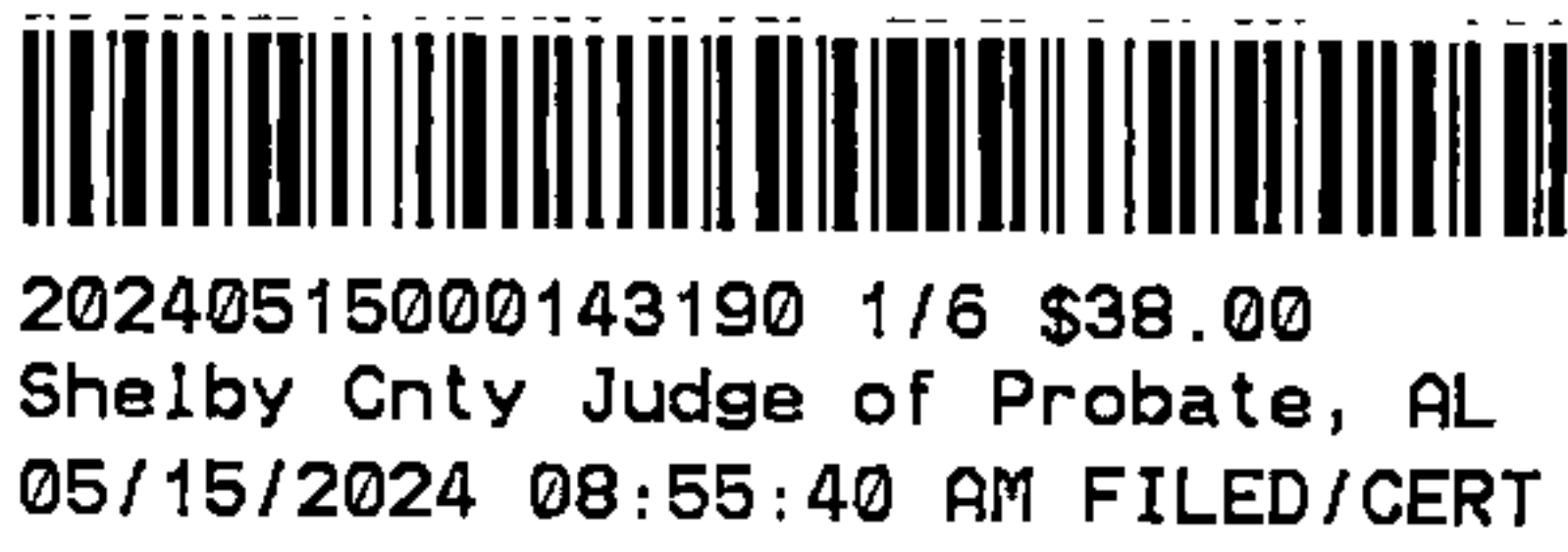


THIS INSTRUMENT PREPARED BY:
James F Henderson Jr. County Property Mgr
A-200 Jefferson County Courthouse
716 Richard Arrington Jr Blvd North
Birmingham, AL 35203

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Twenty-Five Thousand Nine Hundred Dollars (\$25,900.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, the undersigned, Carol L. Wallace, does hereby grant, bargain, sell and convey unto the said Shelby County, 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:

A parcel of Right-of-Way being more particularly described as follows:

Commence at the Southwest Corner of the Southwest ¼ of the Southwest ¼, Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle 126°36’00” and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of 44°37’01.11” and a radius of 1900 feet; thence run northwesterly along the arc of said curve for a distance of 570.95 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southwesterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northeasterly side by a line lying 88 feet northeasterly of and parallel to the following described line; thence continue northwesterly along the arc of said curve for a distance of 176.00 feet , more or less, to an intersection with a southwesterly projection of the Grantors northerly property line and the end of this Right-of-Way.

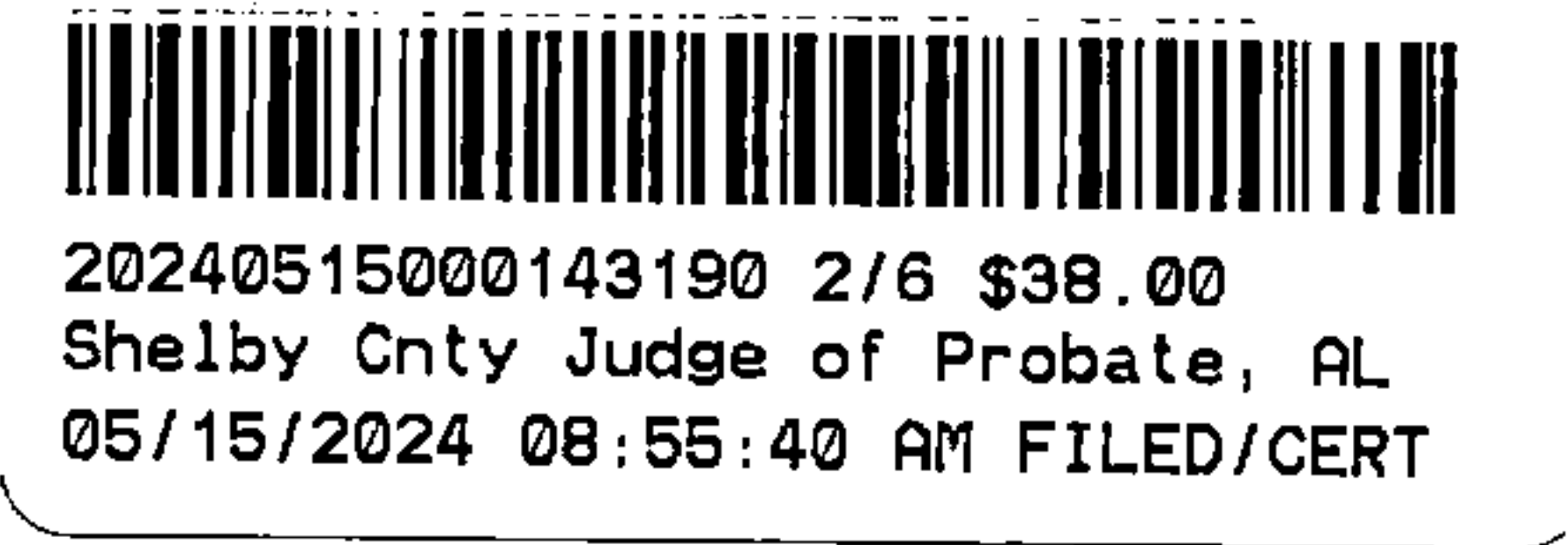
The outer boundaries of said Right-of-Way being extended or trimmed as necessary to terminate at the property line of the grantor.

All of said Right-of-Way lies in the SW ¼ of the SW ¼ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and is part of Lot 159-A, according to the resurvey of Lots 159, 160 & 161, Phase Two, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 60, in the Probate Office of Shelby County, Alabama and contains, 0.144 acres, more or less.

For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said County 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 strip and the right to cut and keep clear all trees, undergrowth and other obstructions on the lands of the undersigned adjacent to said strip when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, 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 Shelby County.

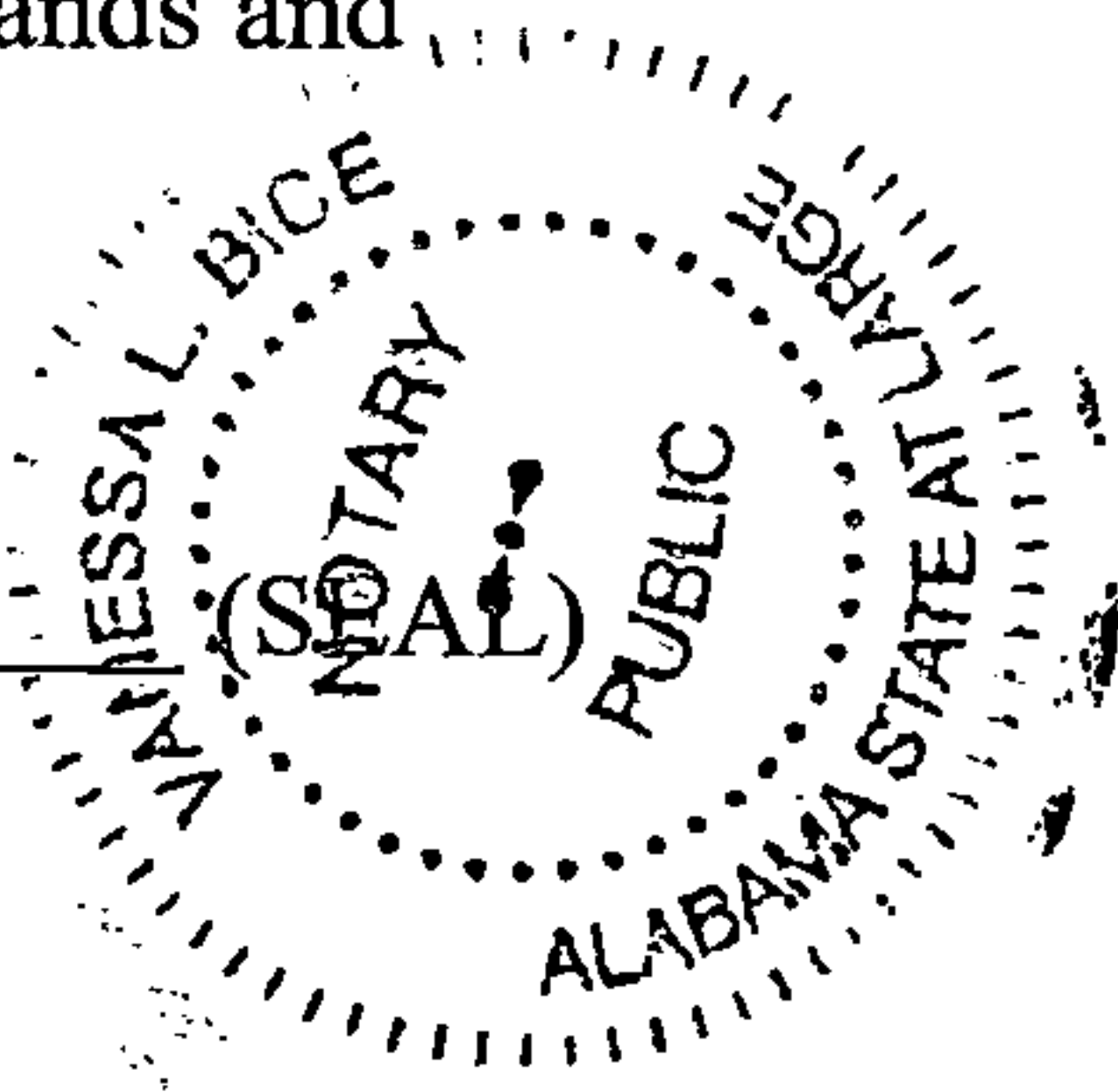
In consideration of the benefit to the property of the undersigned by reason of the construction of said improvement, the undersigned hereby release Shelby County, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property 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 Shelby County that the undersigned are 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 strip of ground from and against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 4th day of April, 2024.

Carol L. Wallace
Carol L. Wallace



STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Carol L. Wallace whose name(s) 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 4th day of April, 2024.

My commission expires: 6/3/2025 Vanessa Bice
Notary Public

Vanessa L. Bice
Notary Public, Alabama State At Large
My Commission Expires June 3, 2025

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Carol L. Wallace
Mailing Address 3341 Crossings Court
Birmingham, Alabama 35242

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

Property Address 0.144 acres of ROW located at
3341 Crossings Court
Birmingham, Alabama 35242

Date of Sale 4/4/2024
Total Purchase Price \$25,900.00


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


20240515000143190 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/15/2024 08:55:40 AM FILED/CERT

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 4/4/2024

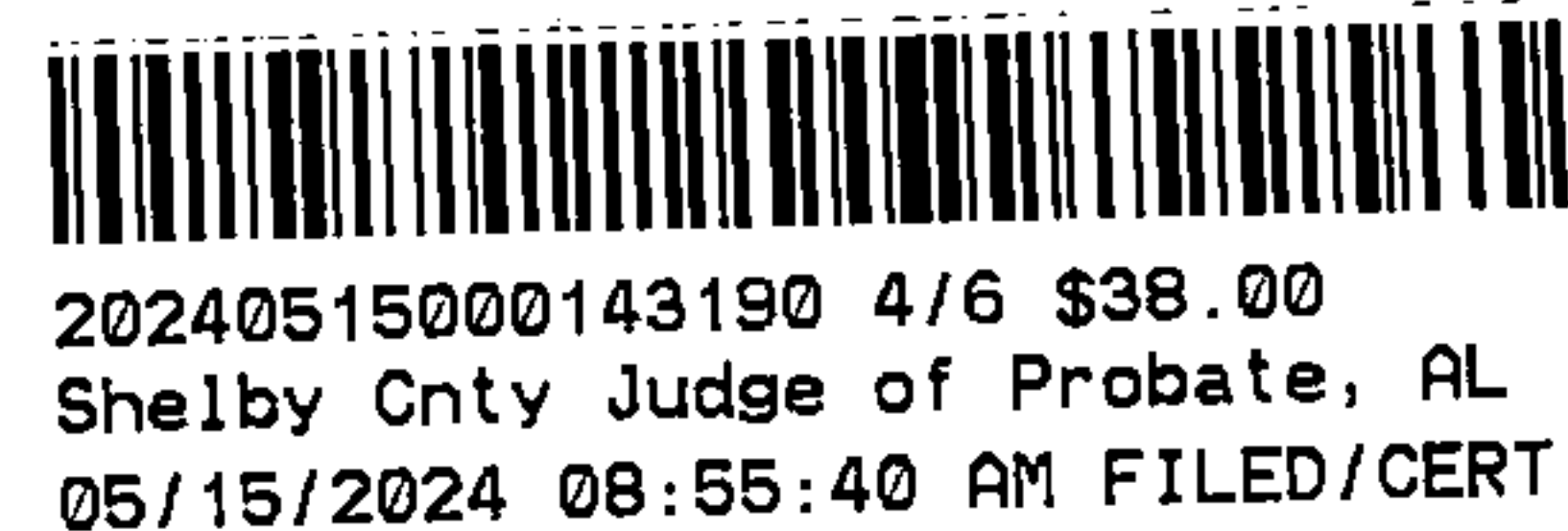
Print Carol L. Wallace

☐ Unattested

(verified by)

Sign Carol L. Wallace
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Prepared by or under the supervision of:

Jason Pike
Cadence Bank
2778 West Jackson Street
Tupelo, Mississippi 38801

PARTIAL SATISFACTION OF RECORDED MORTGAGE

THE STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **CADENCE BANK**, (hereinafter "Current Mortgagee") is the Holder and Owner of the Indebtedness and the following described mortgage:

That certain Mortgage executed by **Carol Lynn Wallace**, a single woman (whether one or more "Mortgagor"), to **BancorpSouth Bank** on **October 25, 2016**, which said mortgage was recorded in the office of the Judge of Probate of **SHELBY County** on **November 14, 2016**, in Instrument **#20161114000417360**.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Current Mortgagee does remise, release, quit-claim, exonerate and discharge from the lien and operation of the Mortgage unto Mortgagor, its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said Mortgage, to-wit:

Parcel of Right-of-Way described in Exhibit "A" which is incorporated herein and attached hereto.

FURTHER, this Partial Satisfaction of Recorded Mortgage shall in no way impair or release the lien in the Mortgage covering the parcel of land described in Exhibit B.

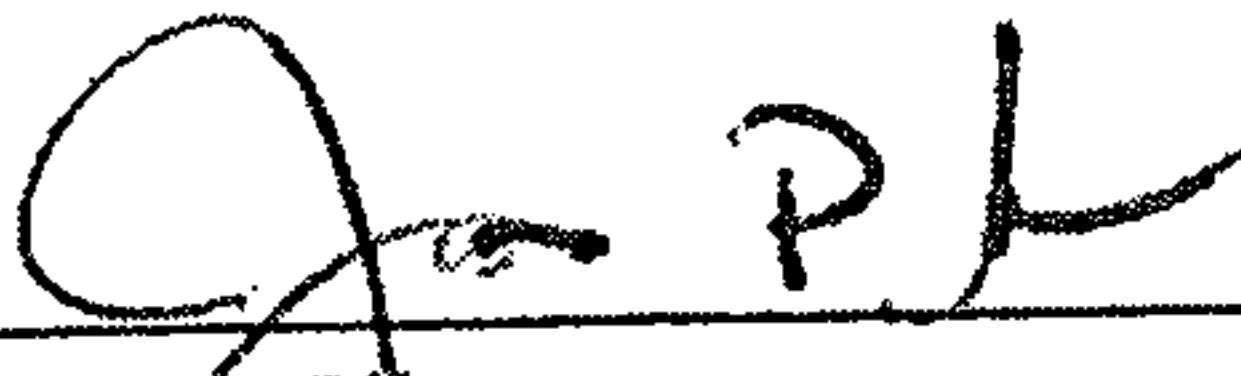
TO HAVE AND TO HOLD the same **Parcel of Right-of-Way (Exhibit A)**, with the appurtenances, unto Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgage premises not hereby released therefrom and described above as **Parcel of land in Exhibit B**, or any of the rights and remedies of the Current Mortgagee as the holder thereof.

In Witness Whereof, the undersigned in the capacity stated has caused these presents to be executed this 13th day of March, 2024.



20240515000143190 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/15/2024 08:55:40 AM FILED/CERT

CADENCE BANK

Signature: 
Printed Name: Jason Pike
Capacity: Senior Vice President

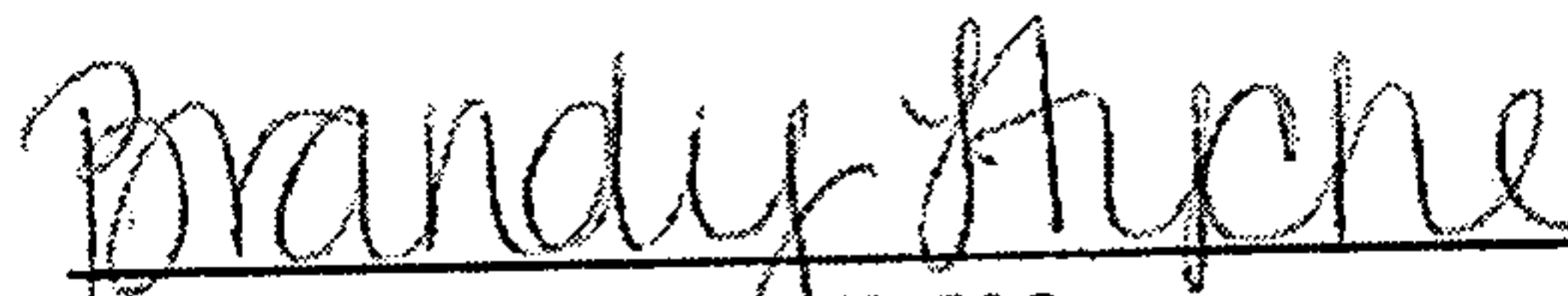
STATE OF MISSISSIPPI
COUNTY OF Lee

§
§

BEFORE ME, the undersigned authority, on this day personally appeared **Jason Pike, in his capacity as Senior Vice President of Cadence Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is the authorized representative of Cadence Bank, that he has signed the Partial Satisfaction of Recorded Mortgage on behalf of Cadence Bank, for the purposes and consideration therein expressed and in the capacity therein stated; and that he has authority on behalf of Cadence Bank to sign this agreement.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of March, 2024.




NOTARY PUBLIC IN AND FOR
THE STATE OF MISSISSIPPI

Return to:

20240515000143190 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/15/2024 08:55:40 AM FILED/CERT

EXHIBIT "A"

A parcel of Right-of-Way being more particularly described as follows:

Commence at the Southwest Corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 3, Township 19 South, Range 2 West and run easterly along the south line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle $126^{\circ}36'00''$ and run northwesterly for a distance of 194.56 feet to the point of beginning of a curve to the right having a central angle of $44^{\circ}37'01.11''$ and a radius of 1900 feet; thence run northwesterly along the arc of said curve for a distance of 570.95 feet to the Point of Beginning of a variable width Right-of-Way being bound on the southwesterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the northeasterly side by a line lying 88 feet northeasterly of and parallel to the following described line; thence continue northwesterly along the arc of said curve for a distance of 176.00 feet, more or less, to an intersection with a southwesterly projection of the Grantors northerly property line and the end of this Right-of-Way.

The outer boundaries of said Right-of-Way being extended or trimmed as necessary to terminate at the property line of the grantor.

All of said Right-of-Way lies in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and is part of Lot 159-A, according to the resurvey of Lots 159, 160 & 161, Phase Two, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 60, in the Probate Office of Shelby County, Alabama and contains, 0.144 acres, more or less.