

STATE OF ALABAMA)
COUNTY OF SHELBY)

PROJ. NO. STPBH-5914(250)
COUNTY PROJ. NO. SCP 59-800-11
TRACT NO. 09
DATE: June 18, 2021

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIFTEEN THOUSAND AND NO/100 (\$15,000.00)** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Corey B. Moore**^{unmarried} & **Sunny Fay Moore**^{unmarried}, 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. 9 in Shelby County Alabama and being more fully described as follows:

Tract #9 - 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 N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 226.74 feet to a point;

thence leaving the Northeast Right-of-Way of the Norfolk Southern Rail Road run North 45° 27' 42" East for a distance of 165.75 feet to a point on the Northeast Right-of-Way of a 15.00 foot Alley and the **POINT OF BEGINNING**, that is point 4.08 feet right of and at a right angle to the project centerline at Station 18+43.74;

thence N 45° 05' 47" E for a distance of 134.26 feet to a point, that is a point 54.01 right of and at right angle to the project centerline at 19+69.92;

thence S 25° 03' 00" W for a distance of 143.25 feet to a point, that is a point 49.47 right of and at right angle to the project centerline at 18+25.00;



thence N 44° 32' 18" W for a distance of 49.11 feet to the **POINT OF BEGINNING**, that is point 4.08 feet right of and at a right angle to the project centerline at Station 18+43.74;

said Right-of-Way Taking containing 3,296 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 Eighteenth day of June, 2021.



Corey B. Moore (LS)



Sunny Fay Moore (LS)

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF SHELBY



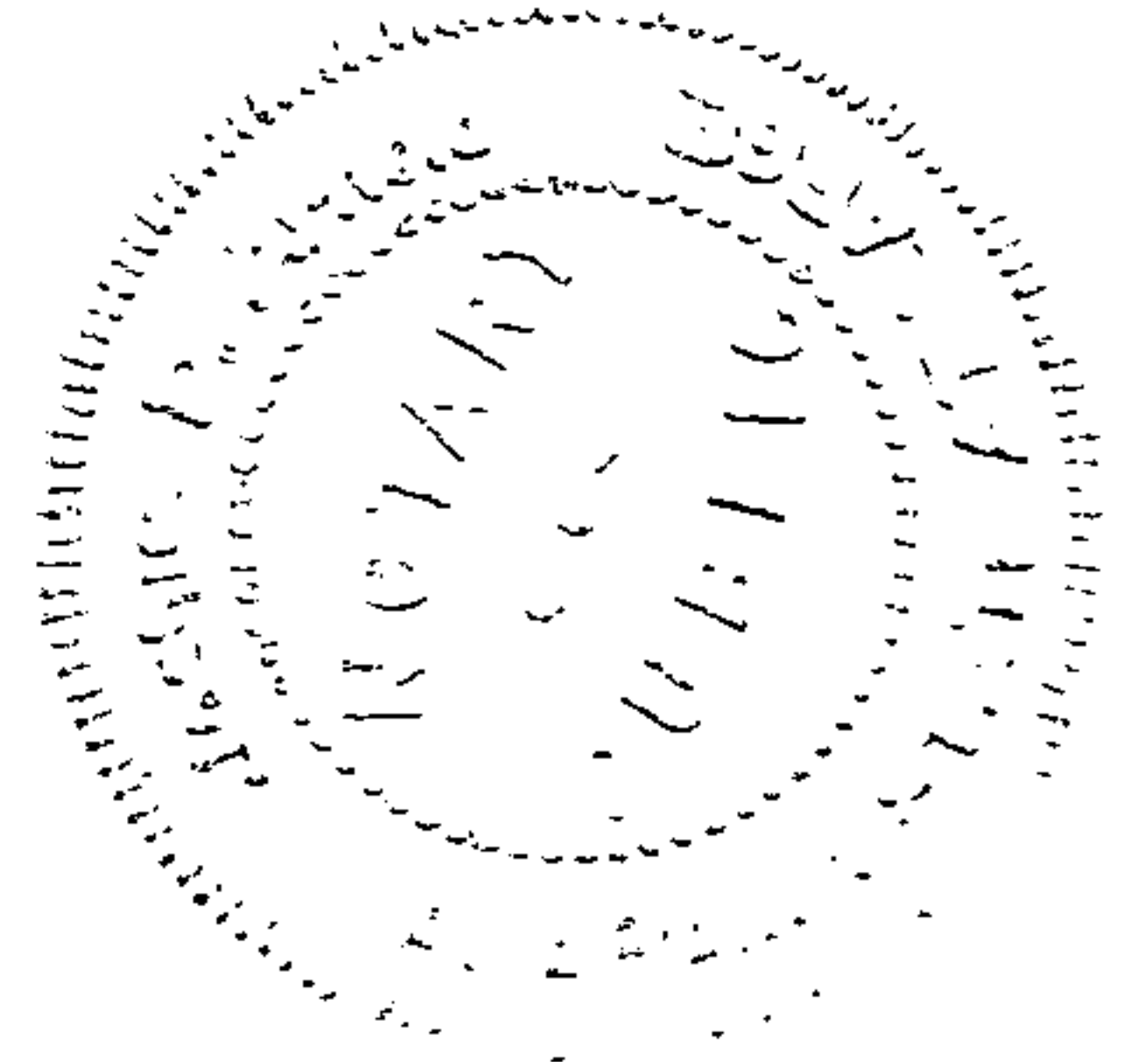
20210930000477170 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
09/30/2021 10:32:17 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Corey B. Moore and Sunny Fay Moore are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 29TH day of SEPTEMBER, 2021.

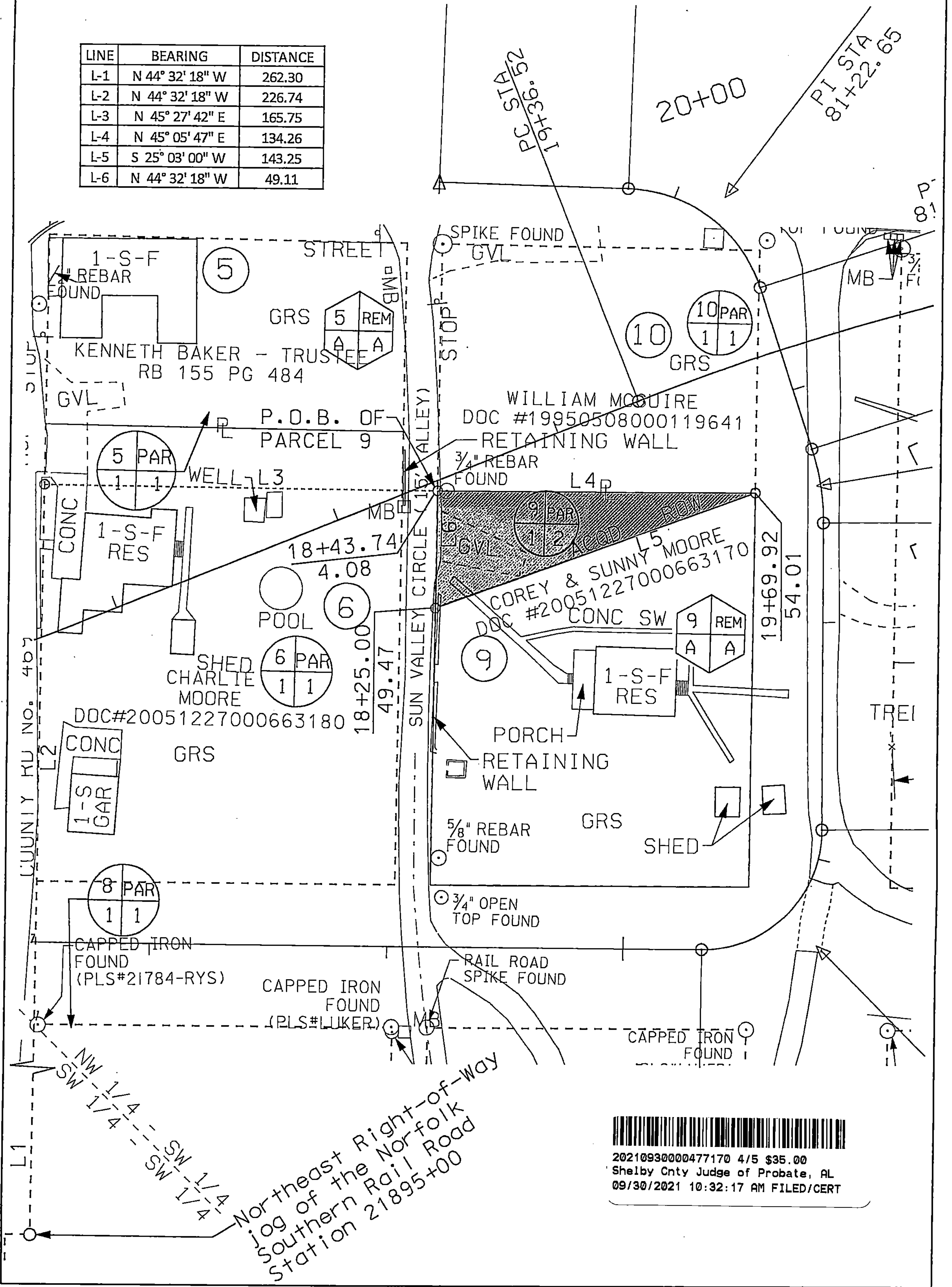

Notary Public

My Commission Expires: 01-22-2023



Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051

LINE	BEARING	DISTANCE
L-1	N 44° 32' 18" W	262.30
L-2	N 44° 32' 18" W	226.74
L-3	N 45° 27' 42" E	165.75
L-4	N 45° 05' 47" E	134.26
L-5	S 25° 03' 00" W	143.25
L-6	N 44° 32' 18" W	49.11



TRACT NO. 9

OWNER: COREY & SUNNY MOORE PROJECT. NO.: STPMN-2615(250)

TOTAL AREA: 0.51 COUNTY: SHELBY

R/W REQUIRED: 0.08 SCALE: 1:50

EASEMENT: 0.00 DATE: 09-08-19

REMAINDER: 0.43 REVISED:

Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address _____
104 Eagle Mountain Lane
Birmingham, AL 35242

Grantee's Name _____
Mailing Address _____
Shelby County, Alabama
280 McDow Road
Columbiana, AL 35051

Property Address _____
39 Sun Valley Cir
Sterrett, AL 35147

Date of Sale 9-29-21
Total Purchase Price \$ 15,000.00

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 09-29-2021

Print _____
Corey B. Moore

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210930000477170 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
09/30/2021 10:32:17 AM FILED/CERT