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Shelby Cnty Judge of Probate, AL  
11/10/2021 03:05:01 PM FILED/CERT

STATE OF ALABAMA )

COUNTY PROJ. NO. SCP 59-880-17

COUNTY OF SHELBY )

TRACT 2

DATE: Sept. 21, 2021

**RIGHT OF WAY DEED  
FOR PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **One Dollar (\$1.00)**, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **The City of Chelsea, an Alabama Municipal Corporation**, 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:

**Tract #2 – Taking 1 of 1**

**A Right-of-Way Taking being a part of the NW 1/4 of the NE 1/4, and a part of the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 2 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 1484.23 feet to a point;

thence run North 01° 27' 41" West for a distance of 1401.11 feet to a point on the present north Right-of-Way of Twin Oaks Circle the **POINT OF BEGINNING**, that is a point 3.04 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 121+88.63;

thence leaving the present north Right-of-Way of Twin Oaks Circle run North 38° 58' 58" West for a distance of 56.01 feet to a point, that is a point 54.02 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 122+13.14;

thence run North 59° 07' 24" East for a distance of 3.34 feet to a point, that is a point 55.00 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 122+08.50;

thence run North 73° 00' 11" East for a distance of 38.35 feet to a point, that is a point 25.00 feet left of and at a right angle to the centerline of Twin Oaks Way at Station 130+51.16;

thence run North 04° 53' 57" East for a distance of 46.49 feet to a point, that is a point 25.00 feet left of and at a right angle to the centerline of Twin Oaks Way at Station 130+97.65;  
thence run South 85° 06' 03" East for a distance of 50.00 feet to a point, that is a point 25.00 feet right of and at a right angle to the centerline of Twin Oaks Way at Station 130+97.65;  
thence run South 07° 42' 47" East for a distance of 19.82 feet to a point, that is a point 70.00 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 121.25.00;  
thence run South 57° 05' 12" East for a distance of 39.02 feet to a point, that is a point 50.00 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 121+00.00;  
thence run South 70° 07' 19" East for a distance of 60.45 feet to a point, that is a point 55.00 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 69+85.00;  
thence run North 20° 49' 28" East for a distance of 154.89 feet to a point, that is a point 50.00 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 71+48.92;  
thence run North 14° 06' 54" East for a distance of 337.74 feet to a point, that is a point 50.00 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 74+86.65;  
thence run South 67° 41' 53" East for a distance of 10.16 feet to an Iron Pin Found on the present easterly Right-of-Way of County Roads 47 and 39, that is a point 39.94 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 74+85.21;  
thence run South 12° 14' 57" West along the present westerly Right-of-Way of County Roads 47 and 39 for a distance of 54.55 feet to a point, that is a point 38.17 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 74+30.68;  
thence run South 06° 27' 35" West along the present westerly Right-of-Way of County Roads 47 and 39 for a distance of 103.26 feet to an Iron Pin Found, that is a point 24.41 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 73+28.34;  
thence run South 10° 32' 49" East along the present westerly Right-of-Way of County Roads 47 and 39 for a distance of 53.17 feet to an Iron Pin Found, that is a point 2.22 feet left of and at a right angle to the centerline of County Road 47 and 39 at Station 72+80.02;  
thence run South 36° 28' 57" East along the present southwesterly Right-of-Way of County Roads 47 and 39 for a distance of 71.30 feet to a point, that is a point 52.87 feet right of and at a right angle to the centerline of County Road 47 and 39 at Station 72+34.76;  
thence run South 57° 49' 33" East along the present southwesterly Right-of-Way of County Roads 47 and 39 for a distance of 21.53 feet to a point, that is a point 73.34 feet right of and at a right angle to the centerline of County Road 47 and 39 at Station 72+28.09;  
thence run South 79° 30' 38" East along the present southwesterly Right-of-Way of County Roads 47 and 39 for a distance of 41.76 feet to a point, that is a point 115.02 feet right of and at a right angle to the centerline of County Road 47 and 39 at Station 72+30.73;  
thence leaving the present southwesterly Right-of-Way of County Road 47 run South 15° 19' 18" West along the present westerly Right-of-Way of County Road 39 for a distance of 51.03 feet to a point, that is a point 113.94 feet right of and at a right angle to the centerline of County Road 39 at Station 71+79.71;  
thence run South 34° 08' 32" West along the present westerly Right-of-Way of County Road 39 for a distance of 41.44 feet to a point, that is a point 99.78 feet right of and at a right angle to the centerline of County Road 39 at Station 71+41.54;  
thence run South 43° 23' 35" West along the present westerly Right-of-Way of County Road 39 for a distance of 186.39 feet to a point, that is a point 23.45 feet right of and at a right angle to the centerline of County Road 39 at Station 69+81.41;  
thence run South 43° 18' 23" West along the present westerly Right-of-Way of County Road 39 for a distance of 50.02 feet to a point on the present north Right-



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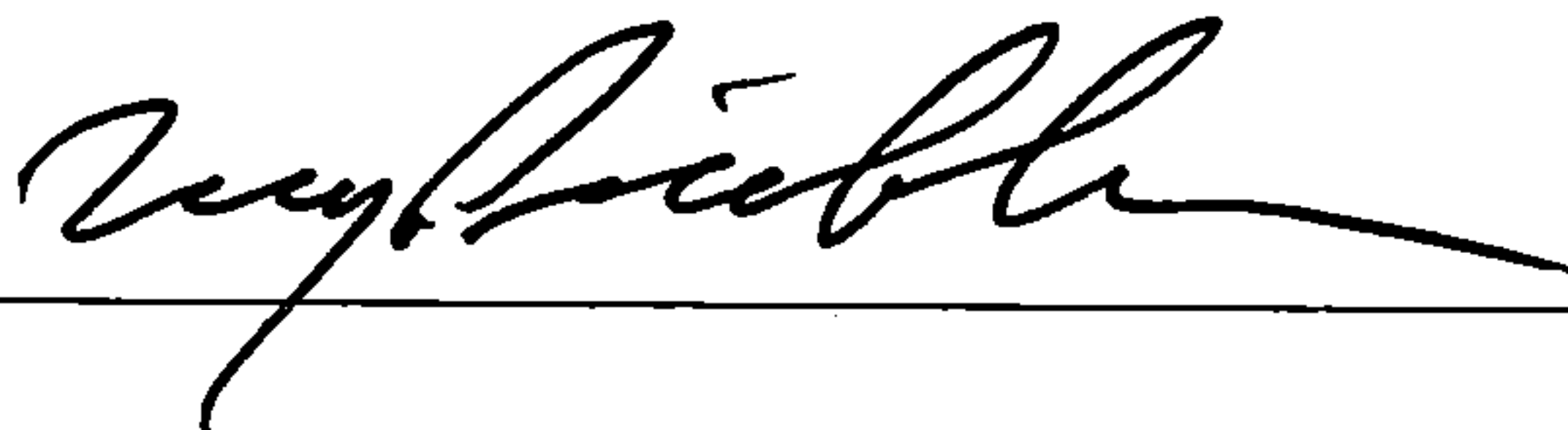
of-Way of Twin Oaks Circle, that is a point 8.11 feet right of and at a right angle to the centerline of County Road 39 at Station 69+34.55;  
thence leaving the present westerly Right-of-Way of County Road 39 run North 71° 37' 20" West along the present north Right-of-Way of Twin Oaks Circle for a distance of 37.96 feet to a point, that is a point 10.21 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 120+29.47;  
thence run North 81° 31' 20" West along the present north Right-of-Way of Twin Oaks Circle for a distance of 151.95 feet to the **POINT OF BEGINNING**, that is a point 3.04 feet right of and at a right angle to the centerline of Twin Oaks Circle at Station 121+88.63;  
said Right-of-Way Taking containing 56,918 Square Feet (1.31 acres) more or less.

**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 22 day of September, 2021.

 (LS)

\_\_\_\_ (LS)



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**ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_, whose name (s) \_\_\_\_\_, signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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

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

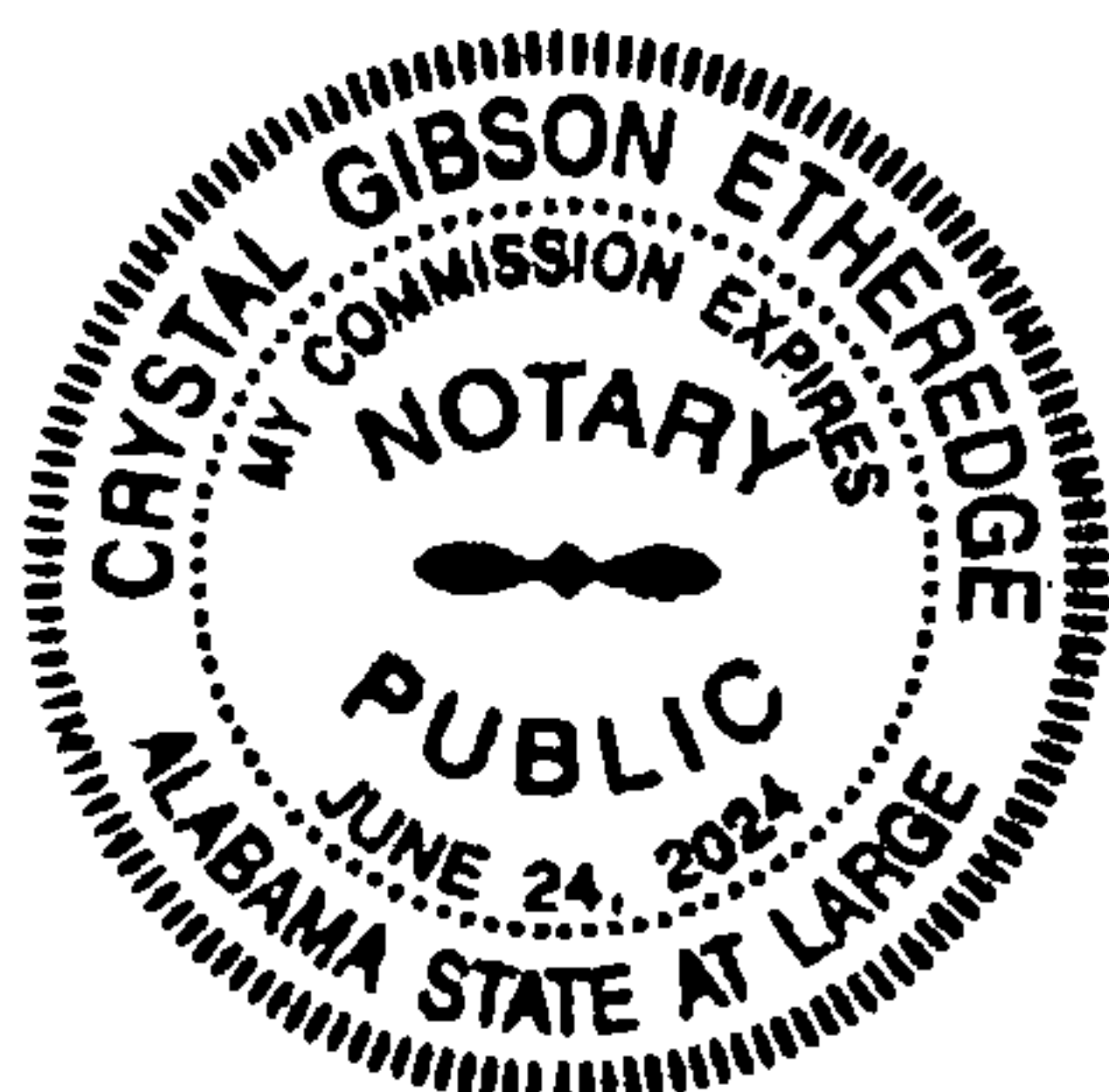
**ACKNOWLEDGMENT FOR CORPORATION**

STATE OF ALABAMA

Shelby County

I, Crystal Etheredge a Notary Public in and for said County, in said State, hereby certify that Mauph Tony Picklesimer whose name as \_\_\_\_\_ of The City of Chelsea, an Alabama Municipal 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 22 day of September, A.D. 2021.



Crystal Etheredge  
**NOTARY PUBLIC**  
My Commission Expires 6/24/24



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William M. Chesser  
& Betty S. Chesser  
Inst # 20040217000082300

P. D. C.  
REBAR FOUND IN  
A GRAVEL ROAD  
AT THE SE CORNER  
OF THE SW 1/4  
OF THE NE 1/4 OF  
SECTION 34  
TOWNSHIP 19 SOUTH,  
RANGE 1 WEST

LINE	BEARING	DISTANCE
L1	S 88° 32' 19" W	1484.23
L2	N 01° 27' 41" W	1401.11
L3	N 38° 58' 58" W	56.01
L4	N 59° 07' 24" E	3.34
L5	N 73° 00' 11" E	38.35
L6	N 04° 53' 57" E	46.49
L7	S 85° 06' 03" E	50.00
L8	S 07° 42' 47" E	19.82
L9	S 57° 05' 12" E	39.02
L10	S 70° 07' 19" E	60.45
L11	N 20° 49' 28" E	154.89
L12	N 14° 06' 54" E	337.74

LINE	BEARING	DISTANCE
L13	S 67° 41' 53" E	10.16
L14	S 12° 14' 57" W	54.55
L15	S 06° 27' 35" W	103.26
L16	S 10° 32' 49" E	53.17
L17	S 36° 28' 57" E	71.30
L18	S 57° 49' 33" E	21.53
L19	S 79° 30' 38" E	41.76
L20	S 15° 19' 18" W	51.03
L21	S 34° 08' 32" W	41.44
L22	S 43° 23' 35" W	186.39
L23	S 43° 18' 23" W	50.02
L24	N 71° 37' 20" W	37.96
L25	N 81° 31' 20" W	151.95



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TRACT NO. 2

SHEET 1 OF 2

OWNER: CITY OF CHELSEA

PROJECT NO.: SCP 59-880-17

TOTAL AREA: 8.89

COUNTY: SHELBY

R/W REQUIRED: 1.31

SCALE: 1:50

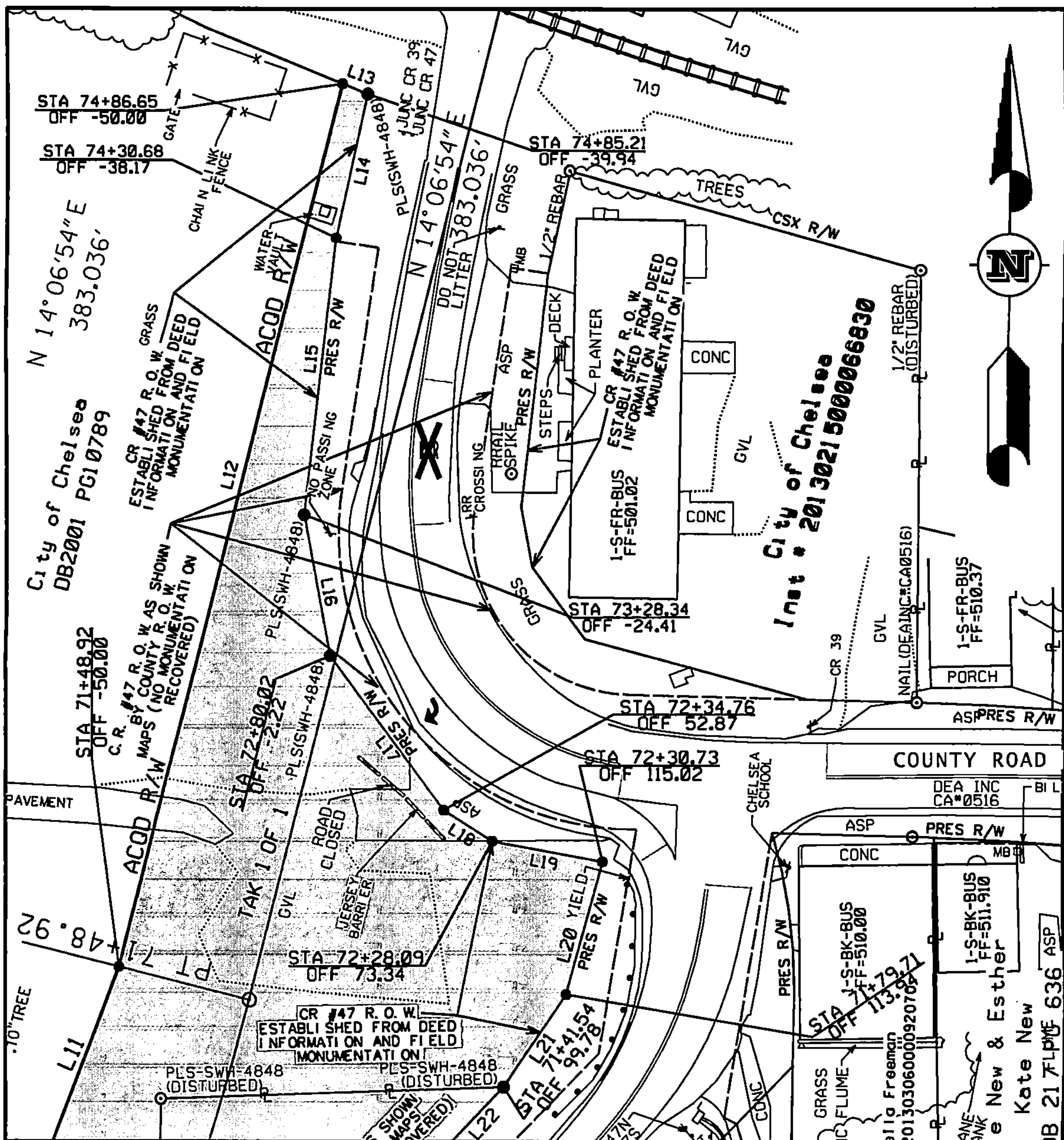
EASEMENT: 0.00

DATE: 9-19-18

REMAINDER: 7.58

REVISED:





MATCH LINE SEE SHEET 2 OF 2

LINE	BEARING	DISTANCE
L1	S 88° 32' 19" W	1484.23
L2	N 01° 27' 41" W	1401.11
L3	N 38° 58' 58" W	56.01
L4	N 59° 07' 24" E	3.34
L5	N 73° 00' 11" E	38.35
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L17	S 36° 28' 57" E	71.30
L18	S 57° 49' 33" E	21.53
L19	S 79° 30' 38" E	41.76
L20	S 15° 19' 18" W	51.03
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TRACT NO. 2

SHEET 2 OF 2

OWNER: CITY OF CHELSEA

PROJECT NO.: SCP 59-880-17

TOTAL AREA: 8.89

COUNTY: SHELBY

R/W REQUIRED: 1.31

SCALE: 1:50

EASEMENT: 0.00

DATE: 9-19-18

REMAINDER: 7.58

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 Town of Chelsea  
Mailing Address P.O. Box 111  
Chelsea, AL 35043

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

Property Address 09 8 34 0 001 007.000

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ ~~21,000~~ 19,364

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 Tax Assessor 20,924

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 11-5-21

Print Scott Holladay - Shelby County

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

**CITY OF CHELSEA**  
**ORDINANCE 2021-09-21-941**

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**ORDINANCE AUTHORIZING RIGHT-OF-WAY DEEDS FOR CONVEYANCE OF  
PERMANENT EASEMENTS TO SHELBY COUNTY, ALABAMA**

**WHEREAS**, the City Council of Chelsea, Alabama determines that permanent easements should be conveyed to Shelby County, Alabama (the "County"), a political subdivision of the State of Alabama, for certain infrastructure/roadway improvements to be implemented by the County; and

**WHEREAS**, said improvements apply to the intersection of County Highway 39 and County Highway 47, within the City of Chelsea, and thus of benefit to the City; and


**WHEREAS**, the attached parcel tract sketches and draft deeds ("Easement Property") reflect the easements to be conveyed; and

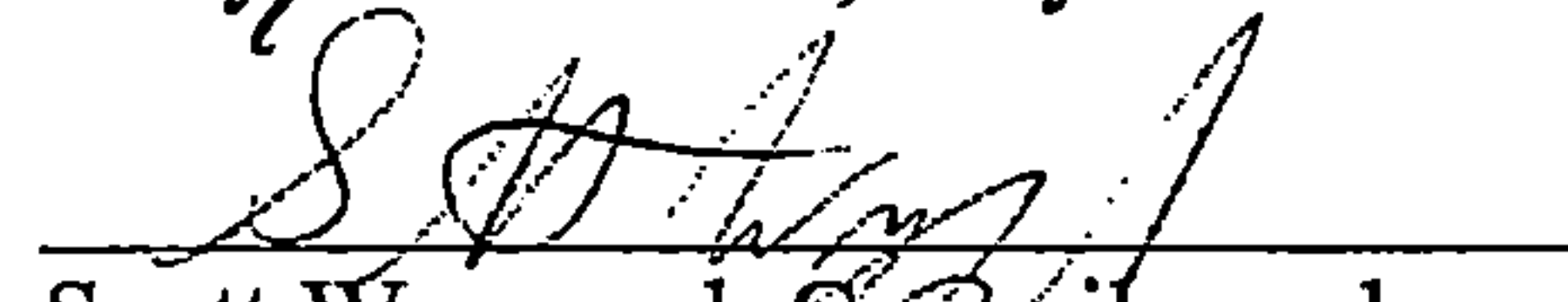
**WHEREAS**, it is necessary for the Mayor to execute a right-of-way deed to convey the respective permanent easement; and

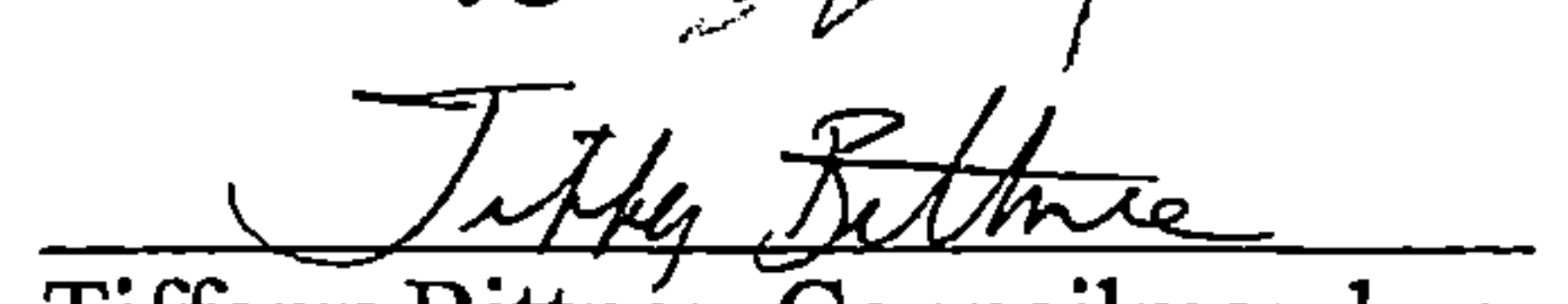
**WHEREAS**, a general and permanent ordinance is necessary to effect the conveyance;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Chelsea, Alabama that the permanent easements reflected in the attached are due to be conveyed to Shelby County, Alabama; and further, that the City Council of the City of Chelsea approves and authorizes the Mayor to execute the attached deeds and any other necessary documentation to effect said conveyances.

*Presented and adopted this the 21<sup>st</sup> day of September, 2021.*

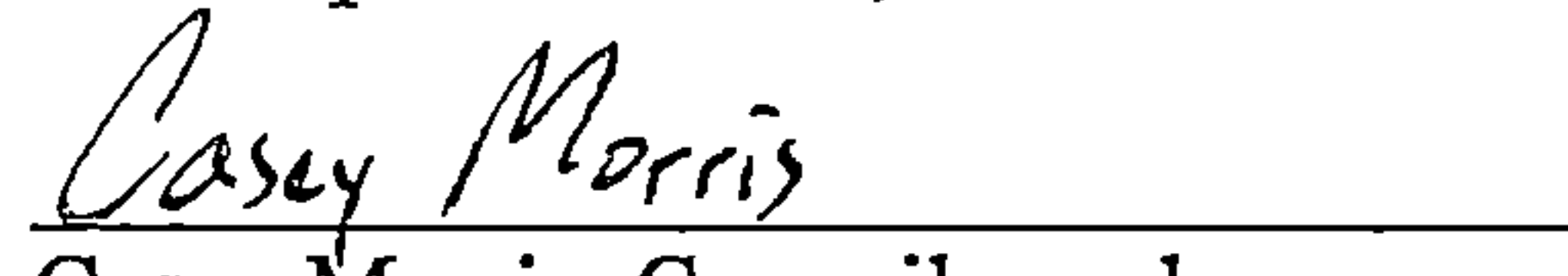
  
Tony Picklesimer, Mayor

  
Scott Weygand, Councilmember

  
Tiffany Bittner, Councilmember

  
Cody Summers, Councilmember

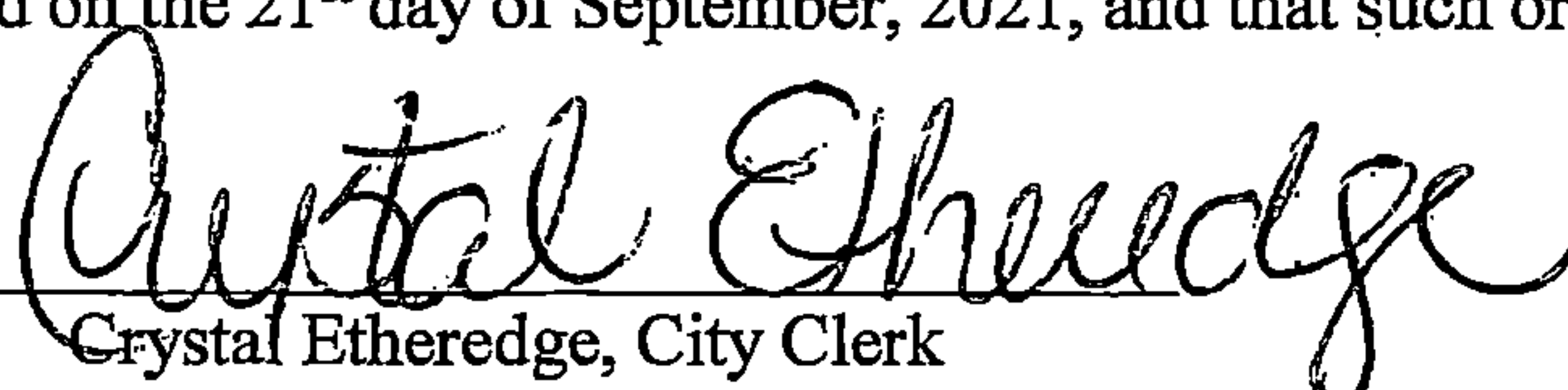
  
Christopher J. Grace, Councilmember

  
Casey Morris, Councilmember

\*\*\*\*\*

I, the undersigned City Clerk of the City of Chelsea, Alabama, do hereby certify that the above and foregoing is an ordinance lawfully passed and adopted by the City Council of the City of Chelsea, Alabama, at a regular meeting of such Council held on the 21<sup>st</sup> day of September, 2021, and that such ordinance is on file in the office of the City Clerk

Attested by:

  
Crystal Etheredge, City Clerk