

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

Tract No. 17

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)



20240711000210760 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/11/2024 10:58:14 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Five hundred Dollars (\$500.00) cash in hand paid by Shelby County, the receipt whereof is hereby acknowledged, we, the undersigned, 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 Temporary Construction Easement being more particularly described as follows:

Commence at the Northwest corner of Section 3, Township 19 South, Range 2 West; thence run easterly along the north line of said section for a distance of 1316.12 feet to a point on the proposed centerline of Caldwell Mill Road; thence turn an angle right 124° 16' 39" and run southwesterly for a distance of 166.01 feet; thence deflect an angle left 26° 01' 47.18" and run southwesterly for a distance of 816.73 feet; thence deflect an angle right 02° 41' 30" and run southwesterly for a distance of 286.31 feet to the Point of Beginning of a variable width Temporary Construction Easement being bounded on the southeasterly side by the present westerly right of way line of Caldwell Mill Road, and being bounded on the northwesterly side by a line lying 50 feet northwesterly of and parallel to the following described line; thence turn an angle right 180° 00' 00" and run northeasterly along the following described line for a distance of 66.68 feet to the end of said Temporary Construction Easement.

All of said Temporary Construction Easement is part of Lot 4, according to Butte Woods Ranch add to Altadena, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama, and is located in the Northwest ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama. The Temporary Construction Easement contains 0.006 acres more or less.

The Temporary Construction Easement will terminate upon the completion and acceptance of said project and thereafter will constitute no cloud on the title of the Grantor.

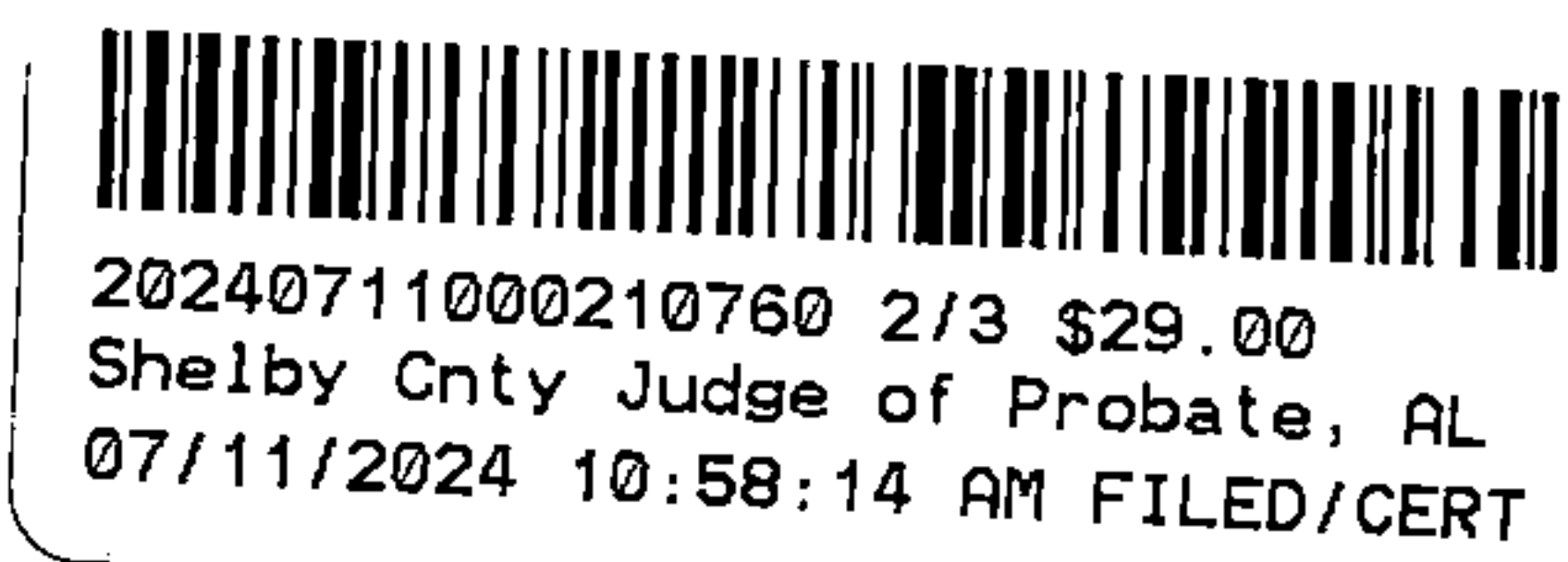
For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said County the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the 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.

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.

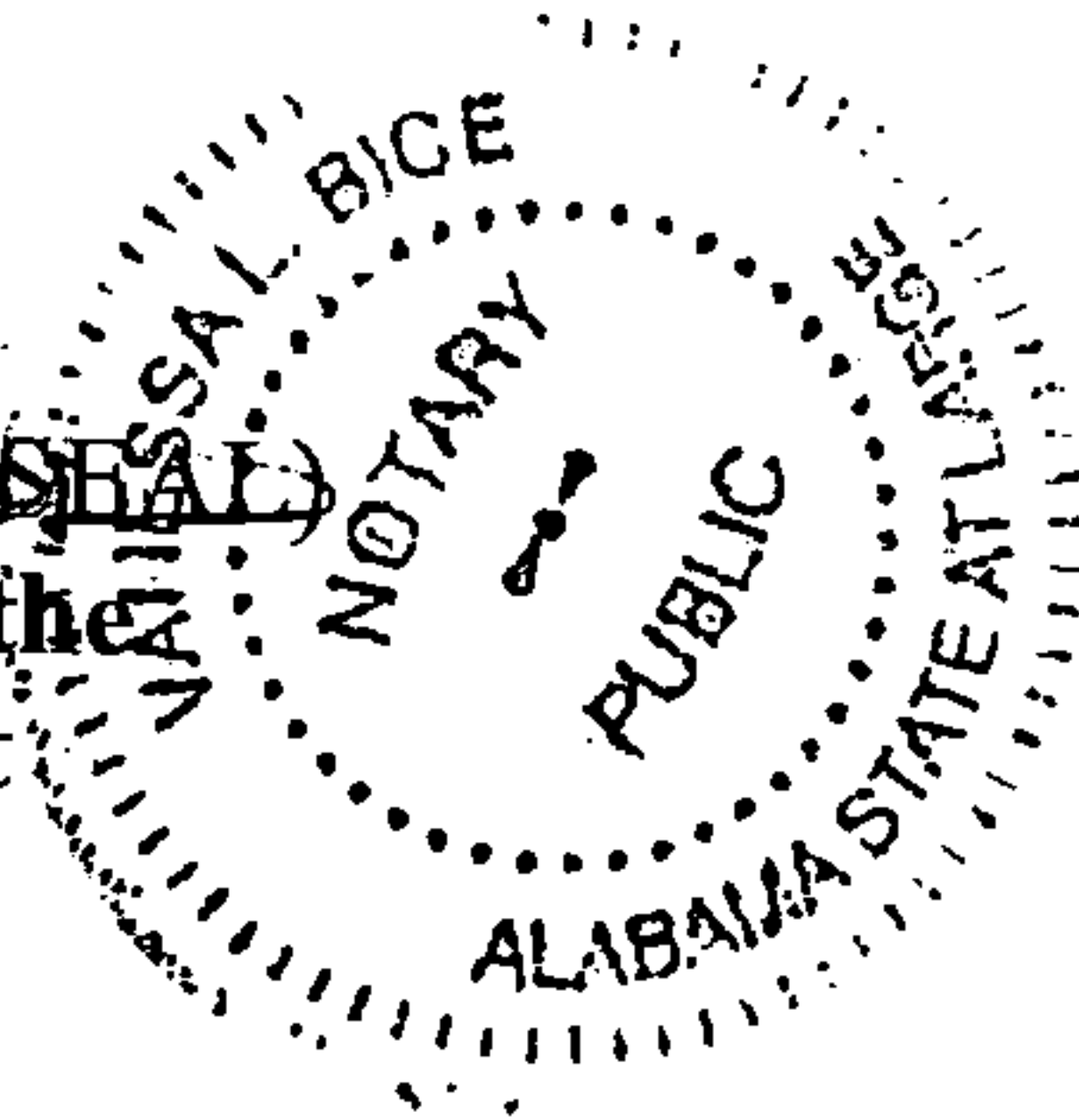
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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 20th day of June, 2024.

Nancy S. Chambers
Nancy S. Chambers, as a Trustee of the
Nancy S. Chambers Revocable Trust



STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Nancy S. Chambers 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 June, 2024.

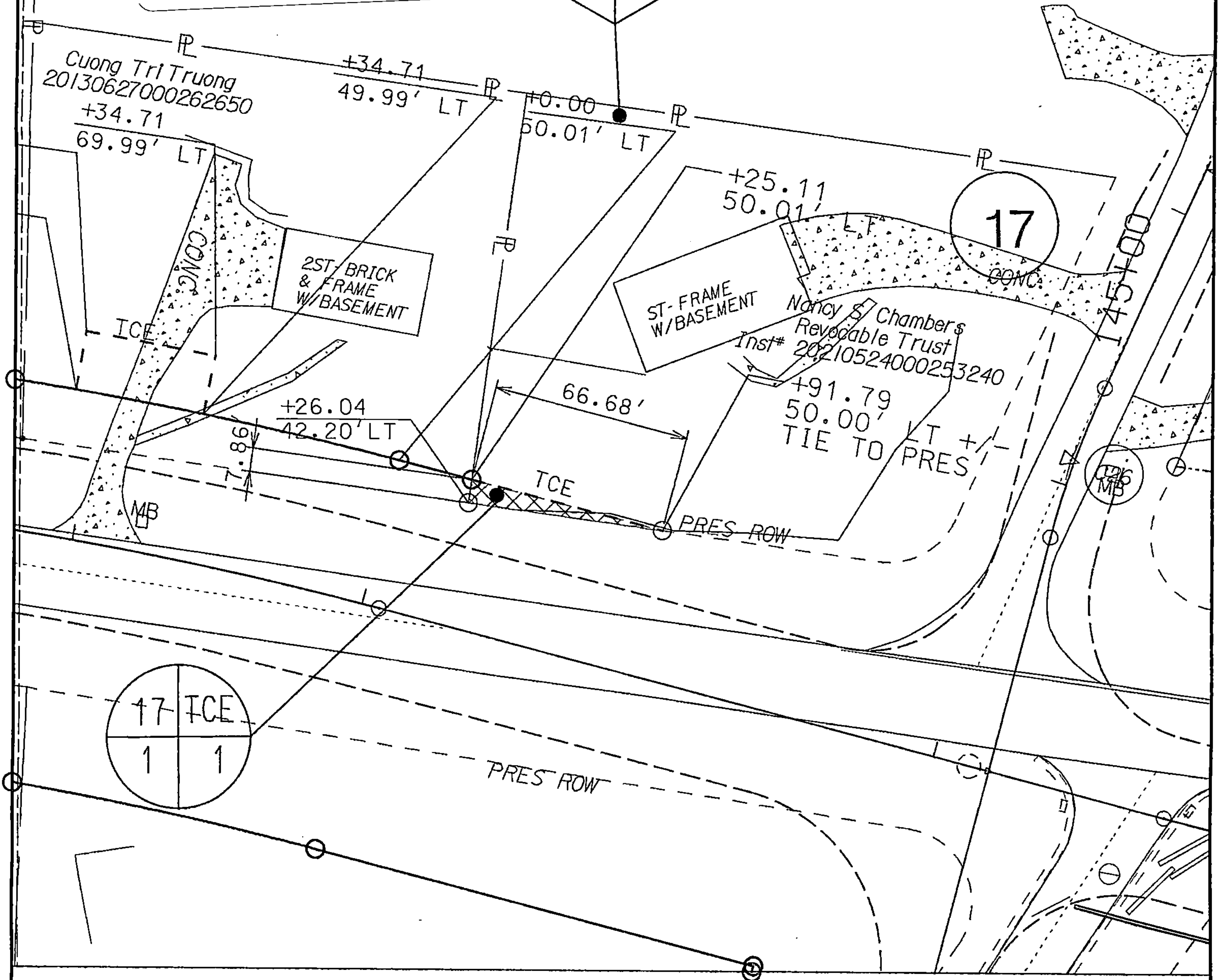
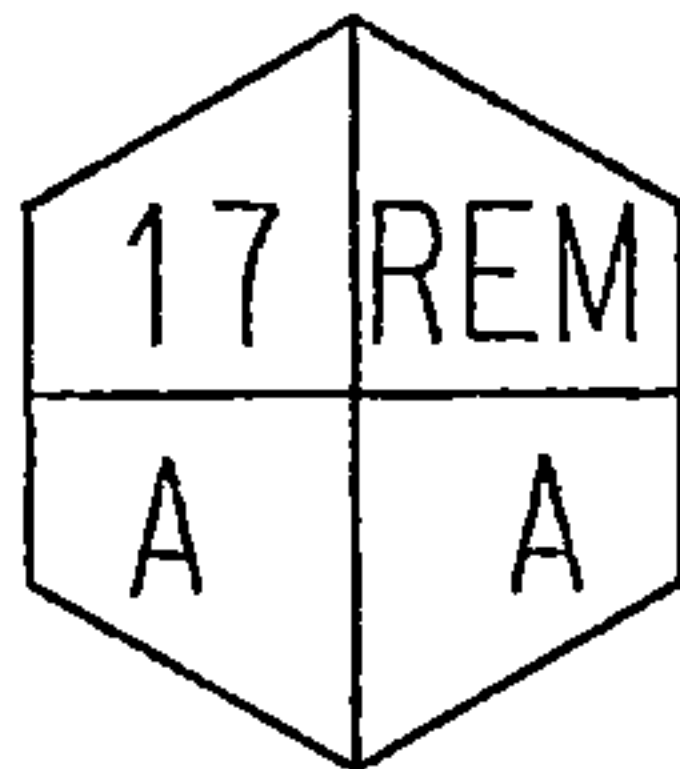
My commission expires: 6/3/2025

Vanessa Bice
Notary Public

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



20240711000210760 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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TEMPORARY
CONSTRUCTION
EASEMENT (TCE)



TRACT NUMBER: 17 - PARCEL 1 OF 1		SHELBY COUNTY	
OWNER: NANCY S CHAMBERS REVOCABLE TRUST		PROJECT NUMBER STPBH-5939 (200)	
		CR-29 /1277	
PID: 10-2-03-0-001-031.000			
ACREAGE BEFORE:	0.577 ACRES	DATE: 5 / 02 / 2023	
REQUIRED ROW:	0.000 ACRES	SCALE: 1" = 50'	
ACREAGE REMAINING:	0.577 ACRES	PAGE 1 OF 1	
EASEMENT AREA:	0.006 ACRES	TRACT SKETCH PREPARED BY JEFFCO	