



20240412000105840 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 03:00:52 PM FILED/CERT

STATE OF ALABAMA )

Send tax notices to:

SHELBY COUNTY )

SHELBY COUNTY COMMISSION  
200 WEST COLLEGE ST.  
COLUMBIANA, AL 35051

### **QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) to the undersigned **THE BARBER COMPANIES, INC., an Alabama corporation** ("Grantor"), in hand paid by **SHELBY COUNTY, ALABAMA** ("Grantee"), the receipt of which is acknowledged, the said Grantor does REMISE, RELEASE, QUITCLAIM AND CONVEY unto Grantee, and Grantee's heirs, successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

SUBJECT TO, EXCEPT AND RESERVING:

1. Current ad valorem taxes;
2. Mineral and mining rights not owned by Grantor;
3. All reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the Property whatsoever;
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property; and
5. All encumbrances and encroachments which an inspection of the Property would reveal.

TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors and assigns forever.

*[The Remainder of this Page Left Intentionally Blank]*


IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed by Grantor's duly authorized representative this 4<sup>th</sup> day of April, 2024.



20240412000105840 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 03:00:52 PM FILED/CERT

**GRANTOR:**

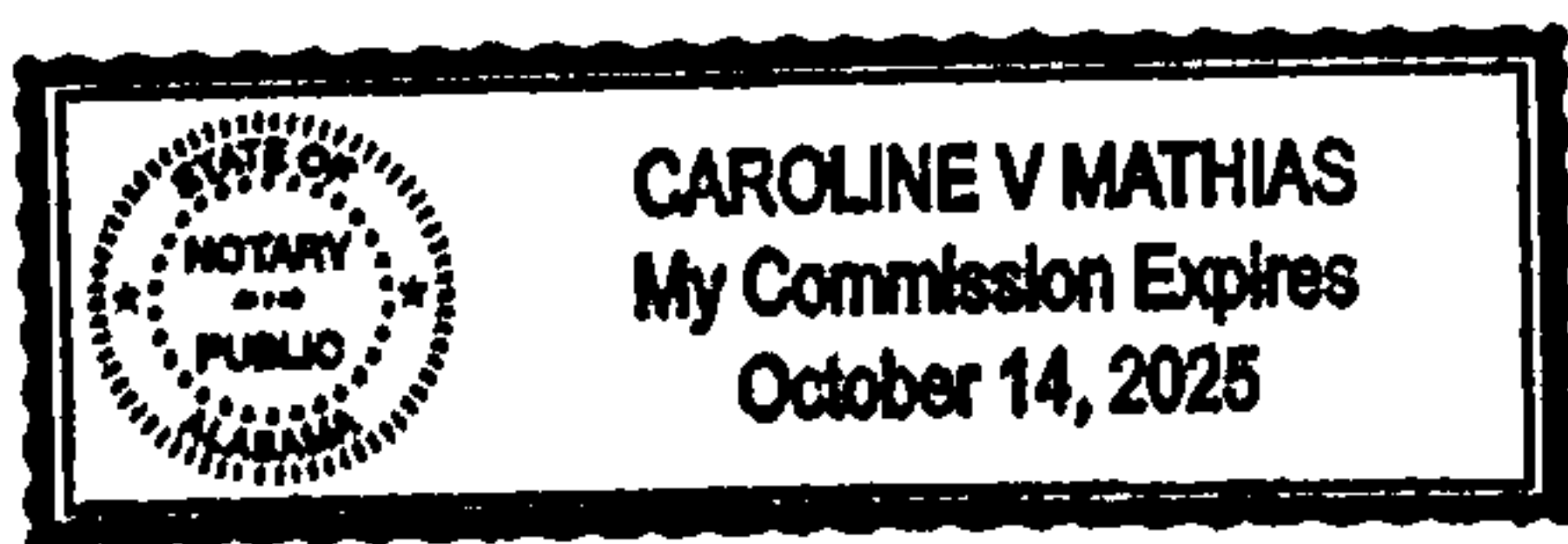
**THE BARBER COMPANIES, INC., an Alabama corporation**

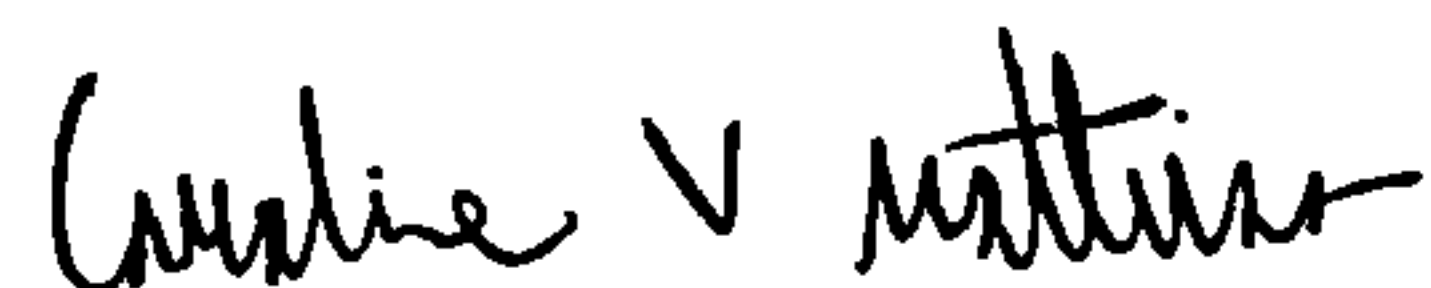
By:   
Lee A. Kinnebrew  
Its: Vice President

STATE OF ALABAMA                   )  
SHELBY COUNTY                    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lee A. Kinnebrew, whose name as Vice President of **THE BARBER COMPANIES, INC., an Alabama corporation**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4<sup>th</sup> day of April, 2024.




  
Notary Public  
My Commission Expires: 10/14/2025

This instrument was prepared by:  
Jonathan "JT" Thornbury, Esq.  
The Barber Companies, Inc.  
27 Inverness Center Parkway  
Birmingham, Alabama 35242  
(205) 795-4704

**EXHIBIT "A"**

**Legal Description**

  
20240412000105840 3/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 03:00:52 PM FILED/CERT

A section of property being situated in the Southeast quarter of the Southwest quarter of Section 27, Township 19 South, Range 1 West, more particularly described as follows:

Commence from a Capped Rebar, said Capped Rebar being on the easterly present right-of-way line of CR-47 having the coordinates of N: 1218148.25; E: 2233471.13, said Capped Rebar being the Point of Commencement;

thence run N 32°02'36" W for a distance of 159.16 feet to a point, said point also being the Point of Beginning (said point offset 39.65' ± LT and perpendicular to centerline of County Road 47 at approximate station 106+34.83);

thence run N 41°13'19" W for distance of 72.95 feet (said point offset 85.91' ± LT and perpendicular to centerline of County Road 47 at approximate station 106+90.97);

thence run N 86°36'06" E for distance of 47.52 feet (said point offset 38.41' ± LT and perpendicular to centerline of County Road 47 at approximate station 106+92.27);

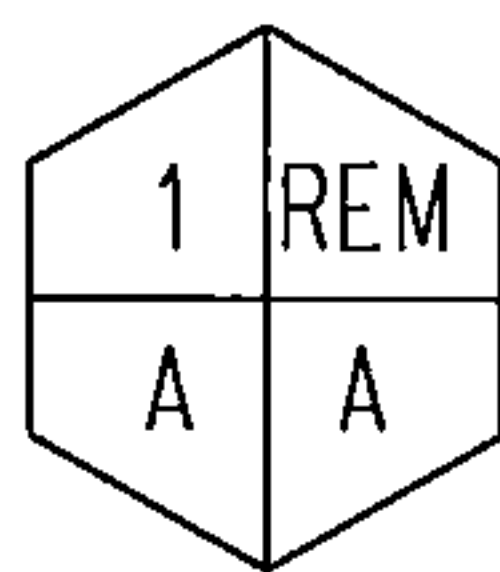
thence run along an arc 37.54 feet to the left, having a radius of 565.00 feet, the chord of which is S 00°01'47" W for a distance of 37.54 feet to a point (said point offset 39.65' ± LT and perpendicular to centerline of County Road 47 at approximate station 106+54.99);

thence run S 01°52'26" E for a distance of 20.16 feet to the Point of Beginning, containing 0.031 acre, more or less.

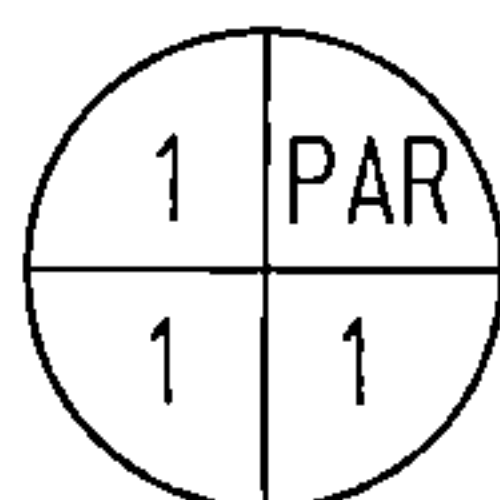


THE BARBER  
COMPANIES INC.

1



TIE TO PRES  
+90.97  
85.91' LT



POB  
STA +34.83  
39.65' LT

106+00

PRES ROW

N32°02'36"W  
159.16'

L1

ACQD ROW

L3

+54.99  
39.65' LT

C1

+92.27  
38.41' LT

L2

107+00

CHELSEA  
CORNERS WAY

COUNTY ROAD 47

POC  
CRF 5/8  
N: 1218148.25  
E: 2233471.13

LINE TABLE

NAME	DIRECTION	LENGTH
L1	N 41° 13' 19" W	72.95
L2	N 86° 36' 06" E	47.52
L3	S 01° 52' 26" E	20.16

CURVE TABLE

NAME	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH
C1	S 00° 01' 47" W	565.00	37.54	37.54	18.78



THIS IS NOT A SURVEY.  
THIS IS A SKETCH FOR  
INFORMATIONAL PURPOSES  
ONLY.

## CITY OF CHELSEA

\*NOTE: ORIGINAL ACREAGE OBTAINED FROM TAX MAPS

PROJECT NO: TBHM220030

TRACT NUMBER: 1

COUNTY: SHELBY

OWNER:

THE BARBER COMPANIES INC.

SCALE: 1"=20'

DATE: 02/10/2023

REVISED:

SHEET 1 OF 1

\* ORIGINAL ACREAGE: 20.49 AC±

R.O.W. REQUIRED: 0.031 AC±

REMAINING ACRES: 20.46 AC±



20240412000105840 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 03:00:52 PM FILED/CERT

# Real Estate Sales Validation Form



20240412000105840 5/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/12/2024 03:00:52 PM FILED/CERT

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

Grantor's Name The Barber Companies  
Mailing Address 27 Inverness Center Parkway  
Birmingham, AL 35242

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

Property Address A portion of property along CR-47 in Chelsea.

Date of Sale April 4th, 2024

Total Purchase Price \$ 10

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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 4/12/2024

Print Ethan J. Hand

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1