



20210324000147300 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
03/24/2021 10:27:59 AM FILED/CERT

STATE OF ALABAMA)

PROJ. NO. STPBH-5914(250)

COUNTY OF SHELBY)

COUNTY PROJ. NO. SCP 59-800-11

TRACT NO. 1

DATE: JANUARY 7, 2021

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE THOUSAND AND NO/100 (\$5,000.00)** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Paschall G. Bailey**, 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:

Right-of-Way Deed:

A part of the SW ¼ of the SW ¼, Section 19, Township 18S, Range 2E, identified as Tract No. 1 in Shelby County Alabama and being more fully described as follows:

Tract #1 - Parcel #1 of #2:

COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way jog of the Norfolk Southern Rail Road, said being labeled as Station 21895+00, on a Right-of-Way map for Central of Georgia Railway Resurvey; thence N 44° 32' 18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 262.30 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East; thence N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 8.26 feet to a point; thence leaving the Northeast Right-of-Way of the Norfolk Southern Rail Road run South 45° 27' 42" West for a distance of 474.00 feet to a point on the Southeast Right-of-Way of May Street, that is point 22.21 feet right of and at a right angle to the project centerline at Station 11+69.26, said point also being on the Southwest Right-of-Way of County Road 55, that is point 11.95 feet right of and at a right angle to the centerline of County Road 55 at Station 30+27.71, said point also being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

THENCE leaving the Southeast Right-of-Way of May Street run South 24° 40' 29" East along the Southwest Right-of-Way of County Road 55 for a distance of 172.34 feet to a point, that is

point 16.27 feet right of and at a right angle to the centerline of County Road 55 at Station 32+00.00; thence leaving the Southwest Right-of-Way of County Road 55 run North 30° 52' 48" West for a distance of 144.13 feet to a point, that is point 28.25 feet right of and at a right angle to the centerline of County Road 55 at Station 30+56.37; thence run South 89° 45' 37" West for a distance of 31.56 feet to a point on the Southeast Right-of-Way of May Street, that is point 21.50 feet right of and at a right angle to the project centerline at Station 11+22.15; thence run North 45° 27' 42" East along the Southeast Right-of-Way of May Street for a distance of 47.11 feet to the **POINT OF BEGINNING**, that is point 22.21 feet right of and at a right angle to the project centerline at Station 11+69.26, said point also being on the Southwest Right-of-Way of County Road 55; that is point 11.95 feet right of and at a right angle to the centerline of County Road 55 at Station 30+27.71; said Right-of-Way taking containing 1,862 Square feet (0.04 acres) more or less;

SAID Right-of-Way taking is shown on the right of way map of record in the Highway Department of Shelby County Alabama 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.

Tract #1 - Parcel #2 of #2:

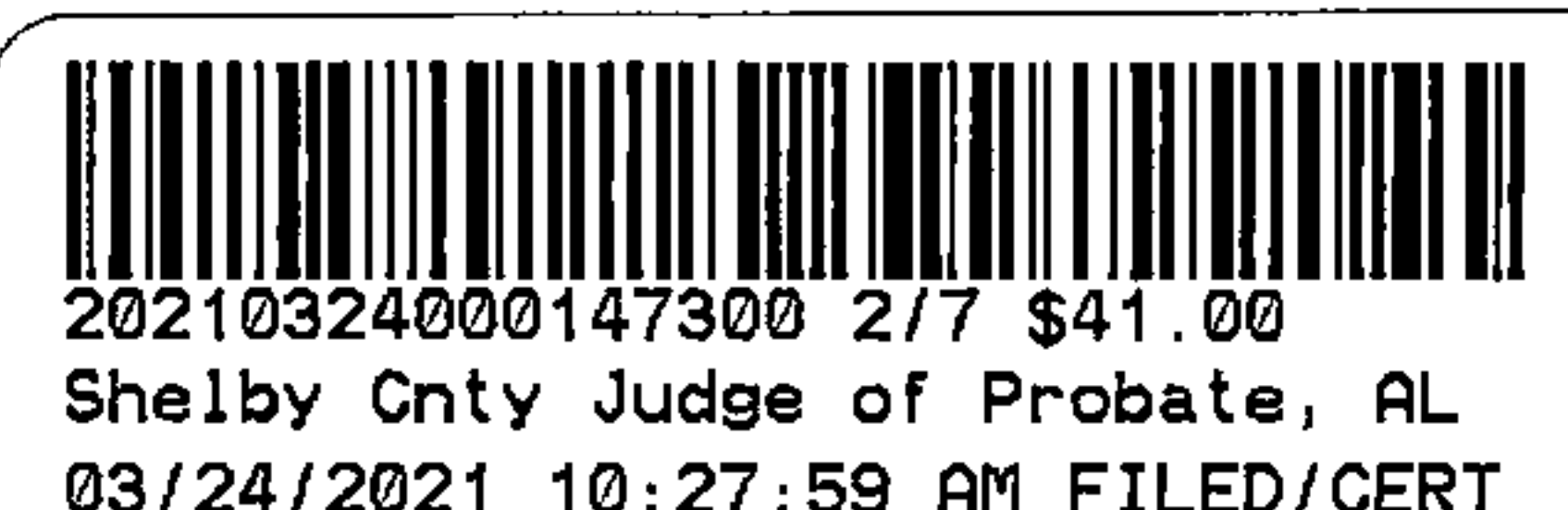
COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way jog of the Norfolk Southern Rail Road, said being labeled as Station 21895+00, on a Right-of Way map for Central of Georgia Railway Resurvey; thence N 44° 32' 18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 262.30 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East; thence N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 8.26 feet to a point; thence leaving the Northeast Right-of-Way of the Norfolk Southern Rail Road run South 45° 27' 42" West for a distance of 390.59 feet to an Iron Pin Found on the Southeast Right-of-Way of County Road 55, that is point 25.95 feet right of and at a right angle to the project centerline at Station 12+50.60, said point being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

THENCE leaving the Southeast Right-of-Way of County Road 55 run South 44° 32' 18" East for a distance of 138.66 feet to a point, that is point 111.01 feet left of and at a right angle to the centerline of County Road 55 at Station 31+32.90; thence run South 51° 59' 02" West for a distance of 67.37 feet to point on the Northeast Right-of-Way of County Road 55, that is point 45.08 feet left of and at a right angle to the centerline of County Road 55 at Station 31+46.80; thence run North 24° 40' 29" West along the Northeast Right-of-Way of County Road 55 for a distance of 129.56 feet to a Monument Found, that is point 48.33 feet left of and at a right angle to the centerline of County Road 55 at Station 30+17.28, said point also being 33.23 feet right of and at a right angle to the project centerline at Station 12+27.95; thence run North 23° 40' 49" East for a distance of 24.68 feet to the **POINT OF BEGINNING**, that is point 25.95 feet right of and at a right angle to the project centerline at Station 12+50.60; said Right-of-Way taking containing 5,835 Square feet (0.13 acres) more or less;

SAID Right-of-Way taking is shown on the right of way map of record in the Highway Department of Shelby County Alabama 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.

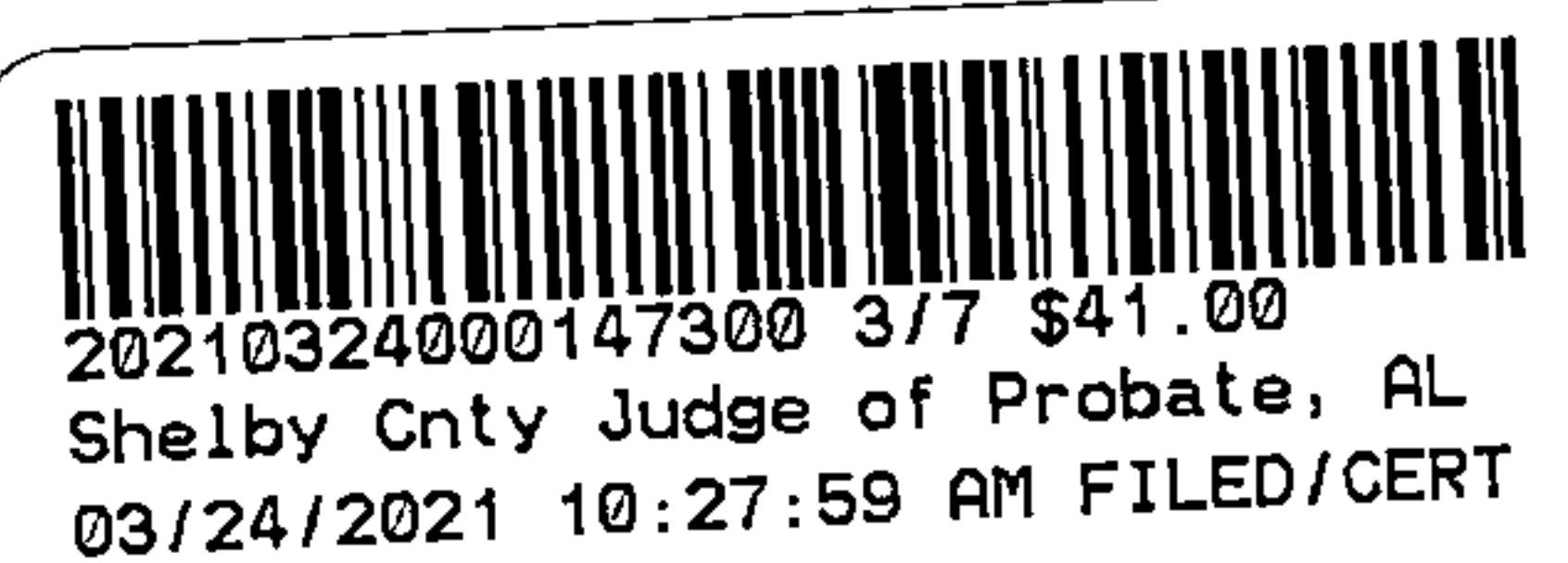
The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the

14th day of January, 2021.

Passell M. Bailey

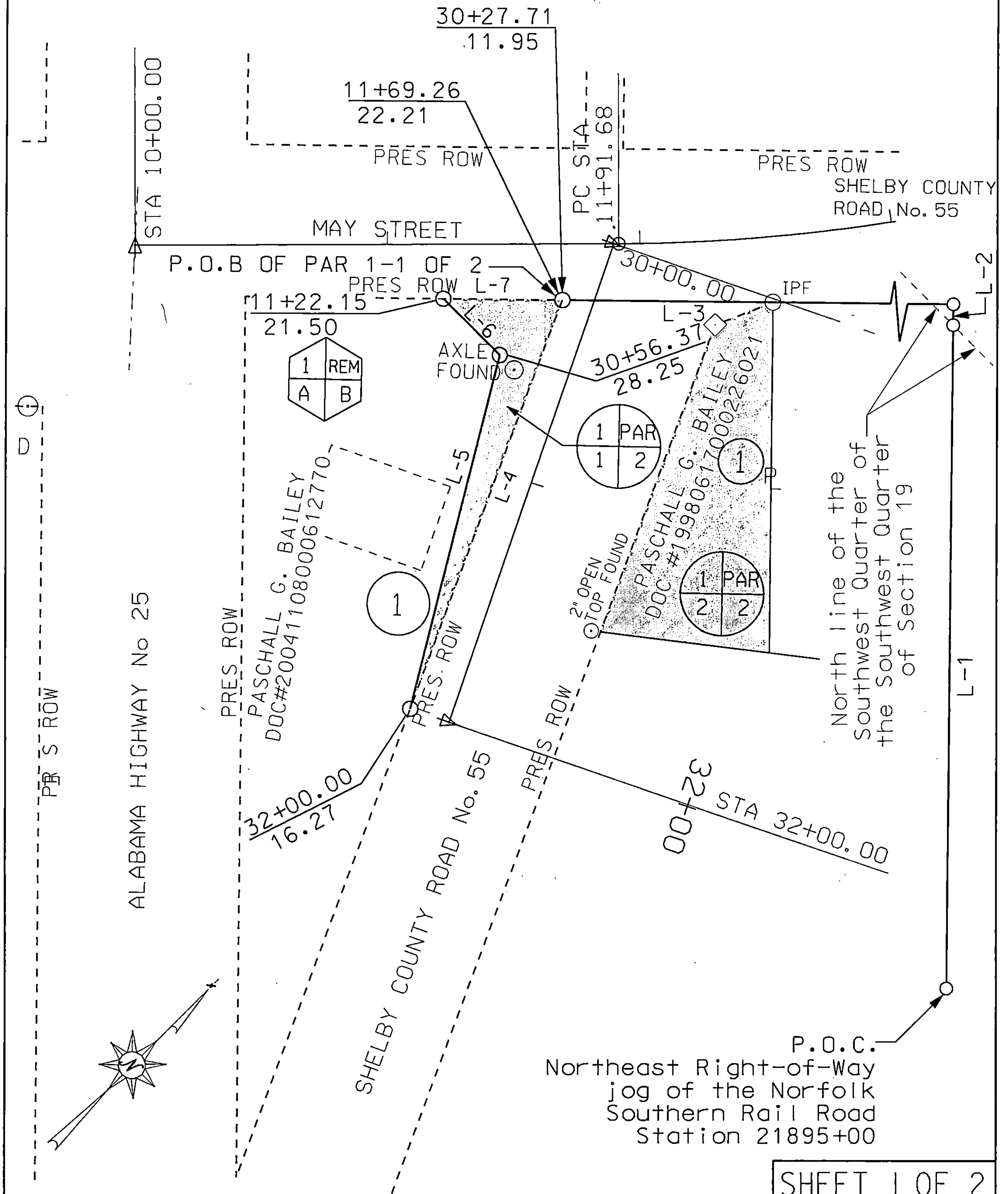
(LS)





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LINE	BEARING	DISTANCE
L-1	N 44° 32' 18" W	262.30
L-2	N 44° 32' 18" W	8.26
L-3	S 45° 27' 42" W	474.00
L-4	S 24° 40' 29" E	172.34
L-5	N 30° 52' 48" W	144.13
L-6	S 89° 45' 37" W	31.56
L-7	N 45° 27' 42" E	47.11



TRACT NO. 1 - 1 OF 2

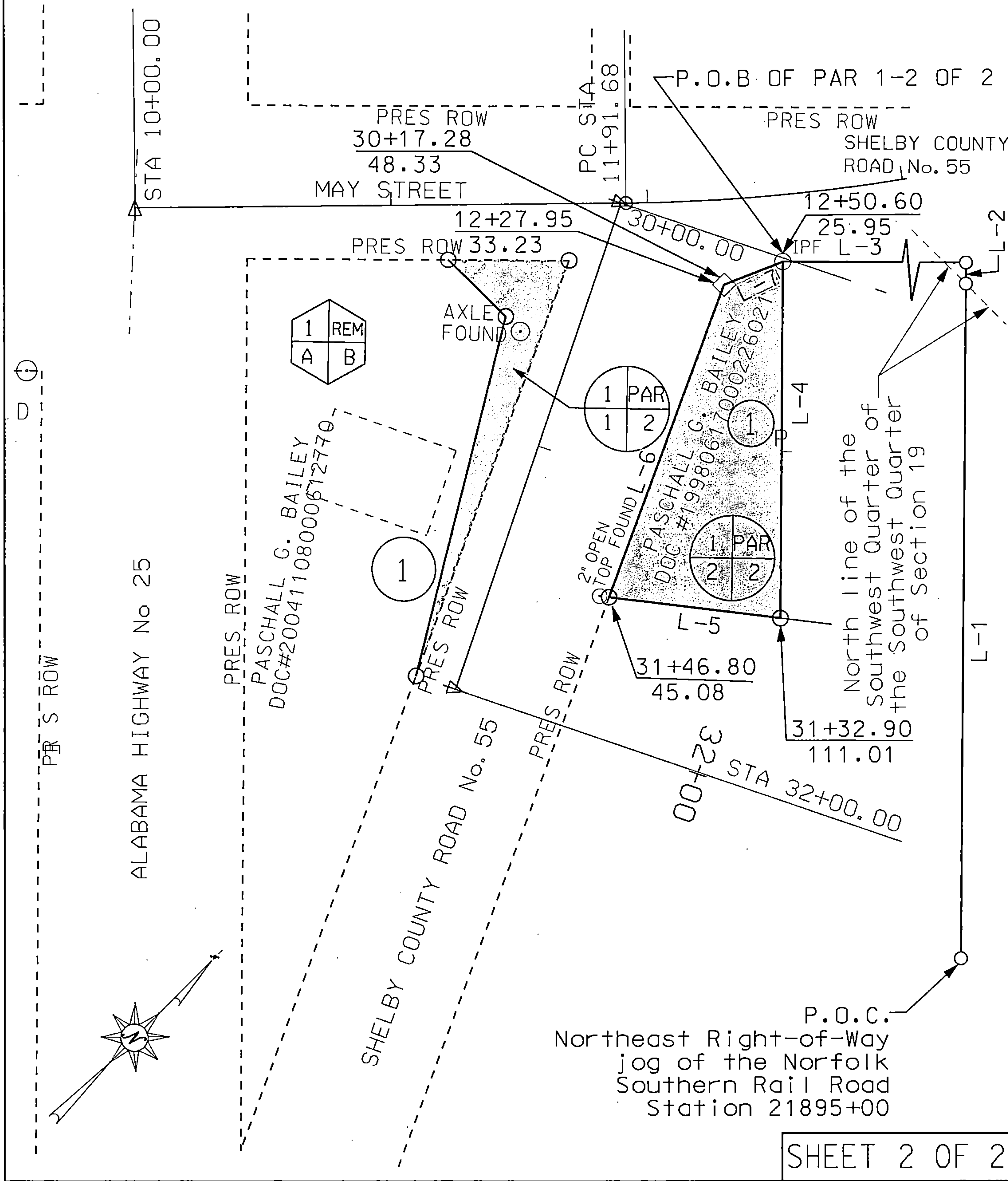
OWNER: PASCHALL G. BAILEY
TOTAL AREA: 0.63
R/W REQUIRED: 0.17
EASEMENT: 0.00
REMAINDER: 0.46

PROJECT. NO.: STPMN-2615(250)
COUNTY: SHELBY
SCALE: 1 : 50
DATE: 09-08-19
REVISED:



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LINE	BEARING	DISTANCE
L-1	N 44° 32' 18" W	262.30
L-2	N 44° 32' 18" W	8.26
L-3	S 45° 27' 42" W	390.59
L-4	S 44° 32' 18" E	138.66
L-5	S 51° 59' 02" W	67.37
L-6	N 24° 40' 29" W	129.56
L-7	N 23° 40' 49" E	24.68



TRACT NO. 1 - 1 OF 2

OWNER: PASCHALL G. BAILEY

TOTAL AREA: 0.63

R/W REQUIRED: 0.17

EASEMENT: 0.00

REMAINDER: 0.46

PROJECT. NO.: STPMN-2615(250)

COUNTY: SHELBY

SCALE: 1 : 50

DATE: 09-08-19

REVISED:

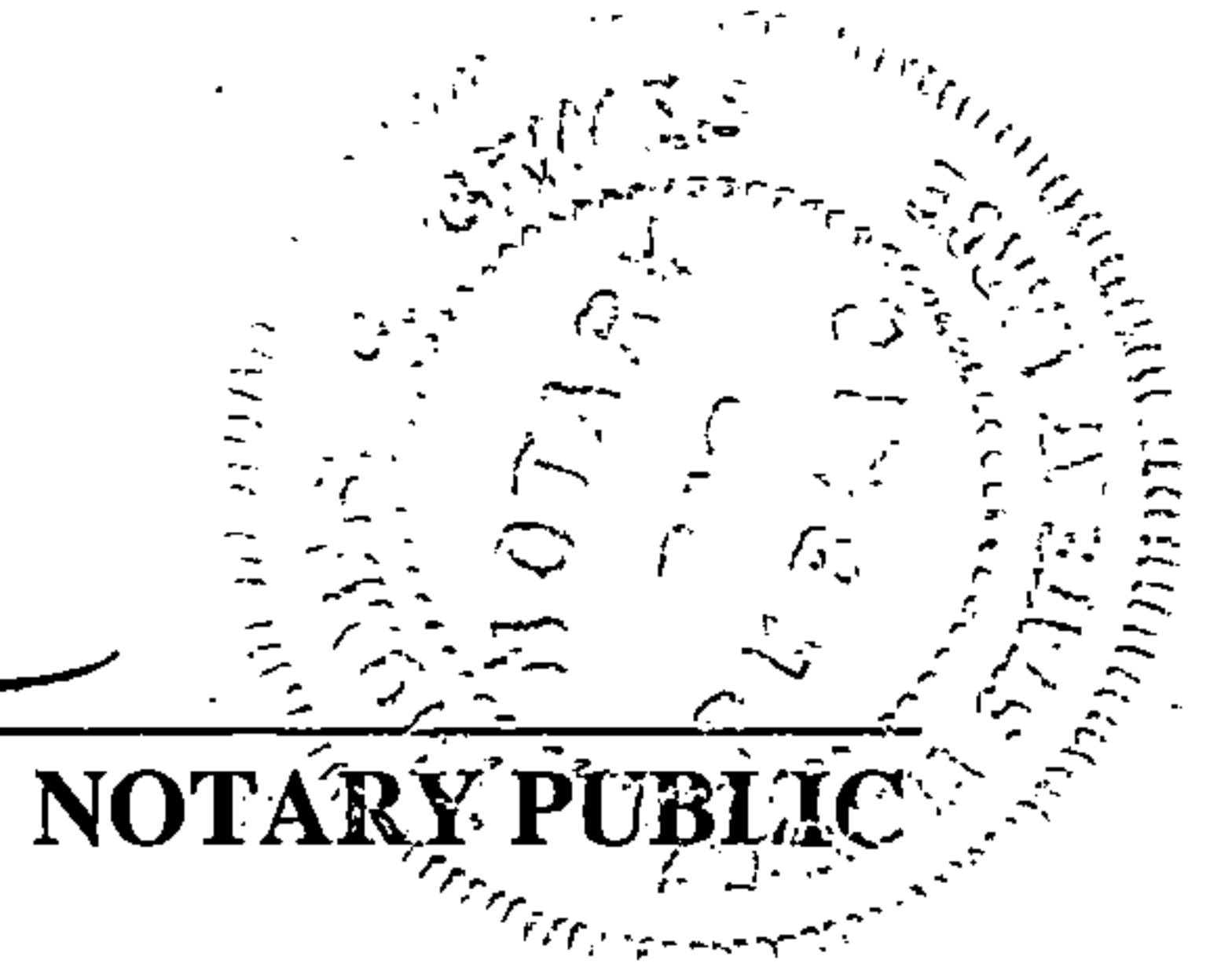
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

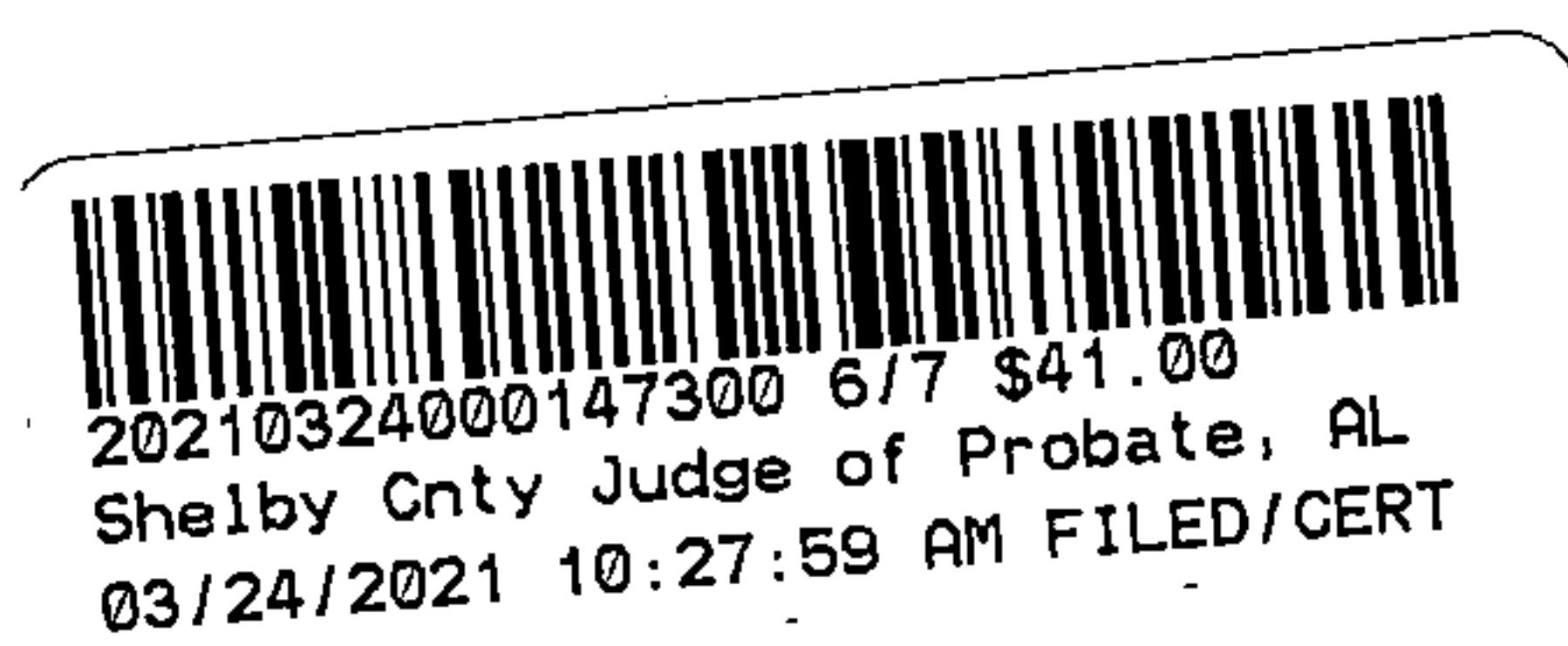
I, **Thomas C. Grimes**, P.E., a Notary Public, in and for said County in said State, hereby certify that **Paschall G. Bailey**, whose name (s) **appear herein**, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, **Paschall G. Bailey** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **14TH** day of **January 2021**.



NOTARY PUBLIC

My Commission Expires **March 17, 2024**.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PASCHALL G. BAILEY
Mailing Address 11 FRANK'S ACRES
VANDER, AL 35176

Grantee's Name SHELBY CO. Hwy. DEPT.
Mailing Address 506 Hwy 70
COLUMBIANA, AL 35051

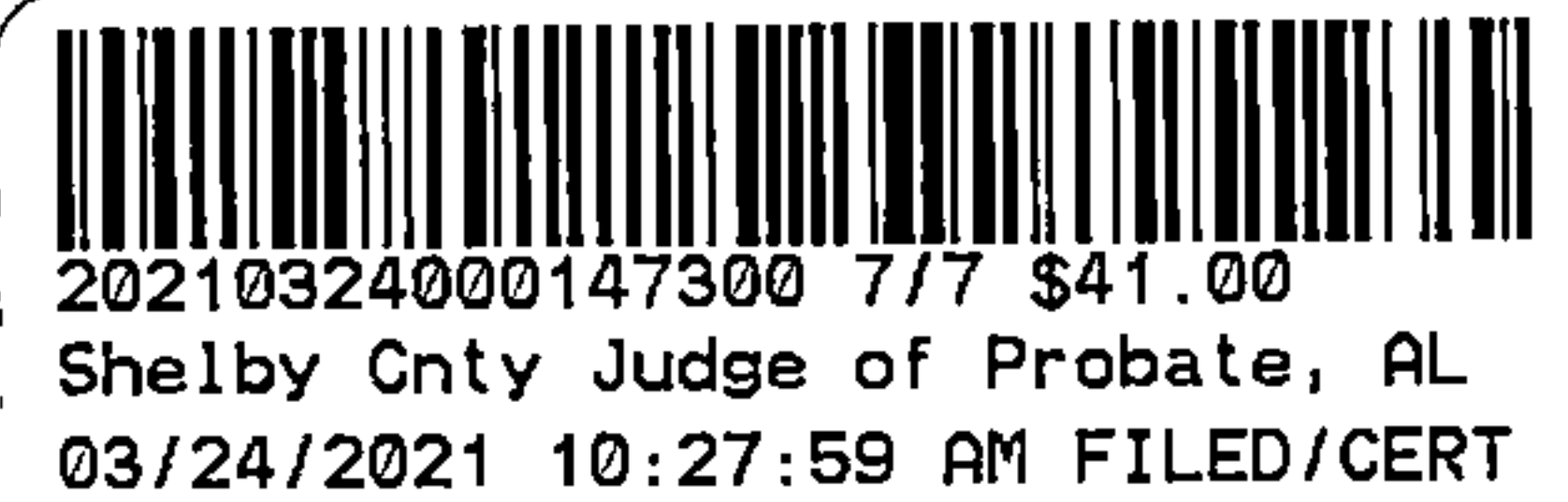
Property Address 49890 HIGHWAY 25 N.
STERRETT, AL 35147
PART 1, 0.04 ACRES
PART 2, 0.13 ACRES

Date of Sale JANUARY 14, 2021
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 3/12/2021
Unattested

(verified by)

Print THOMAS C. GRIMES, P.E.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Form RT-1