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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

COUNTY PROJ. NO. SCP 59-880-17

COUNTY OF SHELBY)

TRACT 10A

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 #10A – Taking 1 of 1

A Right-of-Way Taking being 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. 10 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 291.35 feet to a point, that is a point on the centerline of County Road 47 at Station 27+35.86, said point also being the Point of Curvature of a curve to the right, having a radius of 1400.00 feet, a central angle of 08° 10' 13", a chord length of 199.47 feet, and a chord bearing of North 25° 10' 38" West;
thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 199.64 feet to a point, that is a point on the centerline of County Road 47 at Station 25+36.22 and the Point of Tangency of said curve;
thence run North 21° 05' 31" West along the centerline of County Road 47 for a distance of 136.55 feet to a point, that is a point on the centerline of County Road 47 at Station 23+99.67, said point also being the Point of Curvature of a curve to the left, having a radius of 587.00 feet, a central angle of 01° 50' 35", a chord length of 18.88 feet, and a chord bearing of North 22° 00' 49" West;
thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 18.88 feet to a point, that is a point on the centerline of County Road 47 at Station 23+80.79 and the Point of Ending of said curve;

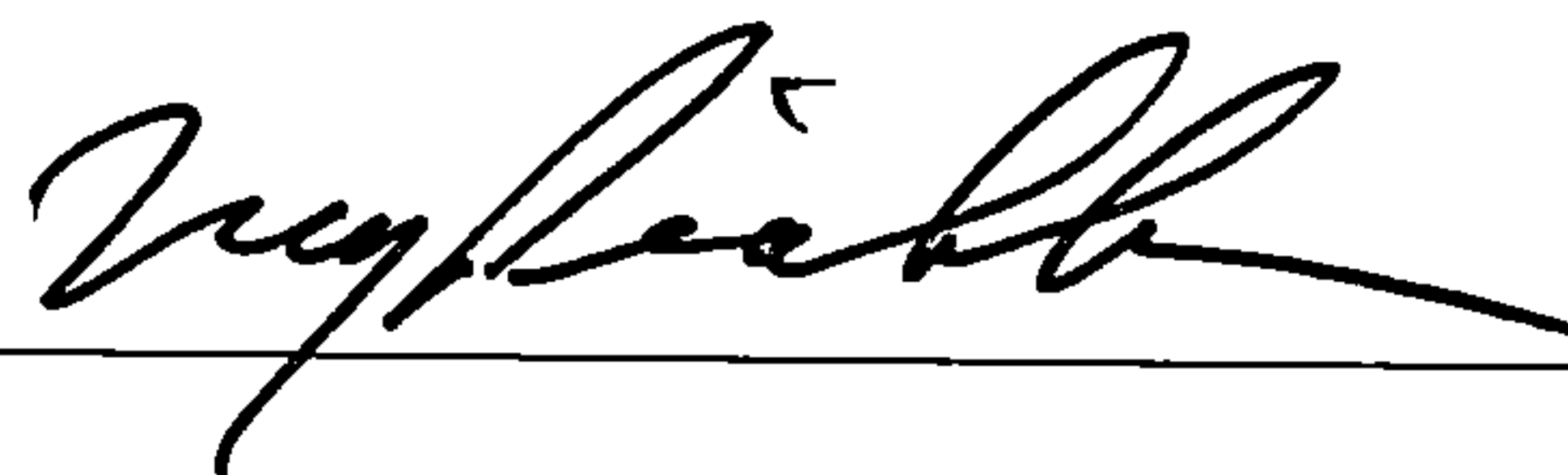
thence leaving the centerline of County Road 47 run South 67° 03' 54" West for a distance of 53.03 feet to a Point on the present westerly Right-of-Way of County Road 47 and the **POINT OF BEGINNING**, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79, said point also being the Point of Curvature of a curve to the left, having a radius of 1697.02 feet, a central angle of 03° 58' 21", a chord length of 117.64 feet, and a chord bearing of South 18° 17' 47" East;
thence continue along the arc of said curve and the present westerly Right-of-Way of County Road 47 for a distance of 117.66 feet to a point, that is a point 59.04 feet right of and at a right angle to the centerline of County Road 47 at 25+00.00 and the Point of Ending of said curve;
thence leaving the present westerly Right-of-Way of County Road 47 run North 48° 23' 14" West for a distance of 67.51 feet to a point, that is a point 90.00 feet right of and at a right angle to the centerline of County Road 47 at Station 24+40.00;
thence run North 21° 05' 31" West for a distance of 70.49 feet to a point, that is a point 89.09 feet right of and at a right angle the centerline of County Road 47 at Station 23+64.09;
thence run North 88° 24' 03" East for a distance of 38.93 feet to a point, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79 to the **POINT OF BEGINNING**;
said Right-of-Way Taking containing 3,204 Square feet (0.07 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 _____

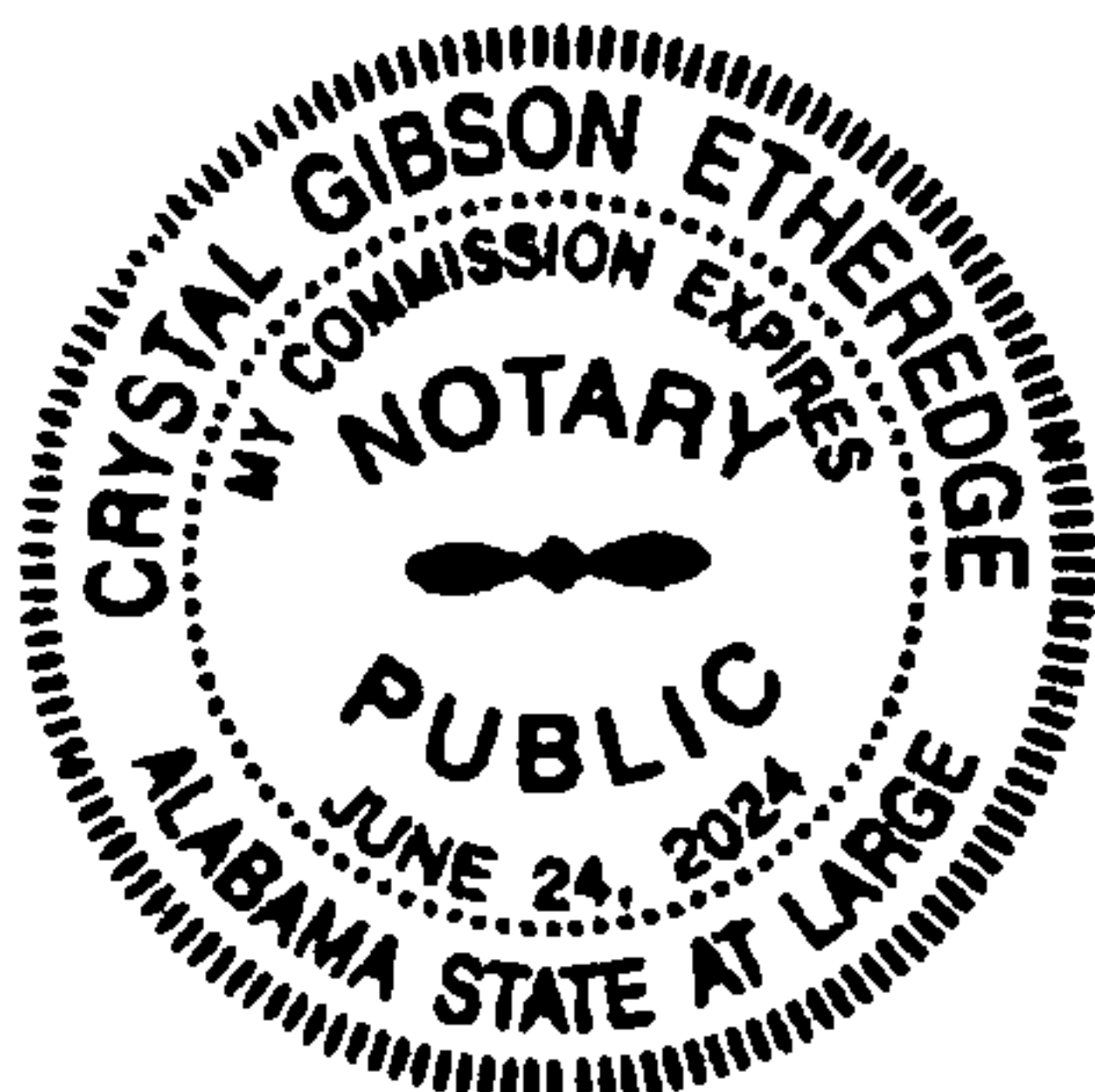
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

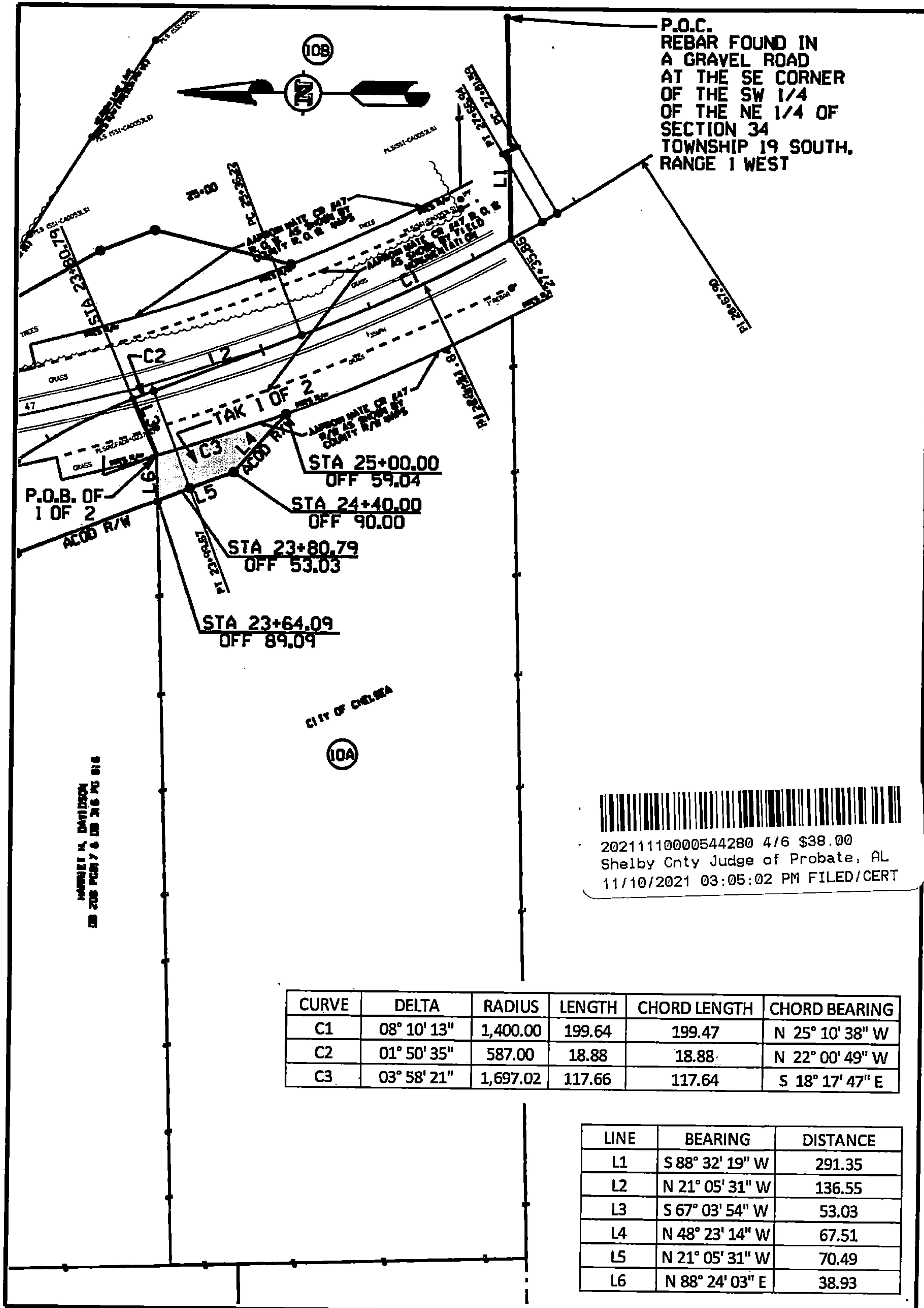
I, Crystal Etheredge, a Notary Public in and for said County, in said State, hereby certify that Tony Picklesimer whose name as Mayor of The City of Chelsea, an Alabama Municipal Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being 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



TRACT NO. 10A

PARCEL 1 OF 1

OWNER: CITY OF CHELSEA PROJECT NO.: SCP 59-880-17

TOTAL AREA: 5.52 COUNTY: SHELBY

R/W REQUIRED: 0.07 SCALE: 1:100

EASEMENT: 0.00 DATE: 9-19-18

REMAINDER: 5.45 REVISED: 9/7/21

Real Estate Sales Validation Form

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

Grantor's Name TOLK OF CHelsea
Mailing Address P.O. Box 111
Chelsea, AL 35043

Grantee's Name shelby County Commission
Mailing Address 506 Highway 70
Columbia, AL 35051

Property Address Parcel 10.
09 8 34 0 001 019.000

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 1636

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 Assessment

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 HOLLIDAY - Shelby County

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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CITY OF CHELSEA
ORDINANCE 2021-09-21-941

**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

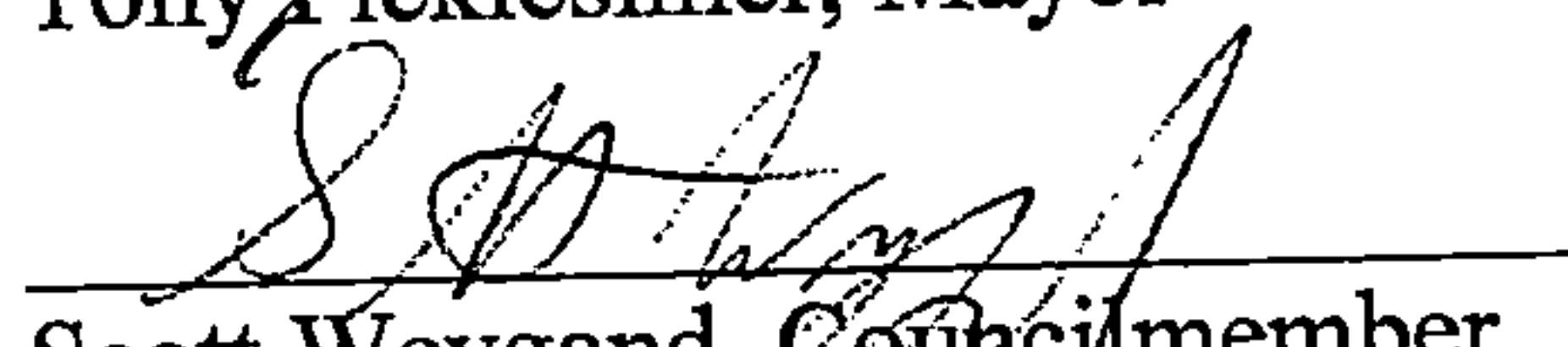
WHEREAS, a general and permanent ordinance is necessary to effect the conveyance;

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 21st day of September, 2021.



Tony Picklesimer, Mayor



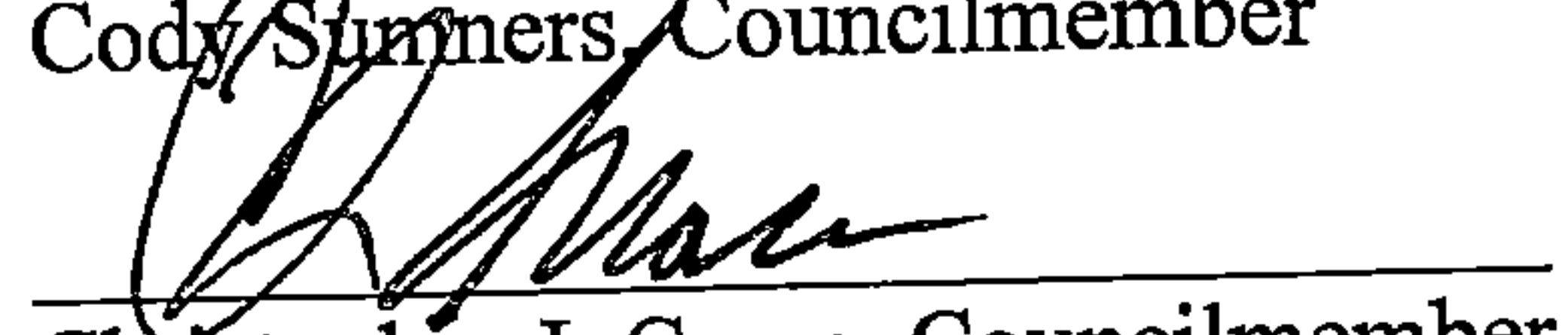
Scott Weygand, Councilmember



Tiffany Bittner, Councilmember



Cody Summers, Councilmember



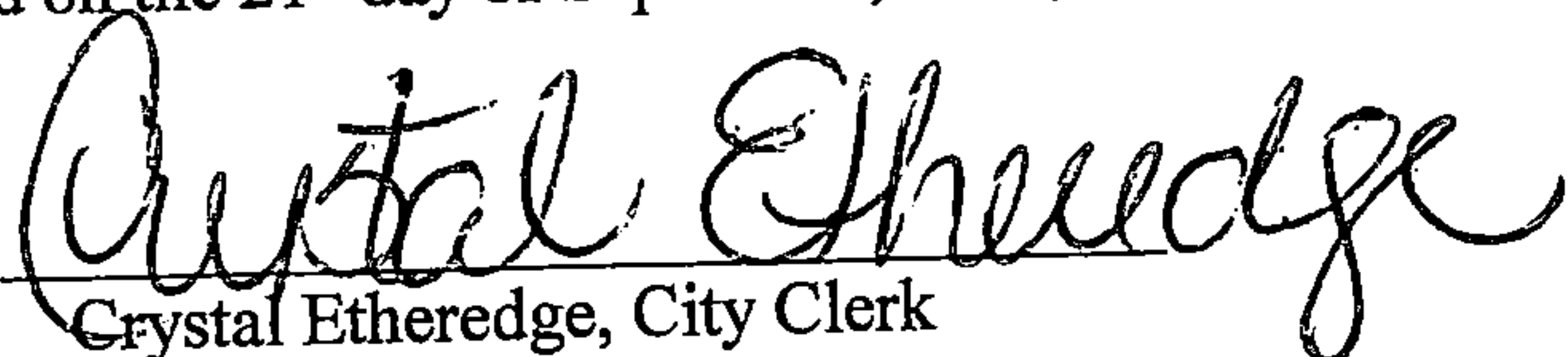
Christopher J. Grace, Councilmember



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 21st day of September, 2021, and that such ordinance is on file in the office of the City Clerk

Attested by:



Crystal Etheredge, City Clerk



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