

RIGHT-OF-WAY & EASEMENT DEED (ROAD)



20211124000565360 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/24/2021 12:01:30 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) cash in hand paid by the CITY OF ALABASTER, ALABAMA, the receipt whereof is hereby acknowledged, we, the undersigned, do hereby quitclaim, grant, convey and dedicate unto the said City, its successors and assigns, a right-of-way and easement for public purposes, including a public road and appurtenances, including drainage facilities, underground water and sewer lines and other public utilities and devices both below and above ground. Said right-of-way being located in Shelby County, Alabama and described as follows, to-wit:

WYNLAKE WAY

A parcel of land situated in the Southeast Quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at a 2" open pipe found being located at the Southeast corner of Section 22, Township 21 South, Range 3 West, Shelby County Alabama; thence run North 00°31'51" East (Bearing Basis is WYNLAKE SECTOR 5 as recorded in Map Book 40, Page 125 in the Probate Office of Shelby County, Alabama) in a Northerly direction along the east line of said Section 22 for a distance of 508.16 feet to a capped rebar found stamped "SMW LS 19753" at the southeast corner of Lot 209 of said WYNLAKE SECTOR 5; thence run North 89°35'18" West for a distance of 128.83 feet to a cross cut found in a power box lying at the southwest corner of Lot 209 of said WYNLAKE SECTOR 5 and being on the easterly right of way of North Wynlake Drive; thence run South 00°24'42" West for a distance of 103.24 feet the POINT OF BEGINNING; said point lying on a curve to the left concave northeasterly having a radius of 25.00 feet, a central angle of 90°25'44", a chord bearing of South 44°48'09" East, a chord length of 35.49 feet, thence run along the arc of said curve southeasterly for an arc distance of 39.46 feet to a point; thence run North 89°58'59" East for a distance of 103.42 feet to a point lying on the east line of said Section 22; thence run South 00°31'51" West along the east line of said Section 22 for a distance of 60.00 feet to a point; thence run South 89°58'59" West for a distance of 103.68 feet to a point lying on a curve to the left concave southeasterly having a radius of 25.00 feet, a central angle of 89°34'16", a chord bearing of South 45°11'51" West, a chord length of 35.22 feet, thence run along the arc of said curve southwesterly for an arc distance of 39.08 feet to a point; thence run North 00°24'43" East for a distance of 110.00 feet to the POINT OF BEGINNING. Said property being 7,981.27 square feet or 0.183 acres more or less.

For the consideration aforesaid, the undersigned do quitclaim, grant, convey and dedicate unto said City the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said area and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said area when deemed reasonably necessary for the avoidance of danger in and about said public use of said area, and the right to prohibit the construction or maintenance of any improvement or obstruction on, over, across or upon said area herein conveyed without the written permission from the City of Alabaster.

In consideration of the benefit to the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release the City of Alabaster, Shelby County, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property of the undersigned arising or resulting from the construction, maintenance and repair of said improvement, and the undersigned do hereby admit and acknowledge that said improvement, if and when constructed, will be a benefit to the property of the undersigned.

The undersigned covenant with said the City of Alabaster that the undersigned are all the owners of said property and are each seized in fee-simple of said premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted grounds from and against the lawful claims of all persons whomsoever.



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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this
12th day of October, 2021.

VALOR COMMUNITIES, LLC
Scott Deboard

BY: 

ITS: MANAGING MEMBER

STATE OF ALABAMA)

Madison COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Scott Deboard whose name as Managing Member of the Valor Communities, LLC, an Alabama Limited Liability Company, 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 the conveyance, he, as such officer, and with full authority, Mark S. Drummond executed the same voluntarily for and as the act of said Alabama Limited Liability Company.

Given under my hand and official seal, this 12 day of October, 2021.

My commission expires 8/8/23.


Notary Public

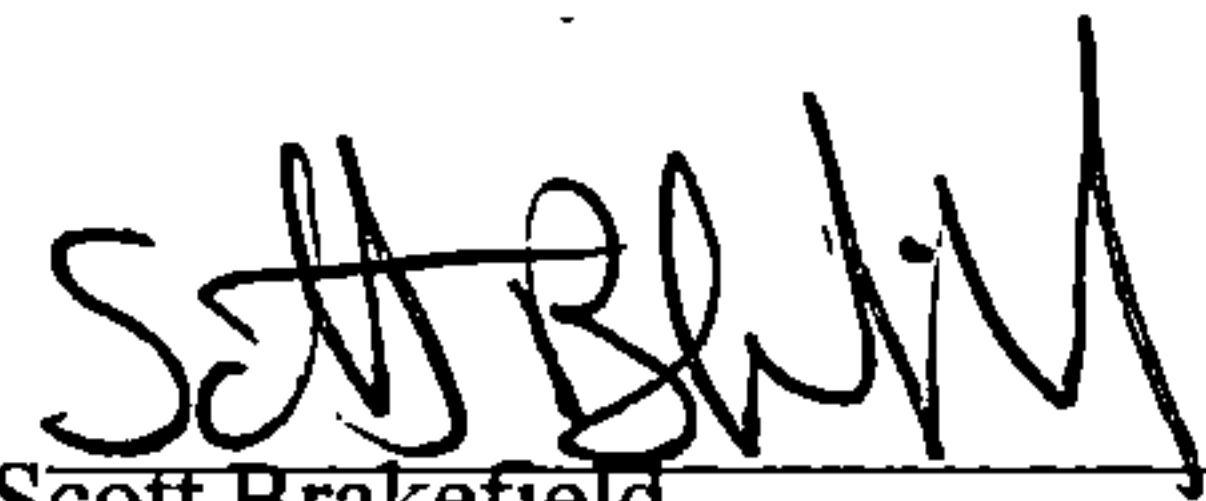


CERTIFICATE OF ACCEPTANCE

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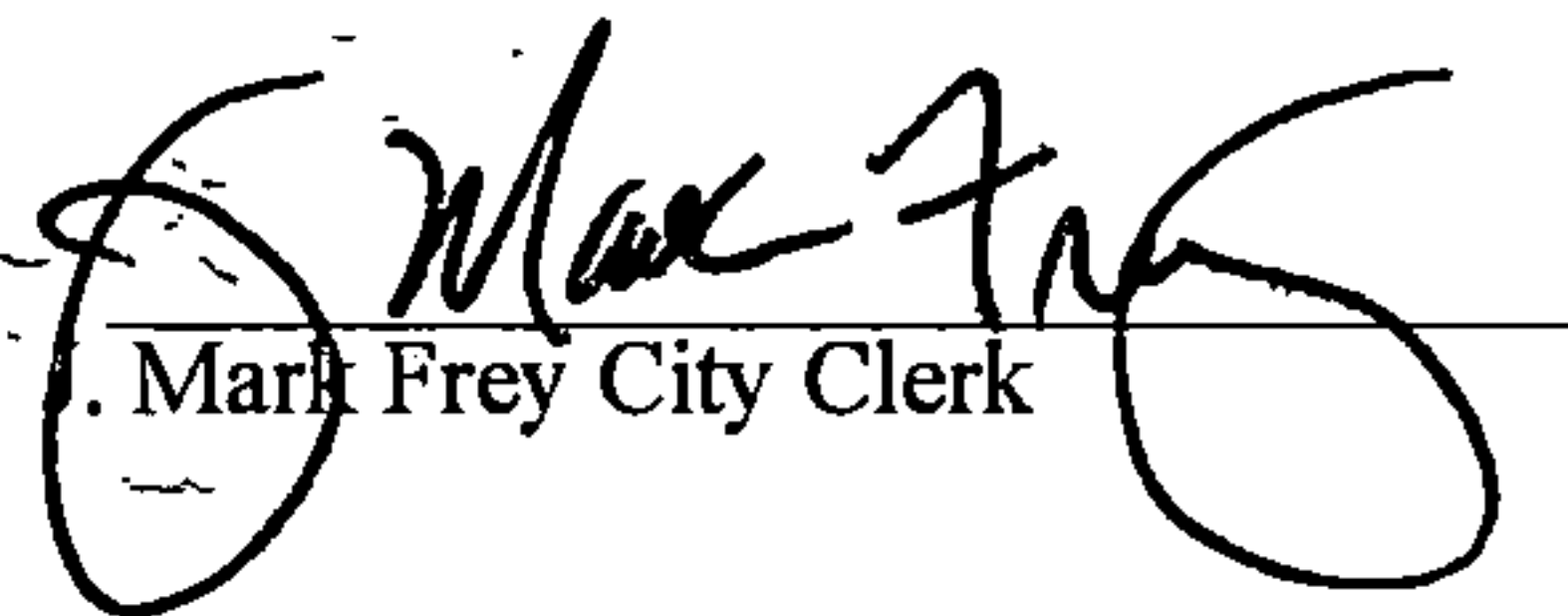
This is to certify that the interest and real property conveyed by this dedication instrument the day of OCTOBER 12, 2021, from VALOR COMMUNITIES, LLC to the CITY OF ALABASTER, has been duly accepted by Resolution of the City Council duly adopted on the 25 day of OCTOBER 2021, subject to all terms and conditions contained therein, and the City Council has consented to recordation of such dedication instrument by its duly authorized officer.

Dated 11/16/2021



Scott Brakefield,
Mayor, CITY OF ALABASTER

ATTEST:



Mark Frey City Clerk

AFTER EXECUTION BY GRANTOR, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Clerk
1953 Municipal Way
Alabaster, AL 35007

AFTER RECORDING, PLEASE RETURN ORIGINAL TO:

CITY OF ALABASTER C/o City Clerk
1953 Municipal Way
Alabaster, AL 35007

Real Estate Sales Validation Form



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

Grantor's Name Valor Communities, LLC
Mailing Address 9497 Thornton Blvd.
Jonesboro, GA 30236

Grantee's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address Right-Of-Way Quitclaim
Wynlake Veteran's Park Road

Date of Sale 10/12/2021
Total Purchase Price \$ 10.00
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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Contract |
| <input type="checkbox"/> Closing Statement | |

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 _____

Print Lisa Glasgow, Assistant City Clerk

____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1