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Shelby Cnty Judge of Probate, AL
11/10/2021 03:05:04 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

COUNTY PROJ. NO. SCP 59-880-17

TRACT 4
DATE: September 18, 2020

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten Thousand dollar(s) and No Cents (\$10,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **William M. Chesser, Mary Catherine Chesser and Betty S. Chesser** 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:

Tract #4 – Taking 1 of 1
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. 4 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 1532.83 feet;
thence run North 01° 27' 41" West for a distance of 1096.29 feet to a point on the present northwesterly Right-of-Way of County Road 39 and the **POINT OF BEGINNING**, that is a point 21.06 feet left of and at a right angle to the centerline of County Road 39 at Station 65+80.96;
thence leaving the present northwesterly Right-of-Way of County Road 39 run North 35° 56' 02" West for a distance of 40.46 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 65+91.92;
thence run North 38° 20' 55" East for a distance of 58.08 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 66+50.00;

thence run North 64° 54' 50" East for a distance of 55.90 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+00.00;
thence run North 38° 20' 55" East for a distance of 40.76 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+40.76, said point also being the Point of Curvature of a curve to the left, having a radius of 930.00 feet, a central angle of 06° 49' 53", a chord length of 110.82 feet, and a chord bearing of North 34° 55' 59" East;
thence continue along the arc of said curve for a distance of 110.89 feet to a point on the present south Right-of-Way of Twin Oaks Circle and the present westerly Right-of-Way of County Road 39, that is a point 80.37 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 120+38.89 and the Point of Curvature of a curve to the right, having a radius of 24.48 feet, a central angle of 84° 02' 02", a chord length of 32.78 feet, and a chord bearing of South 03° 22' 23" East;
thence continue along the arc of said curve the present south Right-of-Way of Twin Oaks Circle and present westerly Right-of-Way of County Road 39 for a distance of 35.91 feet to a 1/2" Rebar Found on the present westerly Right-of-Way of County Road 39, that is a point 15.87 feet left of and at a right angle to the centerline of County Road 39 at Station 68+26.48 and the Point of Tangency of said curve;
thence run South 38° 38' 38" West along the present westerly Right-of-Way of County Road 39 for a distance of 245.96 feet to the **POINT OF BEGINNING**, that is a point 21.06 feet left of and at a right angle to the centerline of County Road 47 at Station 65+80.96;
said Right-of-Way Taking containing 6,213 Square feet (0.14 acres) more or less.

Tract #4 – TCE 1 of 1

A Temporary Construction Easement 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. 4 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 1532.83 feet;
thence run North 01° 27' 41" West for a distance of 1096.29 feet to a point on the present northwesterly Right-of-Way of County Road 39, that is a point 21.06 feet left of and at a right angle to the centerline of County Road 39 at Station 65+80.96;
thence leaving the present northwesterly Right-of-Way of County Road 39 run North 35° 56' 02" West for a distance of 40.46 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 65+91.92;
thence run North 38° 20' 55" East for a distance of 58.08 feet to a point, that is a point 60.00 feet left of and at a right angle to the centerline of County Road 39 at Station 66+50.00;
thence run North 64° 54' 50" East for a distance of 55.90 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+00.00;
thence run North 38° 20' 55" East for a distance of 40.76 feet to a point, that is a point 35.00 feet left of and at a right angle to the centerline of County Road 39 at Station 67+40.76, said point also being the Point of Curvature of a curve to the left, having a radius of 930.00 feet, a central angle of 06° 49' 53", a chord length of 110.82 feet, and a chord bearing of North 34° 55' 59" East;
thence continue along the arc of said curve for a distance of 110.89 feet to a point on the present south Right-of-Way of Twin Oaks Circle and the present westerly Right-of-Way of County Road 39, that is a point 80.37 feet left of and at a right angle to the centerline Twin Oaks Circle at Station 120+38.89 and the Point of Curvature of a curve to the left having a radius of 24.48 feet, a central angle of 16° 13' 03", a chord length of 6.91 feet, and a chord bearing of North 53° 29' 55" West;
thence leaving the westerly Right-of-Way of County Road 39 continue along the arc of said curve and present south Right-of-Way of Twin Oaks Circle for a distance of 6.93 feet to a 1/2" Rebar Found, that is a point 78.90 feet left of and at

a right angle to the centerline of Twin Oaks Circle at Station 120+51.27 and the Point of Curvature of a curve to the left, having a radius of 178.19 feet, a central angle of 19° 54' 53", a chord length of 61.62 feet, and a chord bearing of North 71° 33' 53" West;
thence continue along the arc of said curve and the present south Right-of-Way of Twin Oaks Circle for a distance of 61.94 feet to a point, that is a point 64.31 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 121+54.35 and the Point of Tangency of said curve;
thence run North 81° 31' 20" West along the present south Right-of-Way of Twin Oaks Circle for a distance of 51.21 feet the **POINT OF BEGINNING**, that is a point 44.37 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+04.94;
thence leaving the present south Right-of-Way of Twin Oaks Circle run South 08° 28' 40" West for a distance of 6.16 feet to a point, that is a point 50.03 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+07.36;
thence run North 81° 31' 20" West for a distance of 30.00 feet to a point, that is a point 39.89 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+30.10;
thence run North 08° 28' 40" East for a distance of 6.16 feet to a point on the present south Right-of-Way of Twin Oaks Circle, that is a point 33.97 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+28.67;
thence run South 81° 31' 20" East along the present south Right-of-Way of Twin Oaks Circle for a distance of 30.00 feet the **POINT OF BEGINNING**, that is a point 44.37 feet left of and at a right angle to the centerline of Twin Oaks Circle at Station 122+04.94;
said Temporary Construction Easement containing 185 Square feet (0.01 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.



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In witness whereof we have hereunto set our hands and seals this the 18th day of September, 2020.

Betty S. Chesser (LS)

William M. Chesser

~~Betty S. Chesser~~ (LS)

Mary C Chesser (LS)

ACKNOWLEDGMENT

STATE OF ALABAMA)

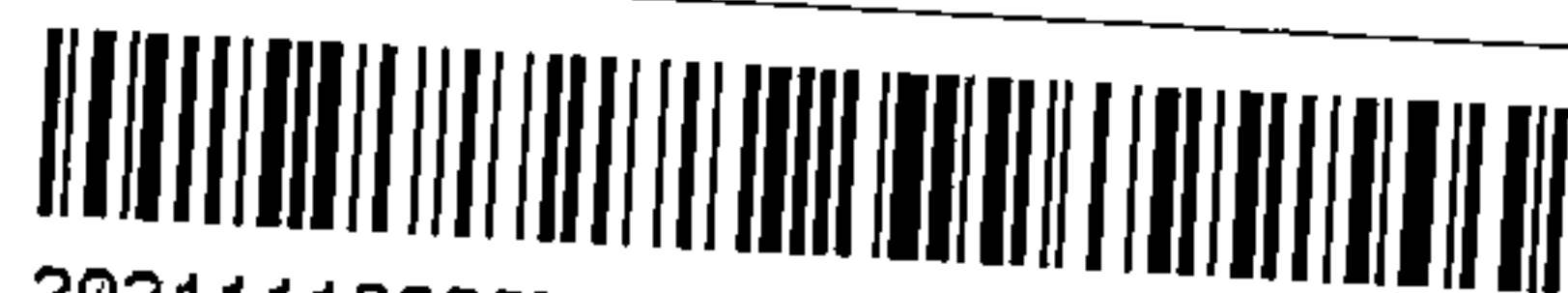
COUNTY OF SHELBY)

I, James Scott Holladay, a Notary Public, in and for said County in said State, hereby certify that William M. Chesser, Betty S. Chesser, and Mary Catherine Chesser, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

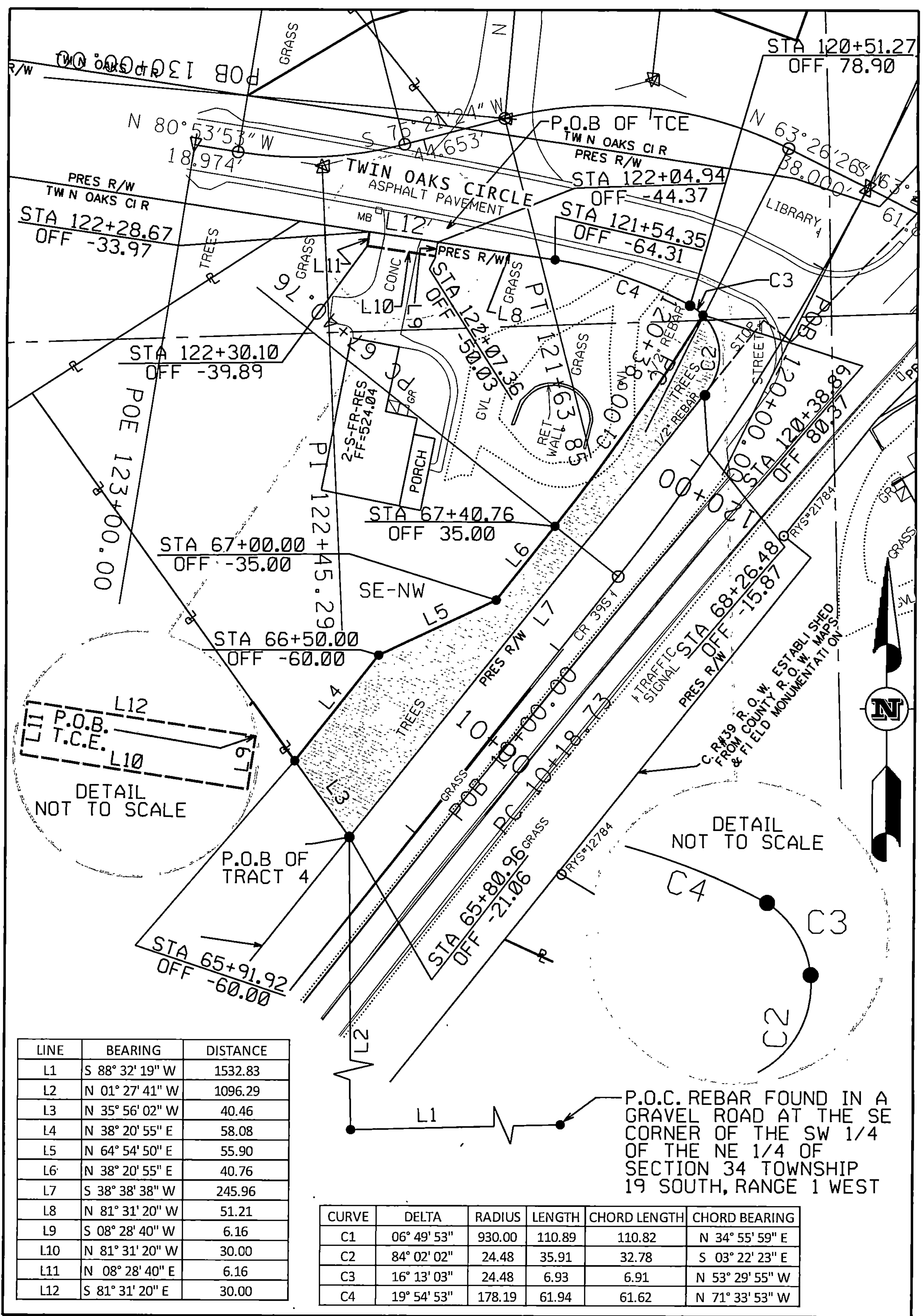
Given under my hand and official seal this 18th day of September 2020.

James Scott Holladay
NOTARY PUBLIC

My Commission Expires 9-17-24



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LINE	BEARING	DISTANCE
L1	S 88° 32' 19" W	1532.83
L2	N 01° 27' 41" W	1096.29
L3	N 35° 56' 02" W	40.46
L4	N 38° 20' 55" E	58.08
L5	N 64° 54' 50" E	55.90
L6	N 38° 20' 55" E	40.76
L7	S 38° 38' 38" W	245.96
L8	N 81° 31' 20" W	51.21
L9	S 08° 28' 40" W	6.16
L10	N 81° 31' 20" W	30.00
L11	N 08° 28' 40" E	6.16
L12	S 81° 31' 20" E	30.00

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	06° 49' 53"	930.00	110.89	110.82	N 34° 55' 59" E
C2	84° 02' 02"	24.48	35.91	32.78	S 03° 22' 23" E
C3	16° 13' 03"	24.48	6.93	6.91	N 53° 29' 55" W
C4	19° 54' 53"	178.19	61.94	61.62	N 71° 33' 53" W

TRACT NO.4

OWNER: WILLIAM M & BETTY

TOTAL AREA: 0.98

R/W REQUIRED: 0.14

EASEMENT: 0.01

REMAINDER: 0.84

PROJECT. NO.: SCP 59-880-17

COUNTY: SHELBY

SCALE: 1 : 50

DATE: 9-19-18

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 William M. Chesser Betty S. Chesser
Mailing Address Mary Catherine Chesser Chesser
109 Twin Oaks Cir
Chessee, AL 35043

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

Property Address 109 Twin Oaks Cir
Chessee, AL 35043

Date of Sale 10-18-20
Total Purchase Price \$ 10,000.00

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 DEED

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 H. Hester, Shelby County

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1