

THIS INSTRUMENT PREPARED BY:

Insite Engineering
5800 Feldspar Way
Hoover, AL 35244

STATE OF ALABAMA)

SHELBY COUNTY)

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
 \$0.00 dollar(s), cash in hand paid to the undersigned by the State of
Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s),
Newcastle Development, LLC. have this day bargained and sold, and by these presents do
hereby grant, bargain, sell and convey unto Shelby County the following described property,
lying and being in Shelby County, Alabama and more particularly described as follows:

Commence at a 3" pipe in place being the Southeast corner of Section 23, Southwest corner of
Section 24, Northwest corner of Section 25, Northeast corner of Section 26, Township 21 South,
Range 3 West, Shelby County, Alabama;
thence proceed South 86° 56' 17" East along the South boundary of Section 24 for a distance of
906.72 feet to a 2" pipe in place;
thence proceed South 86° 54' 24" East along the South boundary of Section 24 for a distance of
1914.40 feet to a 2" rebar in place on County Road 12 Right-of-Way;
thence proceed along County Road 12 Right-of-Way North 6° 36' 56" East for a distance of
1314.17 feet to a point on said Right-of-Way; Said point being the POINT OF BEGINNING
thence proceed along County Road 12 Right-of-Way North 6° 36' 56" East for a distance of
900.00 feet to a point on said Right-of-Way;
thence proceed North 83° 24' 40" West for a distance of 25.00 feet to a point;
thence proceed South 6° 36' 56" West for a distance of 265.01 feet to a point;
thence proceed South 6° 36' 56" West for a distance of 170.00 feet to a point;
thence proceed South 6° 36' 56" West for a distance of 464.99 feet to a point;
thence proceed South 83° 24' 40" East for a distance of 25.00 feet to a point on County Road 12
Right-of-Way; Said point being the POINT OF BEGINNING.

The above describe parcel contains 0.52 acres (22500 sf)

And as shown on the Property Plat attached hereto and made a part hereof:

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple
forever.

And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs,
executors administrators, successors, and assigns covenant to and with Shelby County that I
(we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land

hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 10th day of September, 2024.



ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, Stephanie Bishop, a Notary Public in and for said County, in said State, hereby certify that Robin Trimm whose name as CFO of the Newcastle Development Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of September, A.D. 20 24.




NOTARY PUBLIC

My Commission Expires

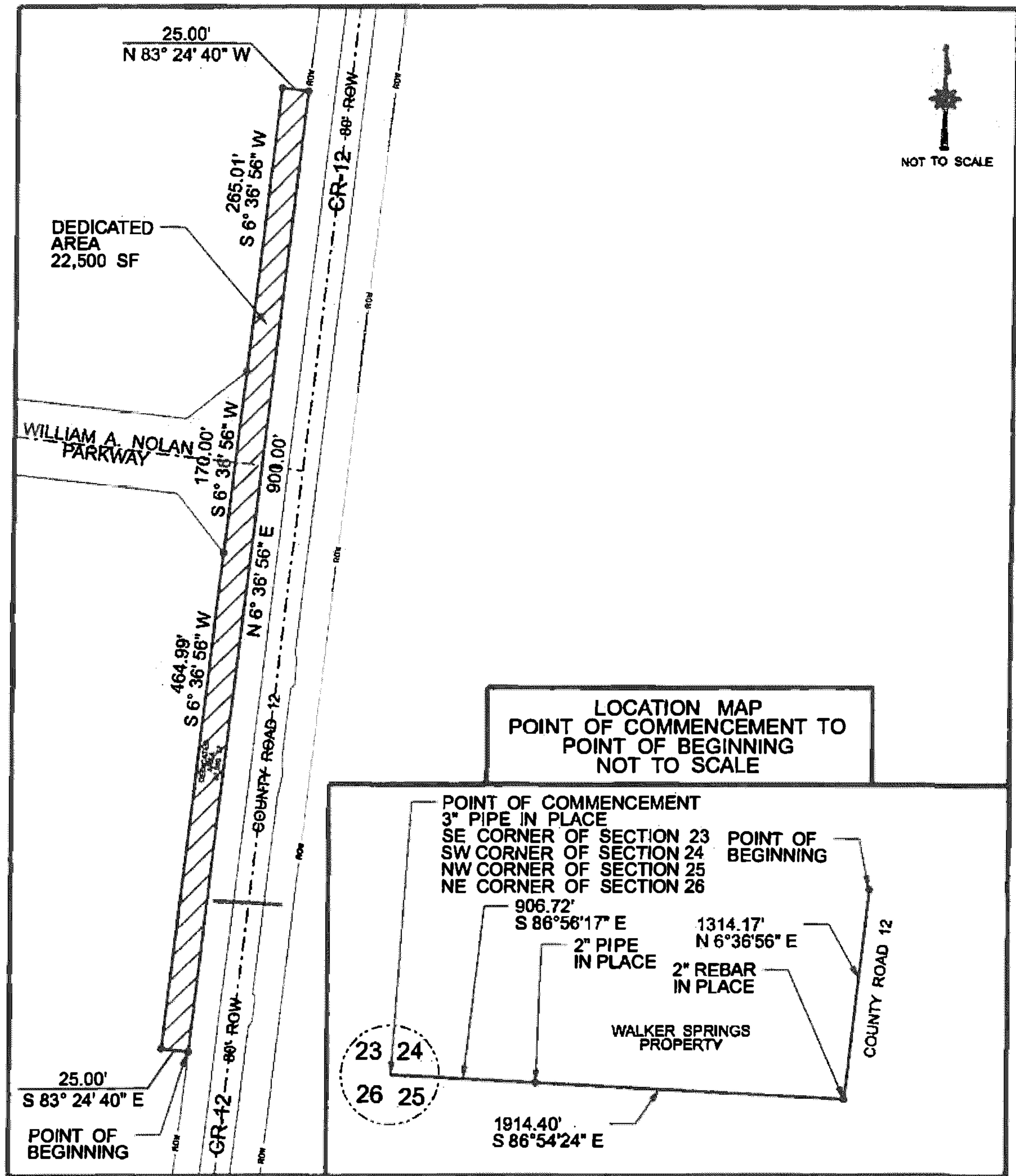
2/25/26

Seller Address: 121 Bishop Circle, Pelham, AL 35124

Buyer Address: 200 West College Street, Columbiana, AL 35051

Property Address: 0 Co Rd 12, Alabaster, AL 35007

Actual Value: \$20,953.66



<p>INSITE ENGINEERING</p> <p>HOOVER TUSCALOOSA</p> <p>5800 FELDSPAR WAY HOOVER, ALABAMA 35244 OFFICE (205) 733-9898 www.insiteengineering.org</p>	<p>CIVIL / GIS INFRASTRUCTURE ENVIRONMENTAL PLANNING COMMERCIAL RESIDENTIAL</p>	<p>COUNTY ROAD 12 RIGHT-OF-WAY DEDICATION AT WILLIAM A. NOLAN PARKWAY ENTRANCE</p>	<p>EXH-1</p>
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2024 01:53:53 PM
\$29.00 BRITTANI
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Allen S. Bayl