

STATE OF ALABAMA)
COUNTY OF SHELBY)

PROJ. NO. STPBH-5914(250)
COUNTY PROJ. NO. SCP 59-800-11
TRACT NO. 13
DATE: October 30, 2020

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO THOUSAND AND NO/100 (\$2,000.00)** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Janice Ferguson McGuire and David Allan McGuire**, 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 NW ¼ of the SW ¼, Section 19, Township 18S, Range 2E, identified as Tract No. 13 in Shelby County Alabama and being more fully described as follows:

Tract #13 - Parcel #1 of #1:

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 South line of the Northwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East; thence North 44° 32' 18" West along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 329.29 feet to a point; thence leaving the Northeast Right-of-Way of Norfolk Southern Rail Road run North 45° 27' 42" East for a distance of 479.52 feet to the **POINT OF BEGINNING**, said point being on Southeast Right-of-Way of County Road 55, that is point 1.49 feet right of and at a right angle to the project centerline at Station 21+75.38;

Thence run North 46° 03' 43" East along the Southeast Right-of-Way of County Road 55 for a distance of 139.22 feet to a point, that is point 15.74 feet right of and at a right angle to the project centerline at Station 23+15.15; thence run North 45° 28' 03" East along the Southeast Right-of-Way of County Road 55 for a distance of 44.59 feet to a point, that is point 16.20 feet right of and at a right angle to the project centerline at Station 23+60.00; thence leaving the

Southeast Right-of-Way of County Road 55 run South 35° 10' 35" West for a distance of 157.48 feet to a point, that is point 35.00 feet right of and at a right angle to the project centerline at Station 22+00.00; thence run South 18° 54' 59" West for a distance of 32.58 feet to a point, that is point 45.00 feet right of and at a right angle to the project centerline at Station 21+67.74; thence run North 44° 09' 20" West for a distance of 44.14 feet to the **POINT OF BEGINNING**, that is point 1.49 feet right of and at a right angle to the project centerline at Station 21+75.38; said Right-of-Way Taking containing 3,306 Square Feet (0.08 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.

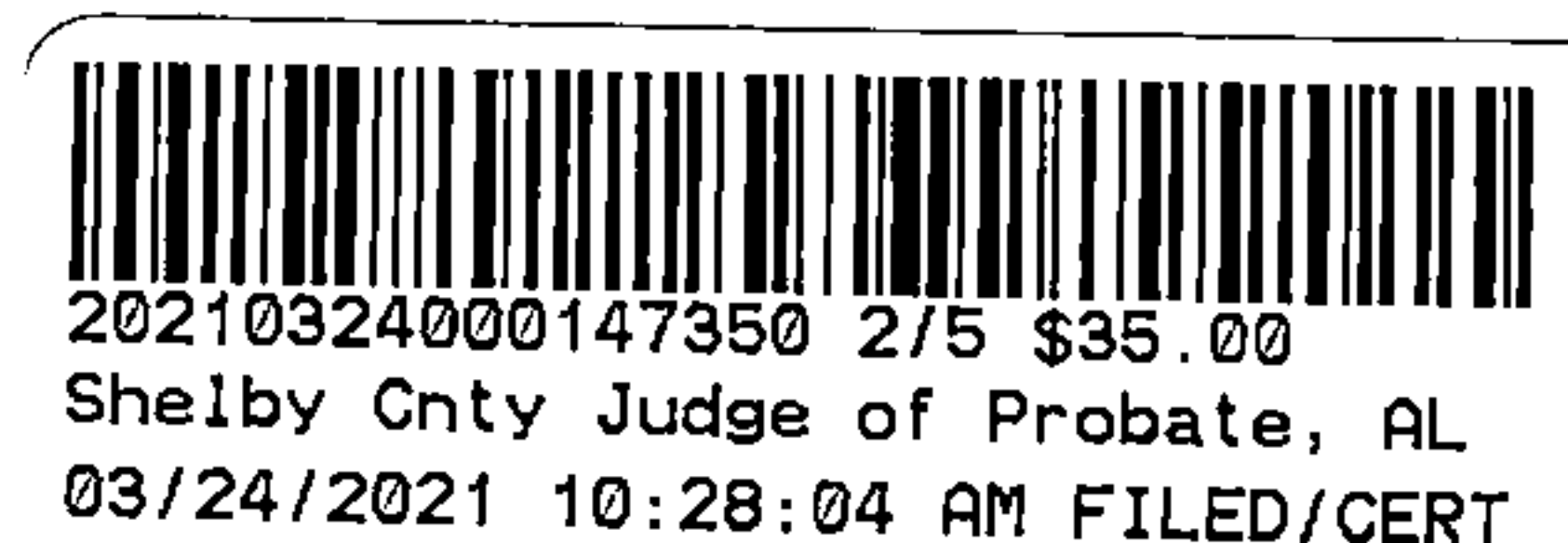
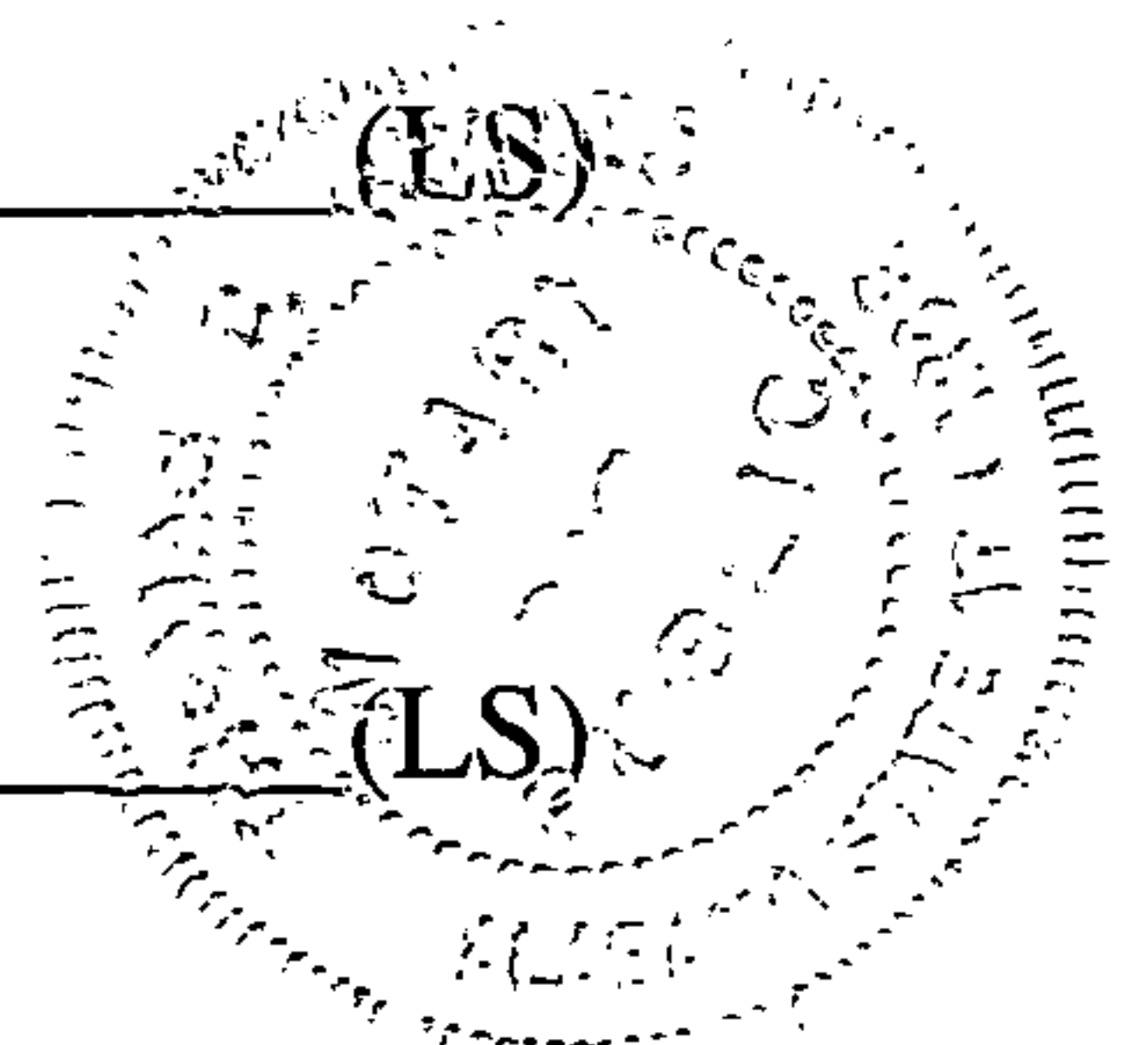
The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.

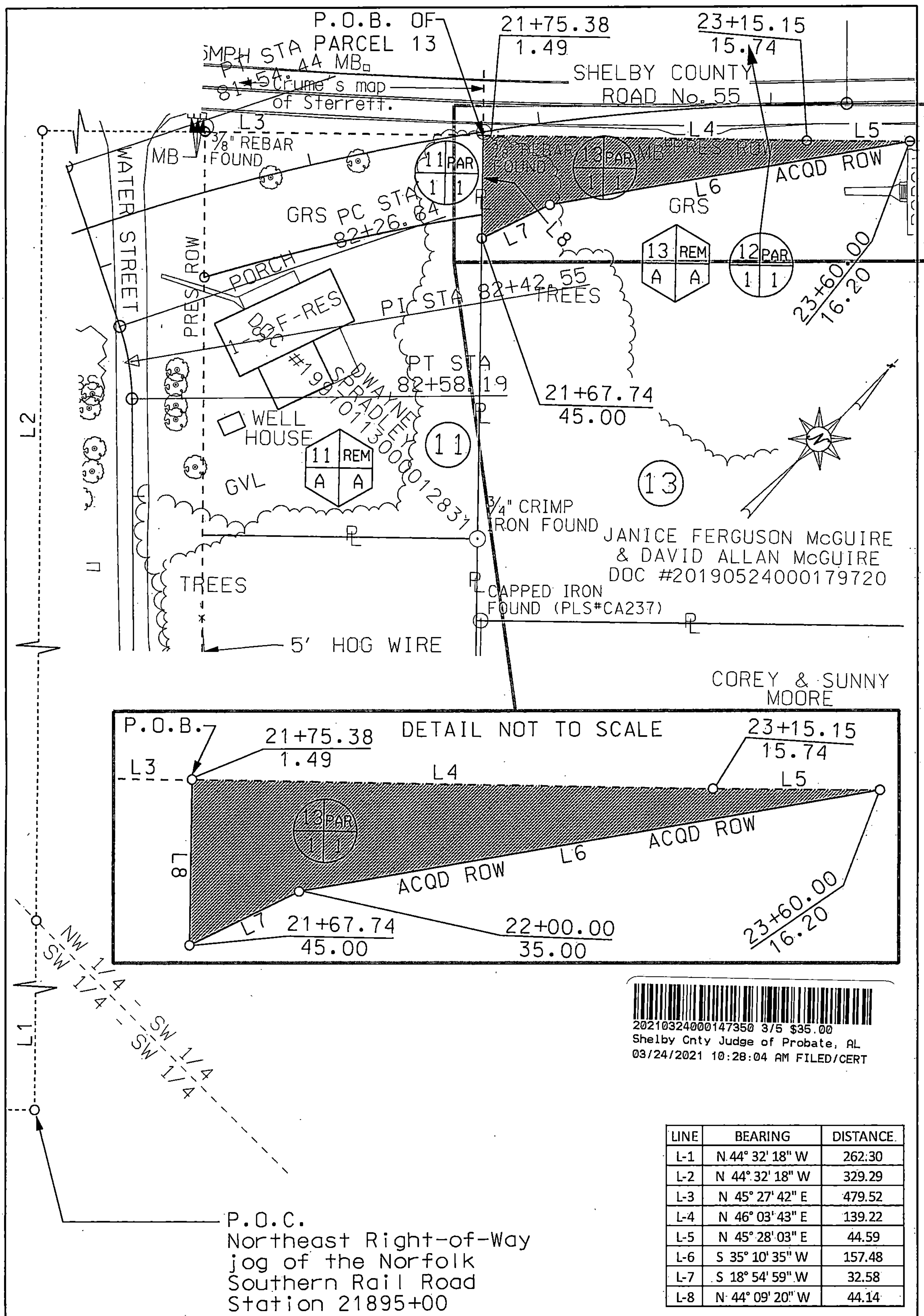
In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the

6th day of November, 2020.

David A. McQuinn

Julie Ferguson McQuinn





20210324000147350 3/5 \$35.00
 Shelby Cnty Judge of Probate, AL
 03/24/2021 10:28:04 AM FILED/CERT

LINE	BEARING	DISTANCE
L-1	N 44° 32' 18" W	262.30
L-2	N 44° 32' 18" W	329.29
L-3	N 45° 27' 42" E	479.52
L-4	N 46° 03' 43" E	139.22
L-5	N 45° 28' 03" E	44.59
L-6	S 35° 10' 35" W	157.48
L-7	S 18° 54' 59" W	32.58
L-8	N 44° 09' 20" W	44.14

TRACT NO.13
 OWNER: JANICE F. McGUIRE
 & DAVID A. McGUIRE
 TOTAL AREA: 1.99
 R/W REQUIRED: 0.08
 EASEMENT: 0.00
 REMAINDER: 1.91

PROJECT. NO.: STPMN-2615(250)
 COUNTY: SHELBY
 SCALE: 1 : 50
 DATE: 09-08-19
 REVISED: 12-09-19

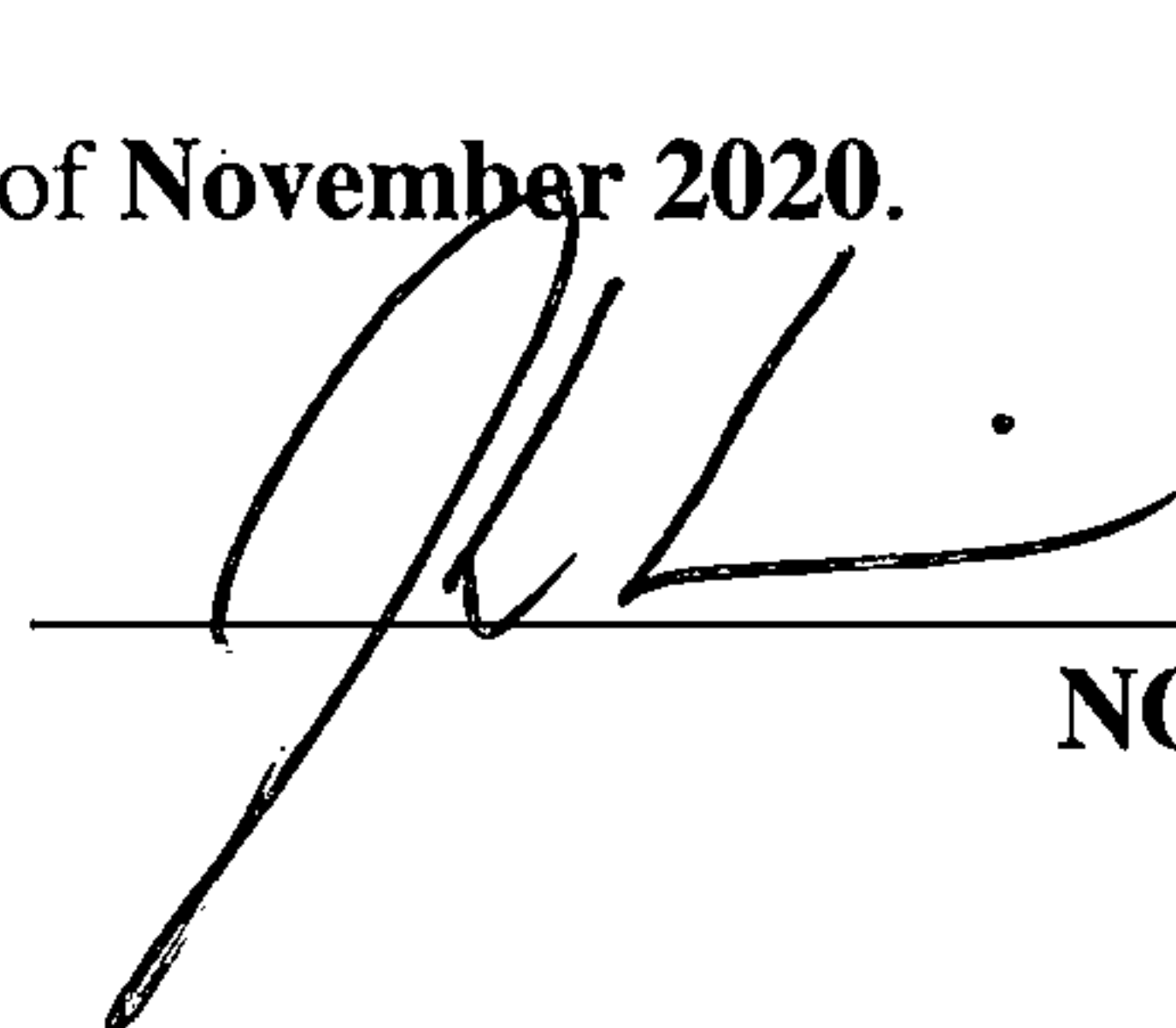
FORM ROW-4
Rev 08/13
ACKNOWLEDGMENT

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 **Janice Ferguson McGuire and David Allan McGuire**, whose name (s) **appear herein**, signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, **Janice Ferguson McGuire and David Allan McGuire** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ⁶/₅TH day of **November 2020**.



NOTARY PUBLIC

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



20210324000147350 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/24/2021 10:28:04 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name JANICE F. McGUIRE d
Mailing Address DAN. O. A. McGUIRE
17662 Hwy 55 N.
STERRETT, AL 35147

Grantee's Name Shelby Co. Hwy. DEPT.
Mailing Address 506 Hwy 70
COLUMBIA, AL 35051

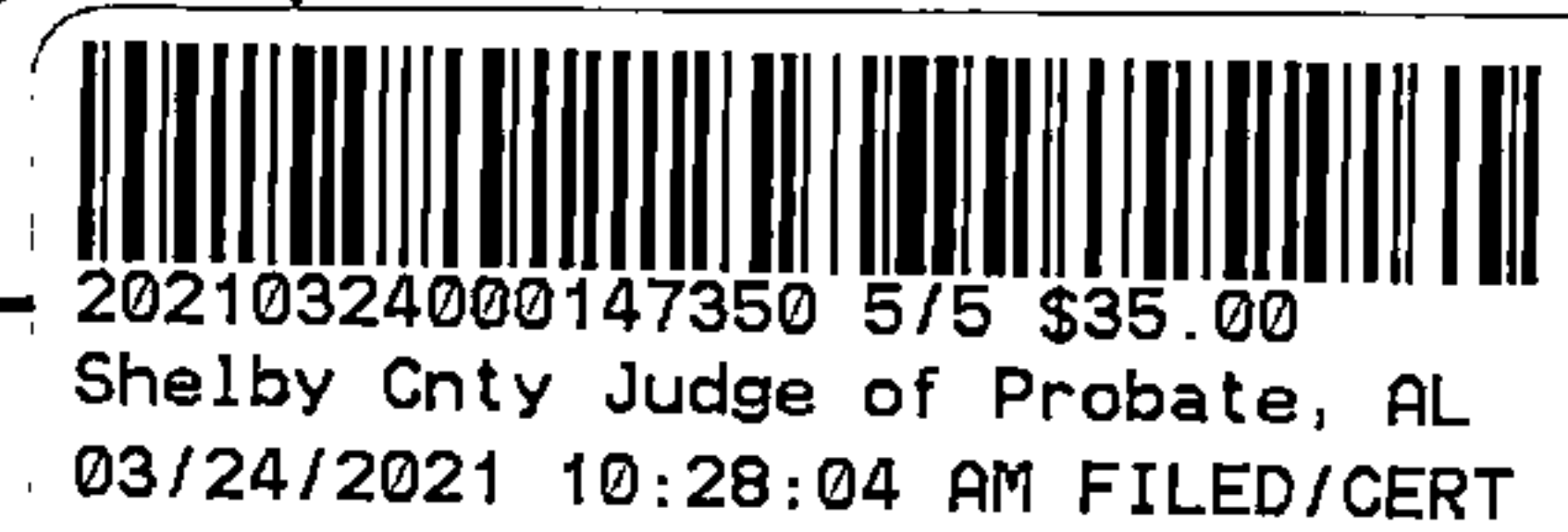
Property Address 17662 Hwy 55 N.
STERRETT, AL 35147
TRACT 13, 0.08 ACRE

Date of Sale NOVEMBER 6, 2020
Total Purchase Price \$ 2,000.00
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

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1