 42 Degrees 04 Minutes 27 Seconds West for a distance of 44.14 feet to a point ndtw5 on a curve turning to the left, said curve having a radius of 750.00 feet, a central angle of 41 Degrees 07 Seconds West, and a chord length of 87.36 feet; thence run along the arc of said curve for a distance of 87.41 feet; thence run South 42 Degrees 04 Minutes 27 07 Minutes 25 Seconds, a chord bearing of South 21 Degrees 30 Minutes 44 Seconds West, and a chord length of 526.83 feet; thence run along the arc of said curve for a distance of 538.31 feet; thence run South 12 Degrees 24 Minutes 49 Seconds West for a distance of 50.17 feet to a point on the Eastern-most right of way line of Shelby County Road No. 12 (80' Right of Way); thence run North 04 Degrees 11 Minutes 20 Seconds West along said right of way line for a distance of 358.91 feet to a point on a curve turning to the right, said curve having a radius of 850.00 feet, a central angle of 19 Degrees 51 Minutes 27 Seconds, a chord bearing of North 32 Degrees 08 Minutes 43 Seconds East, and a chord length of 293.12 feet; thence leaving said right of way line run along the arc of said curve for a distance of 294.59 feet; thence run North 42 Degrees 04 Minutes 27 Seconds East for a distance of 4.14 feet to a point on a curve turning to the left, said curve having a radius of 661.00 feet, a central angle of 38 Degrees 48 Minutes 54 Seconds, a chord bearing of North 22 Degrees 39 Minutes 59 Seconds East, and a chord length of 439.28 feet; thence run along the arc of said curve for a distance of 447.79 feet; thence run North 52 Degrees 47 Minutes 27 Seconds West for a distance of 151.81 feet to a point on a curve turning to the right, said curve having a radius of 11,509.16 feet, a central angle of 00 Degrees 59 Minutes 53 Seconds, a chord bearing of South 89 Degrees 26 Minutes 22 Seconds West, and a chord length of 200.47 feet; thence run along the arc of said curve for a distance of 200.47 feet; thence run North 54 Degrees 09 Minutes 03 Seconds West for a distance of 17.06 feet; thence run North 88 Degrees 45 Minutes 30 Seconds East for a distance of 501.37 feet to the point of beginning. Said parcel contains 134,376 square feet, or 3,09 acres more or less.

This deed is executed for the purpose of carrying out the terms, conditions and provisions of the Memorandum of Understanding between Grantor, Clayton Land


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Investments, LLC, an Alabama Limited Liability Company and Grantee, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever:

Clayton Land Investments, LLC
an Alabama Limited Liability Company

By: Clayton Management, LLC
an Alabama Limited Liability Company
It's duly authorized Manager

By: Delton L Clayton (Seal)
Delton L. Clayton
It's Manager



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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Delton L. Clayton**, whose name was signed to the foregoing instrument in my presence, and who advised that he has full authority to sign and execute the same as the Manager of Clayton Management, LLC, an Alabama Limited Liability Company, as the Manager of Clayton Land Investments, LLC, an Alabama Limited Liability Company and that he executed the same voluntarily for and as the act of Grantor on the day the same bears date.

Given under my hand and official seal this 27th day of February

Charlyn Gann Henderson (SEAL)
Notary Public
My Commission Expires: April 19, 2021

