

Caldwell Mill Road Rd #529.000

STPBH-5939 (200)

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)



20240529000158900 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/29/2024 11:19:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Sixty-two thousand five hundred Dollars (\$62,500.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned, Kathryn Marks Parker, f/k/a Kathryn B. Marks, and John Parker, do 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 SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of 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 $126^{\circ}36'0''$ 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 then northeasterly along the arc of said curve a distance of 1479.55 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 223.70 feet for the Point of Beginning of a variable width Right-of-Way being bound on the southeasterly side by the current existing, southwesterly Right-of-Way line of Caldwell Mill Road and being bound on the northwesterly side by a line lying 140 feet northwesterly of and parallel to the following described line; thence continue northeasterly along last described course for a distance of 44.11 feet, at this point the Right-of-Way is bound on the northwesterly side by a line being 140 feet northwesterly of and perpendicular to, at this point, and decreasing to 90 feet northwesterly of and perpendicular to a point, 65 feet ahead, along the following described line; thence continue northeasterly along the last described course for a distance of 65 feet to said point, at this point the Right-of-Way is bound on the northwesterly side by a line lying 90 feet northwesterly of and parallel to the following described line; thence continue northeasterly along the last described course for a distance of 150 feet, at this point the Right-of-Way is bound on the northwesterly side by a line being 90 feet northwesterly of and perpendicular to, at this point and increasing to 100 feet northwesterly of and perpendicular to a point, 40.92 feet ahead, along the following described line; thence continue northeasterly along the last described course for a distance of 40.92 feet to said point, at this point the Right-of-Way is bound on the northwesterly side by Grantor's northwesterly property line; thence continue northeasterly along the last described course for a distance of 28.67 feet to the end of said Right-of-Way.

All of said Right-of Way lies in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama and is a part of Lot 2, according to Final Record Plat of Caldwell Mill Trace, as recorded in Map Book 18, Page 67, in the Probate Office of Shelby County, Alabama, and contains 0.528 acres, more or less.

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

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.



20240529000158900 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/29/2024 11:19:56 AM FILED/CERT

RIGHT-OF-WAY DEED (ROAD)
Caldwell Mill Road Rd #529.000
STPBH-5939 (200)

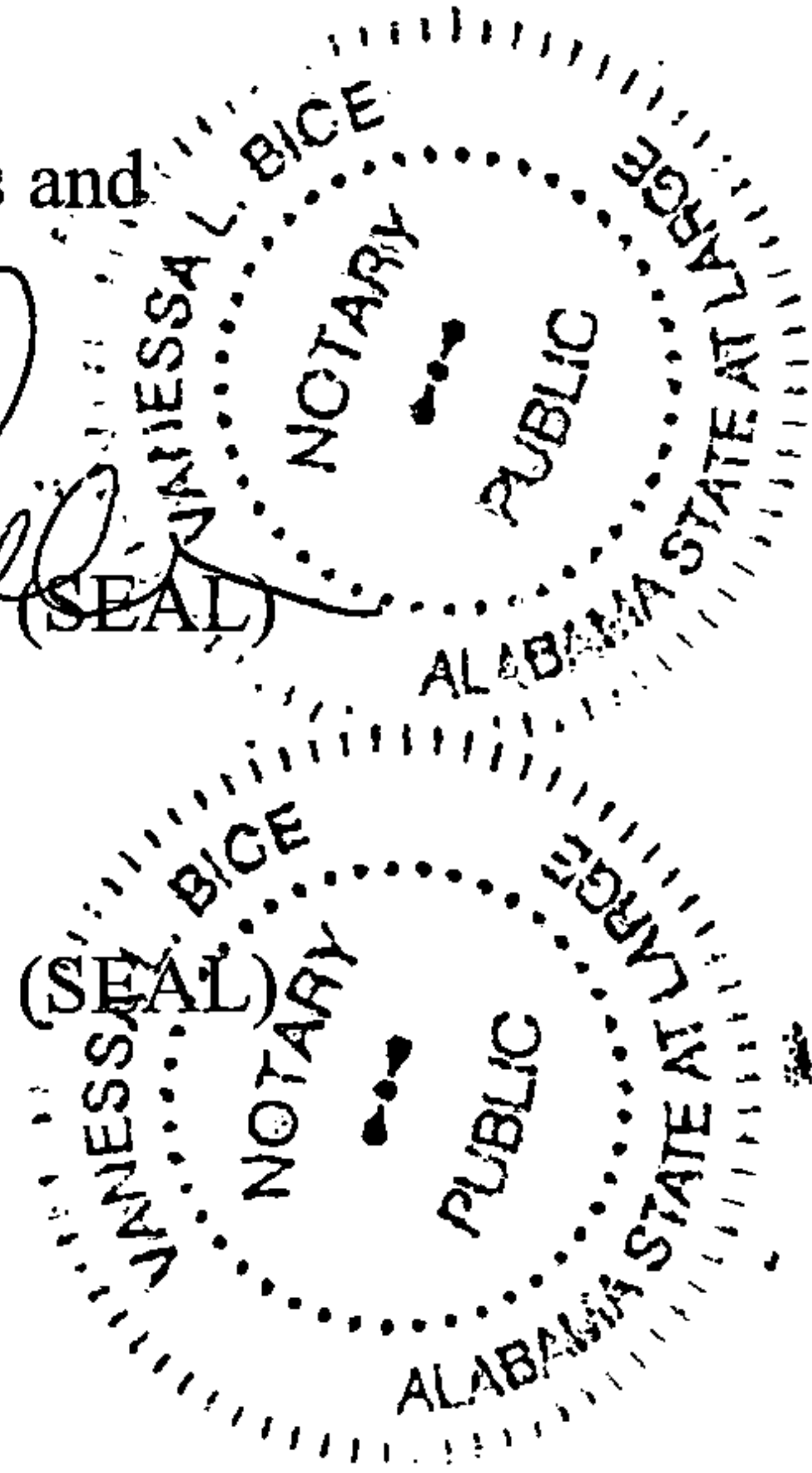
Tract No. 6

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 20th day of May, 2024.

Kathryn B. Marks Parker (SEAL)
Kathryn B. Marks (Parker)

John Parker
John Parker



STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Kathryn B. (Marks) Parker 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 20th day of May, 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

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that John Parker 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, he executed the same voluntarily on the date the same bears date.

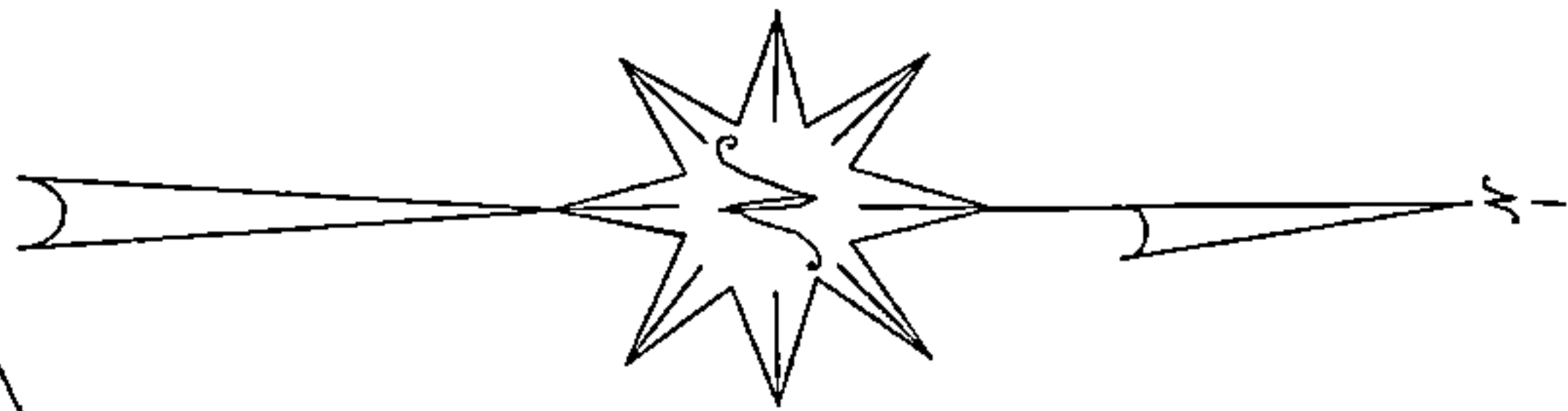
Given under my hand and official seal, this 20th day of May, 2024.

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



6

6 REM
A A

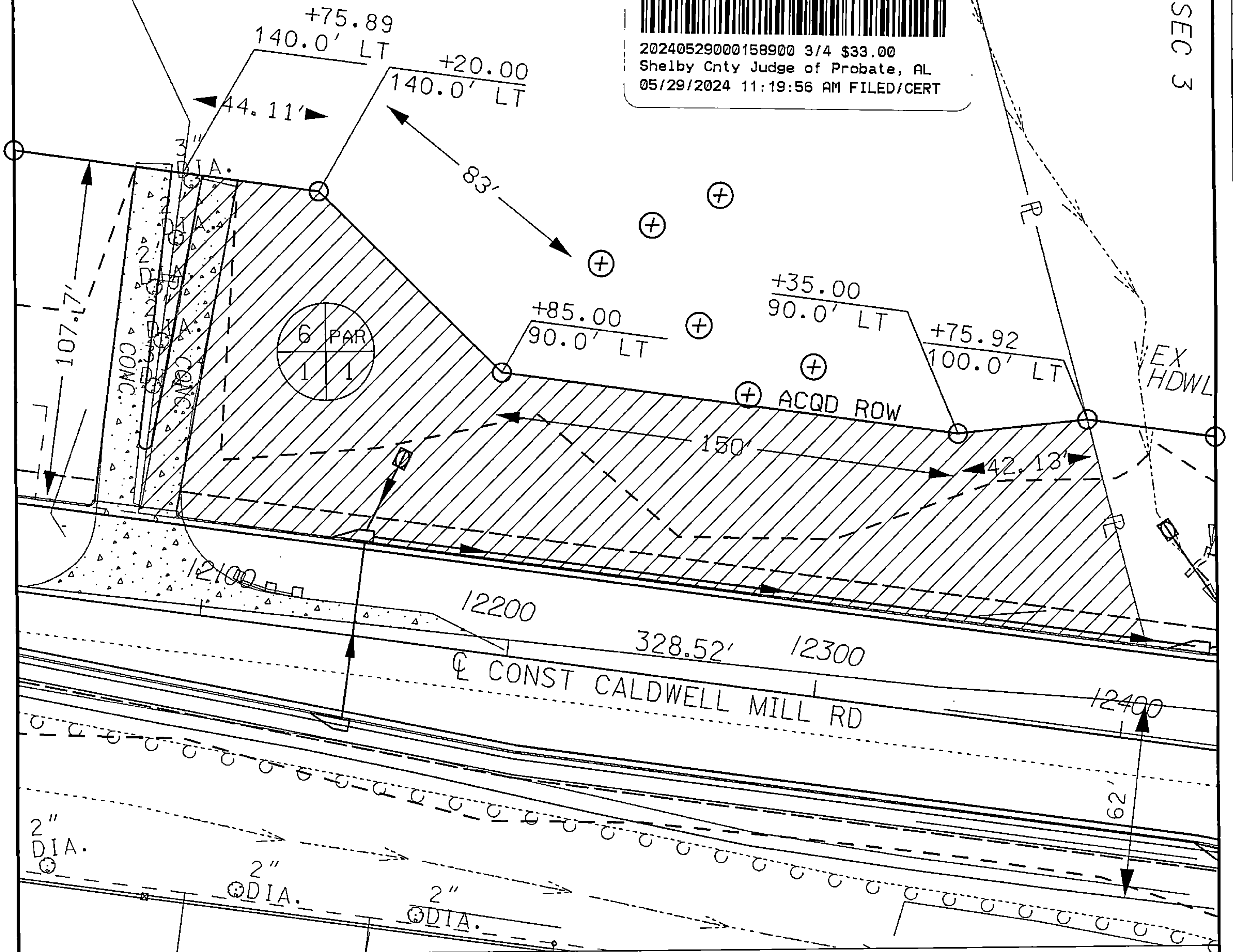
Kathryn B. Marks
Inst.#
19950313000063371

NW 1/4 SW 1/4 SEC 3

NW 1/4 SW 1/4 SEC 3



20240529000158900 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/29/2024 11:19:56 AM FILED/CERT



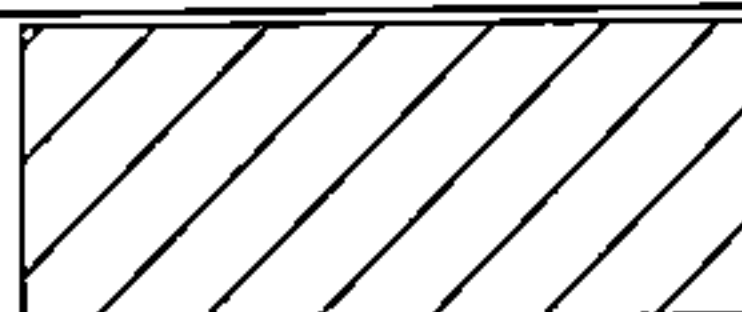
TRACT NUMBER: 6 PARCEL 1 OF 1

SHELBY COUNTY

PROJECT NUMBER STPBH-5939 (200)

OWNER: KATHRYN B MARKS

ACQUIRED
ROW



SEPTIC SYSTEM ⊕

PID: 10-2-03-0-001-064.005

ACREAGE BEFORE: 3.583 ACRES

DATE: 5 / 16 / 2023

REQUIRED ROW: 0.528 ACRES

SCALE: 1" = 50'

ACREAGE REMAINING: 3.055 ACRES

PAGE 1 OF 1

EASEMENT AREA: 0.000 ACRES



NEEL-SCHAFER, INC.
ENGINEERS • PLANNERS
BIRMINGHAM, ALABAMA

Real Estate Sales Validation Form

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

Grantor's Name Kathryn B. Marks (Parker)
Mailing Address 4912 Caldwell Mill Road
Birmingham, AL 35242

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

Property Address 0.528 acres of ROW located at
4912 Caldwell Mill Road
Birmingham, AL 35242

Date of Sale 5/20/2024
Total Purchase Price \$62,500.00
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



20240529000158900 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/29/2024 11:19:56 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 5/20/24

Print Kathryn B Parker

☐ Unattested

Sign Kathryn B Marks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1