

STATE OF Alabama)
COUNTY OF Shelby)

20221006000381920
10/06/2022 11:45:07 AM
REL 1/3

AFFIDAVIT OF CANCELLATION OF RIGHT OF REFUSAL

Before me, the undersigned authority in and for the aforesaid county in said state, did on this day personally appear, James T. Stephens who is known to me, and who did, after first being duly sworn, testify and affirm as follows, to wit:

My name is James T. Stephens, I am over the age of 19, and have personal knowledge of the matters set forth herein.

I am the Owner of a right of refusal to purchase certain property described as follows:

LEGAL DESCRIPTION ATTACHED

Right of refusal was established by agreement recorded in Instrument 2000-27957 in the Probate Office of Shelby County, Alabama and assignment recorded in Instrument 20191211000468580.

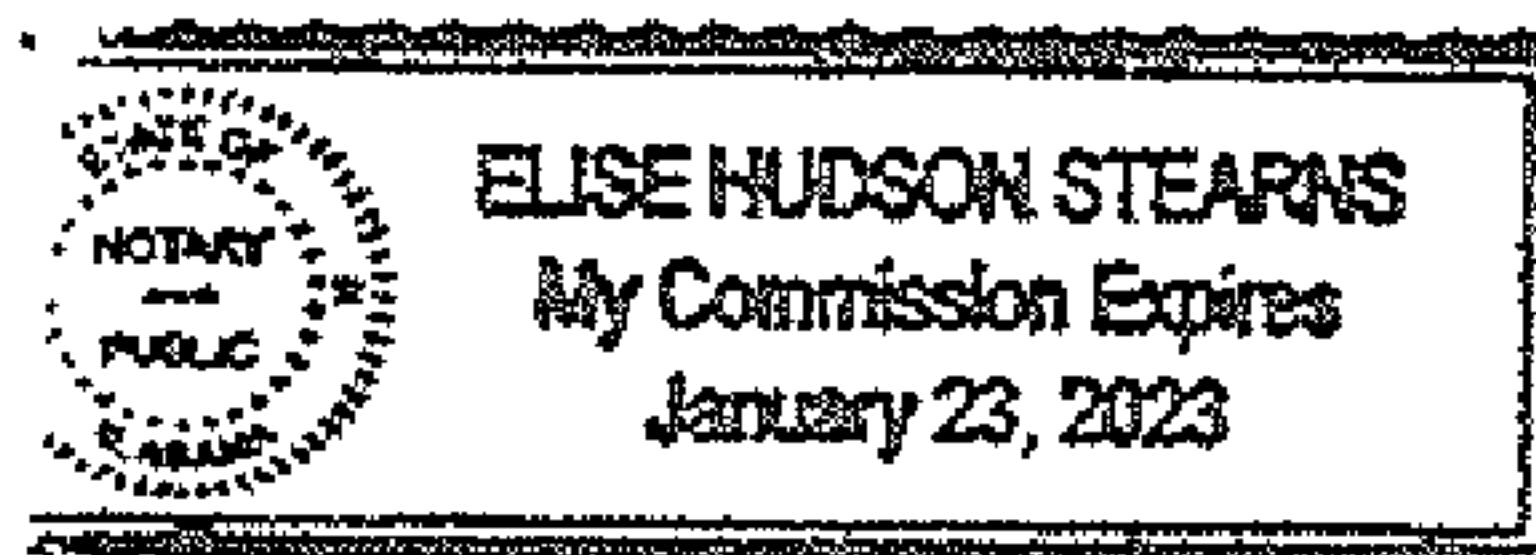
I hereby renounce and decline my option to purchase and acknowledge that I have no further right to purchase said property.


James T. Stephens

State of Alabama
County of Shelby

Signed and Sworn to before me the undersigned Notary Public on this the 2 day of September, 2022.


Notary Public
Commission Expires 1/23/23



This document was prepared by:
Michael Galloway, Attorney at Law
3500 Blue Lake Drive, Suite 320
Birmingham, Al 35243

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I

Begin at a crimped iron pipe being the locally accepted Southeast corner of the SE 1/4 of the NW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a Westerly direction for a distance of 336.73 feet to a point; thence turn an interior angle to the left of 47° 15' 08" and run in a Northeasterly direction for a distance of 210.15 feet to a point; thence turn an interior angle to the right of 61° 04' 32" and run in a Westerly direction for a distance of 210.74 feet to a point; thence turn an interior angle to the left of 72° 40' 46" and run in a Northerly direction for a distance of 24.25 feet to a point; thence turn an interior angle to the left of 118° 52' 40" and run in an Easterly direction for a distance of 396.17 feet to a point; thence turn an interior angle to the left of 89° 37' 23" and run in a Southerly direction for a distance of 209.99 feet to the point of beginning.

Commonly known as Parcel ID # 09-5-16-0-001-016.000

Parcel II

Begin at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run East along the North line of said 1/4-1/4 Section a distance of 162.84 feet; thence turn an angle of 39° 35' 28" to the right and run a distance of 280.44 feet; thence turn an angle of 90° 00' 00" to the right and run a distance of 124.80 feet; thence turn an angle of 60° 02' 48" to the right and run a distance of 224.80 feet; thence turn an angle of 06° 33' 23" to the right and run a distance of 81.30 feet to a point on the East line of the NE1/4 of the SW 1/4 of said Section 16; thence continue in the same direction a distance of 116.09 feet to a point on the North Right of Way line of a 30 foot road easement; thence turn an angle of 29° 48' 00" to the right and run along said road easement a distance of 72.24 feet; thence turn an angle of 44° 05' 51" to the right and run a distance of 129.93 feet to a point on the North line of said NE 1/4 of the SW 1/4, Section 16; thence turn an angle of 89° 54' 30" to the right and run a distance of 161.81 feet to the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16 and the point of beginning.

Commonly know as Parcel ID # 09-5-16-0-001-028.000

Parcel III

Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet to the point of beginning; thence turn an angle of 73° 53' 51" to the left and run a distance of 63.76 feet; thence turn an angle of 25° 50' 00" to the right and run a distance of 213.44 feet; thence turn an angle of 99° 11' 38" to the right and run a distance of 352.21 feet; thence turn an angle of 87° 13' 22" to the right and run a distance of 269.86 feet; thence turn an angle of 63° 53' 00" to the right and run a distance of 158.80 feet; thence turn an angle of 40° 12' 00" to the right and run a distance of 102.41 feet; thence turn an angle of 44° 25' to the right and run a distance of 72.37 feet to the point of beginning.

Together with an Easement for Ingress and Egress described as follows:

A road easement 15 feet either side of a center line described as: Commence at the Northeast corner of the NE 1/4 of the SW 1/4, Section 16, Township 19 South, Range 1 West; thence run South along the East line of said 1/4-1/4 Section a distance of 245.50 feet; thence turn an angle of 106° 06' 09" to the right and run a distance of 72.37 feet; thence turn an angle of 44° 25' to the left. and run a distance of 15.36 feet to the point of beginning of the road easement; thence turn an angle of 74° 13' 00" to the right and run a distance of 124.49 feet; thence turn an angle of 28° 00' 48" to the left and run a distance of 112.67 feet; thence turn an angle of 15° 36' 00" to the left and run a distance of 173.15 feet; thence turn an angle of 25° 56' 00" to the right and a distance of 148.60 feet to a point on Shelby County Highway # 41 and the point of ending.

Commonly known as Parcel ID # 09-5-16-0-001-029.000

EXHIBIT "A"

LEGAL DESCRIPTION

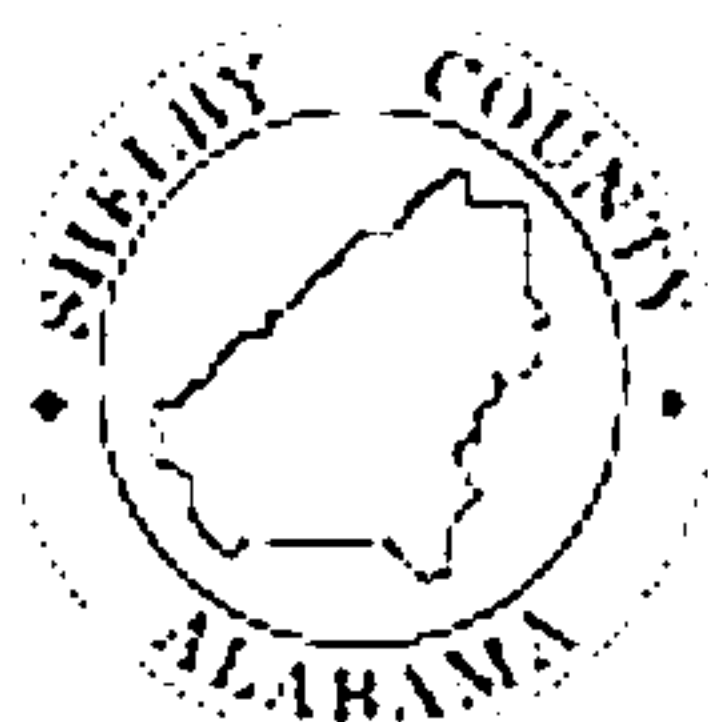
(Continued)

Parcel IV

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and thence run in a Westerly direction for a distance of 168.41 feet to the point of beginning of the property here in described; thence continue along last mentioned course for a distance of 168.32 feet to a point; thence turn an interior angle to the right of 193° 28' 12" and run in a Northwesterly direction for a distance of 211.21 feet to a point of being on the Southeastern right of way of Dunnavant Valley Road; thence turn an interior angle to the right of 119° 12' 31" and run in a Southwesterly direction for a distance of 627.56 feet to a point; thence turn an interior angle to the right of 92° 26' 41" and run in a Southeasterly direction for a distance of 233.66 feet to a point; thence turn an interior angle to the right of 95° 04' 02" and run in a Northeasterly direction for a distance of 144.55 feet to a point; thence turn an interior angle to the left of 94° 36' 57" and run in a Southeasterly direction for a distance of 164.69 feet to a point; thence turn an interior angle to the right of 103° 14' 02" and run in a Northeasterly direction for a distance of 373.99 feet to a point; thence turn an interior angle to the right of 145° 15' 51" and run in a Northeasterly direction for a distance of 158.80 feet to a point; thence turn an interior angle to the left of 139° 48' 00" and run in a Northeasterly direction for a distance of 102.41 feet to a point; thence turn an interior angle to the left of 142° 22' 02" and run in an Easterly direction for a distance of 83.93 feet to a point; thence turn an interior angle to the left of 173° 57' 58" and run in a Southeasterly direction for a distance of 63.76 feet to a point; thence turn an interior angle to the left of 154° 10' 00" and run in a Southeasterly direction from a distance of 213.44 feet to a point; thence turn an interior angle to the right of 99° 11' 38" and run in a Northeasterly direction for a distance of 151.92 feet to a point; thence turn an interior angle to the right of 68° 25' 10" and run in a Westerly direction for a distance of 224.80 feet to a point; thence turn an interior angle to the left of 173° 26' 37" and run in a Northwesterly direction for a distance of 81.30 feet to a point; thence to turn an interior angle to the left of 179° 51' 34" and run in a Northwesterly direction for a distance of 116.09 feet to a point; thence turn an interior angle to the left of 150° 12' 00" and run in a Northwesterly direction for a distance of 72.24 feet to a point; thence turn an interior angle to the left of 135° 47' 50" and run in a Northerly direction for a distance of 113.93 feet, to the point of beginning.

Commonly known as Parcel ID # 09-5-16-0-001-005.000

Survey prepared by Ray Weygand, Professional Land Surveyor No. 24973, Order # 20221567, dated September 30, 2022.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2022 11:45:07 AM
\$29.00 JOANN
20221006000381920

Allen S. Bayl
J-2201362