

STATE OF ALABAMA )

COUNTY PROJ. NO. SCP 59-880-17

COUNTY OF SHELBY )

TRACT 5

DATE: May 27, 2021

**RIGHT OF WAY DEED  
FOR PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty Eight Thousand Eight Hundred Dollars and No Cents (\$28,800.00) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **J. Anthony Joseph** <sup>/a married man</sup> has 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:

**A Right-of-Way taking being a part of the SE 1/4 of the NW 1/4, and a part of the SW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 5 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully described as follows:**

**COMMENCE** at a Rebar found in a Gravel Road (Meadow Lake Lane) at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama;  
thence run South 88° 32' 19" West for a distance of 1286.44 feet to a point;  
thence run North 01° 27' 41" West for a distance of 729.80 feet to a 1" Pipe Found at the **POINT OF BEGINNING**, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63;  
thence run North 32° 28' 28" West for a distance of 175.73 feet to a 3/4" Pipe Found, that is a point 3.16 feet right of and at a right angle to the centerline of County Road 47 at Station 12+37.24;  
thence run South 53° 10' 39" West for a distance of 192.42 feet to a point, that is a point 181.27 feet right of and at a right angle to the centerline of County Road 47 at Station 11+68.89;  
thence run North 20° 20' 12" West for a distance of 151.68 feet to a point on the present easterly Right-of-Way of County Road 39, that is a point 58.05 feet right of and at a right angle to the centerline of County Road 39 at Station 64+07.74;



thence run North 38° 38' 38" East along the present southeasterly Right-of-Way of County Road 39 for a distance of 180.69 feet to a point, that is a point 58.98 feet left of and at a right angle to the centerline of County Road 39 at Station 65+88.43; thence leaving the present southeasterly Right-of-Way of County Road 39 run South 65° 26' 09" East for a distance of 164.00 feet to a point, that is a point 110.96 feet left of and at a right angle to the centerline of County Road 47 at Station 12+36.13; thence run South 70° 09' 00" East for a distance of 70.88 feet to a point, that is a point 120.90 feet left of and at a right angle to the centerline of County Road 47 at Station 13+12.80; thence run South 68° 05' 50" East for a distance of 209.17 feet to a point, that is a point 119.46 feet left of and at a right angle to the centerline of County Road 47 at Station 15+42.35; thence run South 56° 37' 25" West for a distance of 265.41 feet to the **POINT OF BEGINNING**, that is a point 94.05 feet right of and at a right angle to the centerline of County Road 47 at Station 13+82.63; Said Right-of-Way Taking containing 78,850 Square feet (1.81 acres) more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

**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.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of May, 2021.

  
J. Anthony Joseph (LS)

\_\_\_\_\_(LS)

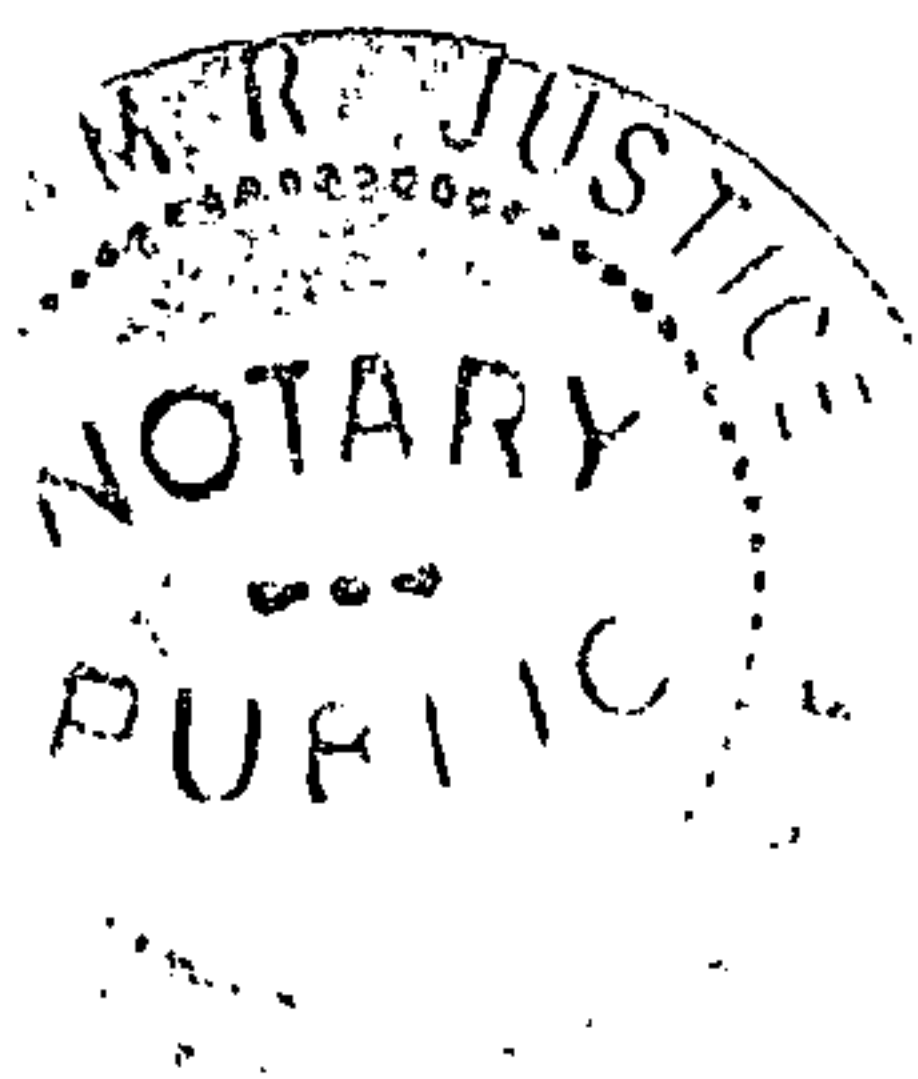
**ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that J: Anthony Joseph, whose name (s) is, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of May, 2021.



Melvin R. Jentles  
NOTARY PUBLIC

My Commission Expires 9/12/23

**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA

Shelby County

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name as \_\_\_\_\_ of \_\_\_\_\_, a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_







# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975,*



20211103000533560 5/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:51 PM FILED/CERT

Grantor's Name : J. Anthony Joseph  
Mailing Address 320 Joseph Drive  
Columbiana, AL 35051

Grantee's Name: Shelby County Commission  
Mailing Address: 506 Hwy 70  
Columbiana, AL 35051

Property Address: Hwy 39 & Hwy 47  
Chelsea, AL

DATE: 5-27-21  
Total Purchase Price \$ 28,800.00

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 5-27-21

Sign J. Anthony Joseph  
(Grantor/Grantee/Owner/Agent) circle one

Print J. Anthony Joseph

☐ Unattested

\_\_\_\_\_  
(Verified by)