



20220107000008780 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/07/2022 10:43:54 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJ. NO. STPBH-5914(250)
COUNTY PROJ. NO. SCP 59-800-11
TRACT NO. 10
DATE: December 14, 2021

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWENTY FIVE THOUSAND EIGHT HUNDRED AND NO/100 (\$25,800.00)** dollar(s) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **William Timothy McGuire**, 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:

Right-of-Way Deed:

A part of the NW ¼ of the SW ¼, Section 19, Township 18S, Range 2E, identified as Tract No. 10 in Shelby County Alabama and being more fully described as follows:

Tract #10 - Parcel #1 of #1:

COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way jog of the Norfolk Southern Rail Road, said being labeled as Station 21895+00, on a Right-of Way map for Central of Georgia Railway Resurvey;

thence N 44° 32' 18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 262.30 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East;

thence N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 226.74 feet to a point;

thence leaving the Northeast Right-of-Way of the Norfolk Southern Rail Road run North 45° 27' 42" East for a distance of 165.75 feet to a point on the Northeast Right-of-Way of a 15.00 foot Alley and the **POINT OF BEGINNING**, that is point 4.08 feet right of and at a right angle to the project centerline at Station 18+43.74;

thence N 44° 32' 18" W along the Northeast Right-of-Way of a 15.00 foot Alley for a distance of 104.65 feet to a point on the Southeast Right-of-Way of Shelby County Road 55, that is 92.65 feet left of and at a right angle to the project centerline at Station 18+83.67;



thence leaving the Northeast Right-of-Way of a 15.00 foot Alley run North 45° 50' 40" East along the Southeast Right-of-Way of Shelby County Road 55 for a distance of 134.09 feet to a point on the Southwest Right-of-Way of Water Street, that is a point 42.99 feet left of and at right angle to the project centerline at Station 20+04.48, said point also being 6.40 feet left of and at right angle to the centerline of Water Street at Station 81+40.70;

thence leaving the Southeast Right-of-Way of Shelby County Road 55 run South 44° 38' 06" East for a distance of 102.90 feet to a point on the Southwest Right-of-Way of Water Street to a point, that is a point 54.01 feet right of and at right angle to the project centerline at Station 19+69.92, said point also being 27.75 feet right of and at right angle to the centerline of Water Street at Station 82+40.73;

thence leaving the Southwest Right-of-Way of Water Street run South 45° 05' 47" West for a distance of 134.26 feet to the **POINT OF BEGINNING**, that is point 4.08 feet right of and at a right angle to the project centerline at Station 18+43.74;

said Right-of-Way Taking containing 13,923 Square Feet (0.32 acres) more or less

said Right-of-Way taking is shown on the right of way map of record in the Highway Department of Shelby County Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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.

The grantor hereby grants permission, with right of ingress to and egress from, grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above described right of way.



In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the

18 day of December, 2021.

 (LS)

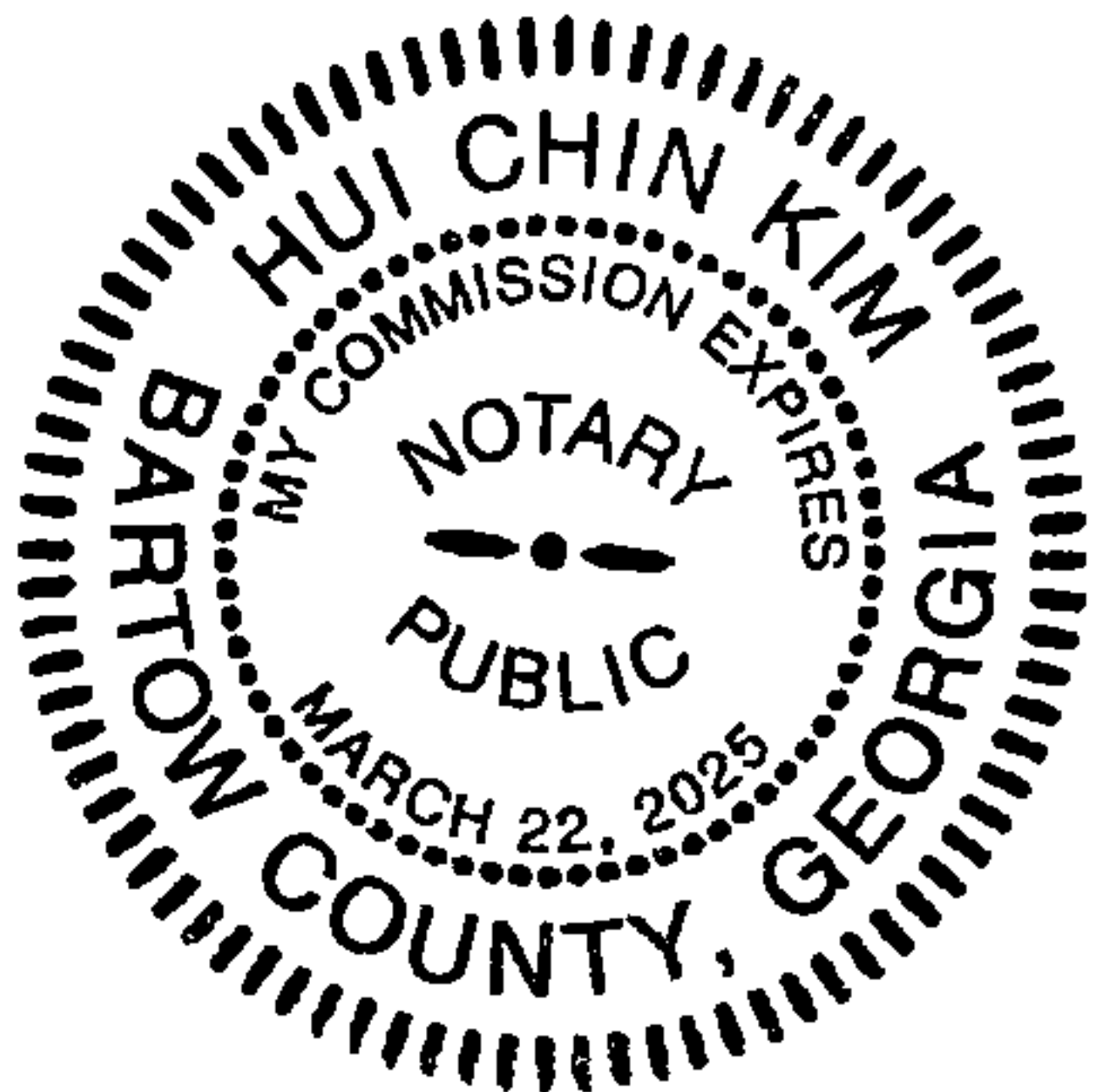
ACKNOWLEDGMENT

STATE OF GEORGIA

COUNTY OF Cherokee

I, Hui Chin Kim, a Notary Public, in and for said County in said State, hereby certify that **William Timothy McGuire**, whose name (s) **appear herein**, 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, **William Timothy McGuire** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2021.
(month)

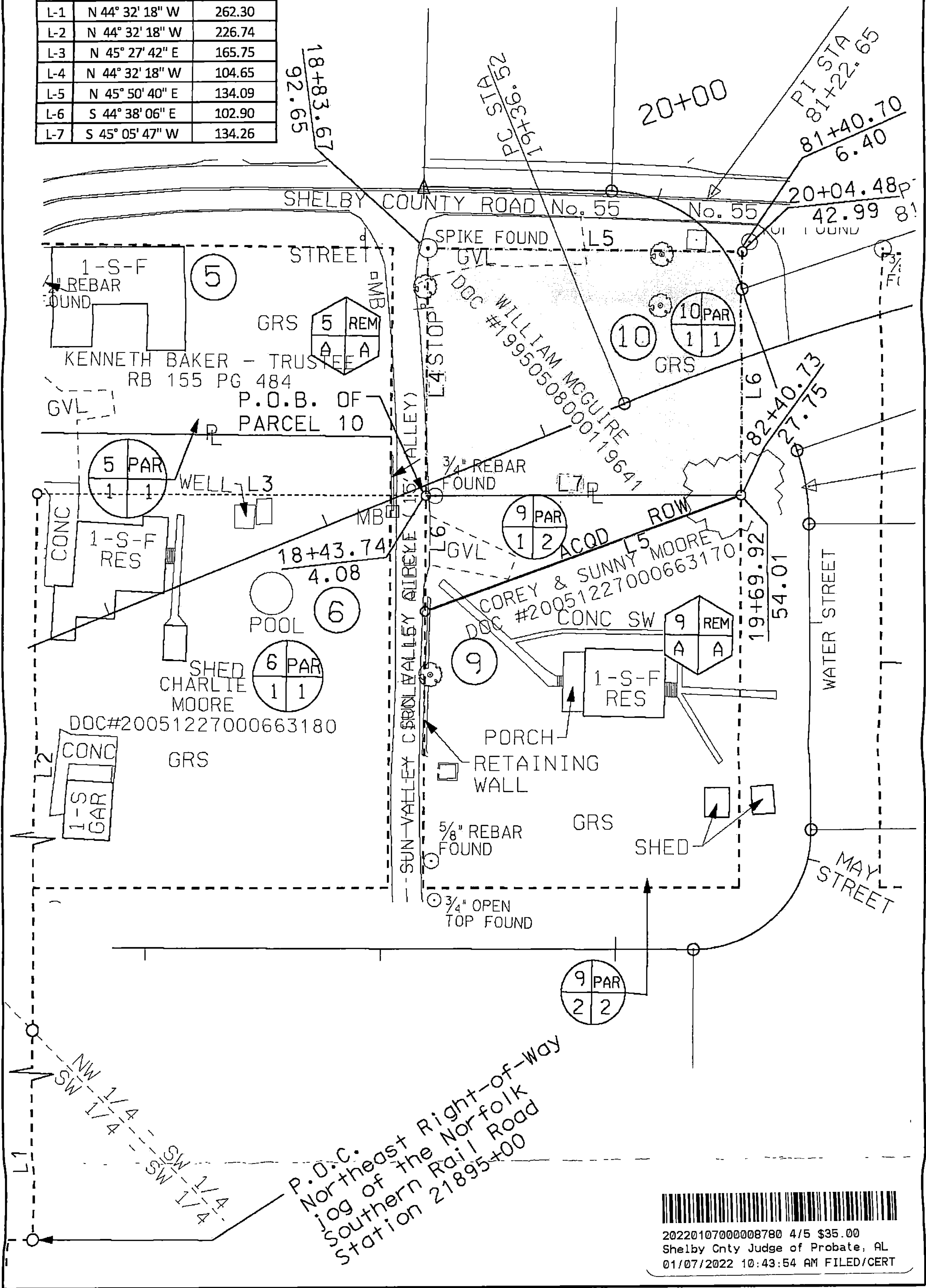




NOTARY PUBLIC

My Commission Expires 3/22/2025

LINE	BEARING	DISTANCE
L-1	N 44° 32' 18" W	262.30
L-2	N 44° 32' 18" W	226.74
L-3	N 45° 27' 42" E	165.75
L-4	N 44° 32' 18" W	104.65
L-5	N 45° 50' 40" E	134.09
L-6	S 44° 38' 06" E	102.90
L-7	S 45° 05' 47" W	134.26



TRACT NO. 10

OWNER: WILLIAM MCGUIRE

TOTAL AREA: 0.32

R/W REQUIRED: 0.32

EASEMENT: 0.00

REMAINDER: 0.00

PROJECT NO.: STPBH-5914(250)

COUNTY: SHELBY

SCALE: 1:50

DATE: 09-08-19

REVISED:

Real Estate Sales Validation Form



20220107000008780 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/07/2022 10:43:54 AM FILED/CERT

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

Grantor's Name William Timothy McGuire
Mailing Address 2036 Towne Lake Hills West
Woodstock, GA 30189

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address 17576 Highway 55
Sterrett, AL 35147

Date of Sale 12/18/2020

Total Purchase Price \$ 25,800.00

or

Parcel # 58-05-4-19-3-001-014.000 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 1/7/2022

Print Mark Endfinger

Unattested

Sign

Mark Endfinger

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1