


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

Tract No. 50

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)


20241118000357370 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/18/2024 01:40:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of forty thousand Dollars (\$40,000.00) in 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:

Two parcels of Right-of-Way being more particularly described as follows:

Right-of-Way Parcel No.1

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 379.55 feet; thence deflect an angle left 06° 31' 08.14" and run southwesterly for a distance of 174.03 feet; thence turn an angle right 180° 00' 00" and run northeasterly for distance of 100 feet to the point of beginning of a curve to the right having a central angle of 06° 31' 08.14", a radius of 1300.00 feet, and an arc length of 147.91 feet; thence run northeasterly along the arc of said curve for a distance of 35.34 feet for the Point of Beginning of a variable width Right-of-Way being bounded on the northwesterly side by the present southeasterly right of way line of Caldwell Mill Road and being bounded on the southeasterly side by a line lying 84 feet southeasterly of and parallel to the following described line; thence continue northeasterly along the arc of said curve for a distance of 112.57 feet to the end of said curve; thence run northeasterly along the extended tangent of said curve for a distance of 194.10 feet, being Point "A" for future reference, thence continue northeasterly along the last described course for a distance of 48 feet, more or less, to a northwesterly projection of the Grantor's northeasterly property line and the end of this parcel of Right-of-Way.

The outer boundaries of this parcel of Right-of-Way being extended or trimmed to terminate at the property lines of the Grantor.

Right-of-Way Parcel No. 2

Commence at Point "A" as described in the Right-of-Way above; thence continue northeasterly along the aforementioned course and direction for a distance of 19.32 feet to an intersection with the proposed centerline of Old Caldwell Mill Road; thence turn an angle right 90° 0' 0" and run southeasterly along the proposed centerline of Old Caldwell Mill Road for a distance of 84 feet for the Point of Beginning of a variable width Right-of-Way being bounded on the northeasterly side by the existing southerly right of way line of Old Caldwell Mill Road and being bounded on the southwesterly side by a line lying 60 feet southwesterly of and parallel to the following described line; thence continue southeasterly along the last described course for a distance of 14.87 feet to the point of beginning of a curve to the right having a central angle of 31°36' 19.70", a radius of 400 feet, and an arc length of 220.65 feet; thence run southeasterly along the arc of said curve for a distance of 71.13 feet. At this point the Right-of-Way is bounded on the southwesterly side by a line being 60 feet southwesterly of and perpendicular to this point, and decreasing to 30.16 feet southwesterly of and perpendicular to a point 31.12 feet ahead, along the following described line; thence continue southeasterly along the previously described course and arc of said curve for a distance of 31.12 feet to the end of said Right-of-Way.

Both parcels of Right-of-Way are part of Lot 2, 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 are located in the Northwest ¼ of the Northwest ¼ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and the Right-of-Way contains 0.418 acres more or less.

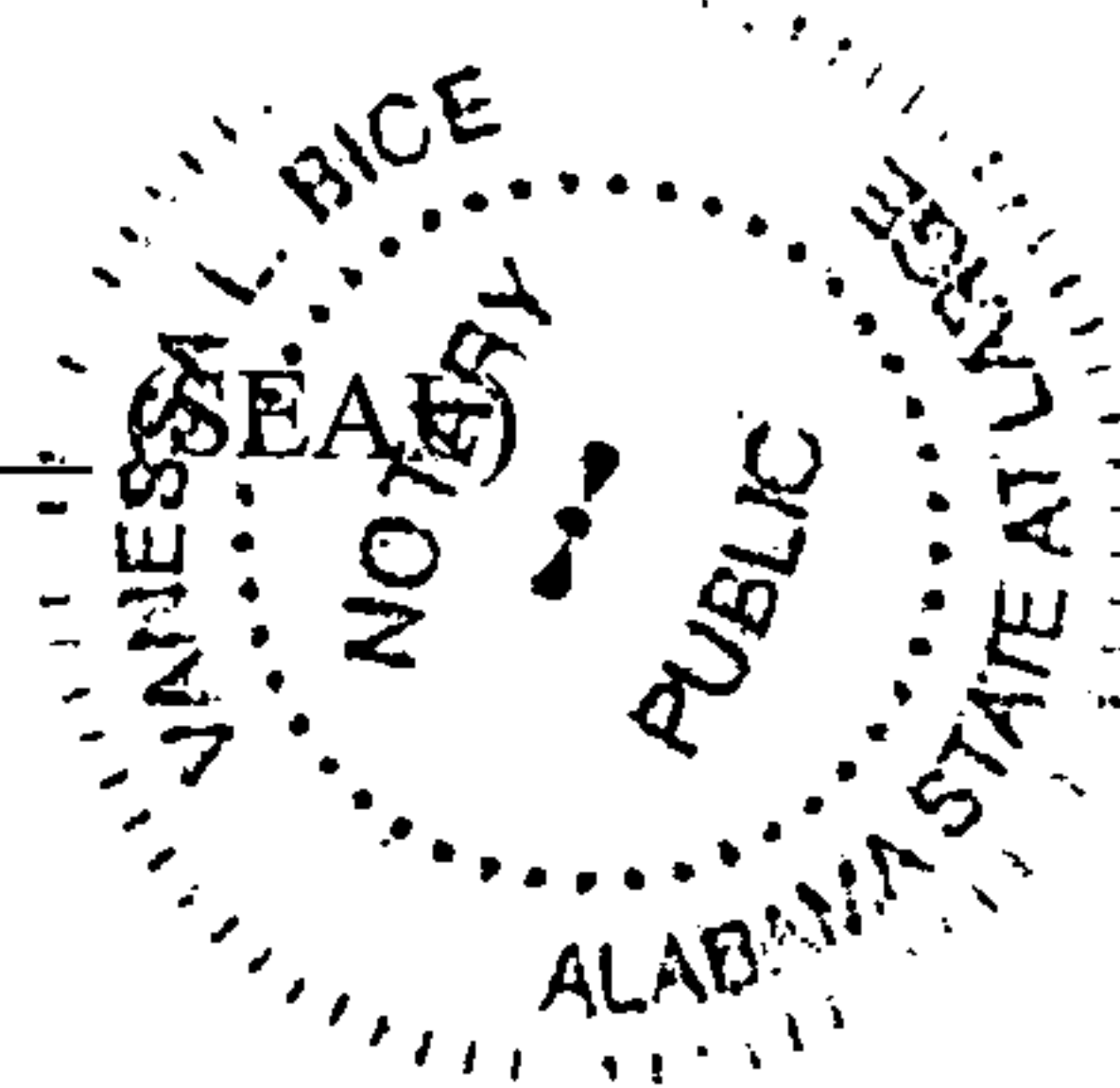
For the consideration aforesaid, the undersigned do grant, bargain, sell and convey unto said County the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the 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 12th day of November, 2024.


CHRISTOPHER GRAVES



STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, in and for said County, in said State, hereby certify that Christopher Graves whose name(s) CG signed to the foregoing conveyance and who CG 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 12th day of November, 2024.

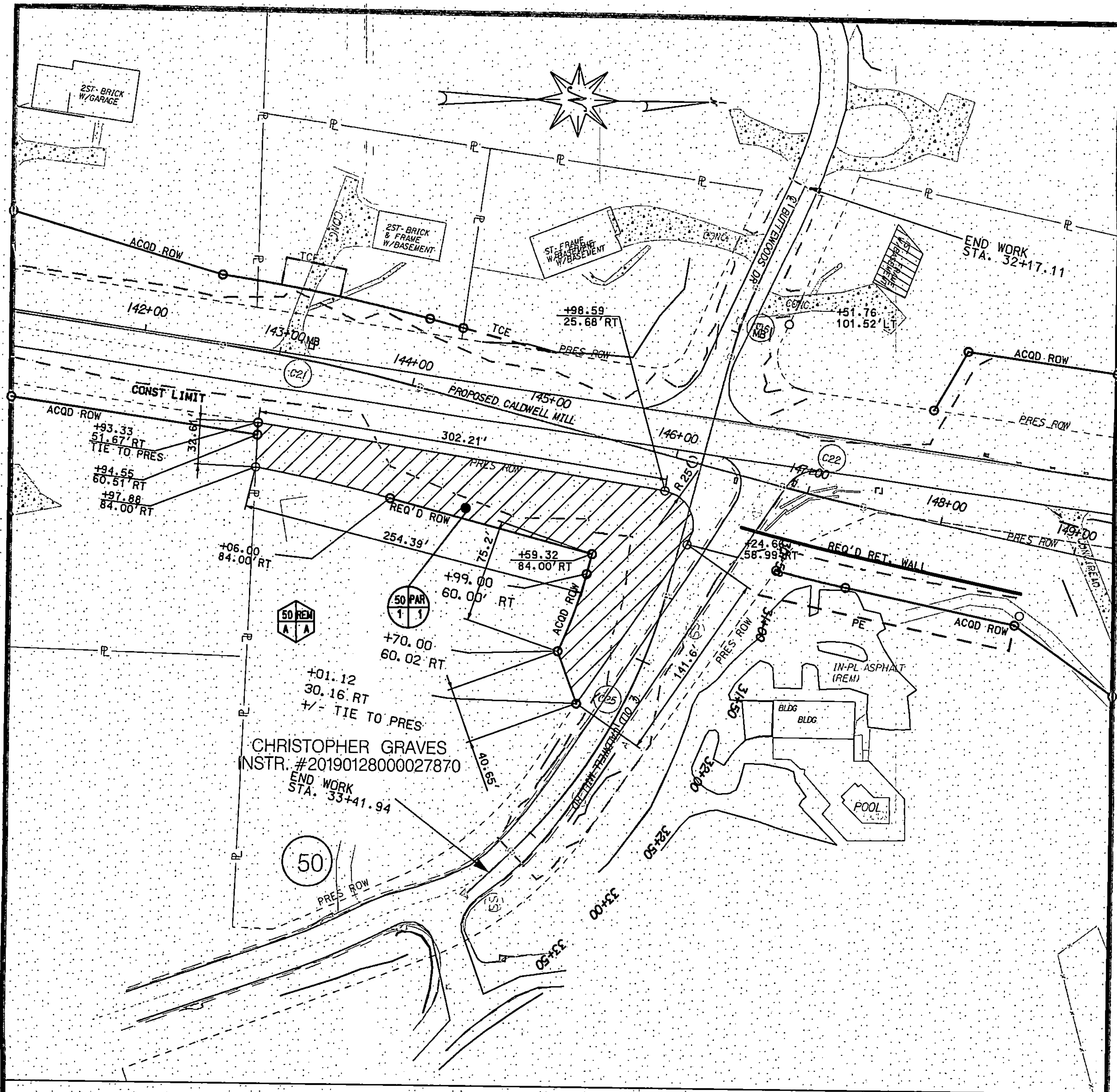
My commission expires: 6/3/2025


Notary Public

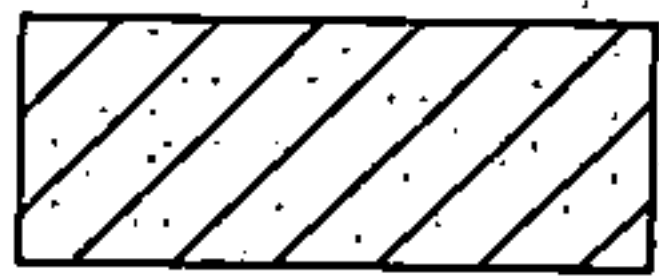
Vanessa L. Bice
Notary Public, Alabama State At Large
My Commission Expires June 3, 2025



20241118000357370 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/18/2024 01:40:06 PM FILED/CERT



ACQUIRED
ROW



2024118000357370 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/18/2024 01:40:06 PM FILED/CERT

TRACT NUMBER: 50 - PARCEL 1 OF 1

SHELBY COUNTY

OWNER: CHRISTOPHER GRAVES

PROJECT NUMBER STPBH-5939 (200)
CR-29 / 1277

PID: 10-2-03-0-001-029.000

ACREAGE BEFORE: 1.837 ACRES

DATE: 1/23/2023

REQUIRED ROW: 0.418 ACRES

SCALE: 1" = 100'

ACREAGE REMAINING: 1.419 ACRES

PAGE 1 OF 1

EASEMENT AREA: 0.0 ACRES

TRACT SKETCH PREPARED BY JEFFCO



20241118000357370 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/18/2024 01:40:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Christopher Graves
Mailing Address 4504 Old Caldwell Mill Road
Birmingham, AL 35242

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

Property Address 0.418 acres of property located at
4504 Old Caldwell Mill Road
Birmingham, Alabama 35242

Date of Sale 11/12/2024
Total Purchase Price \$40,000.00
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

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 11/12/2024

Print Christopher Graves

☐ Unattested

Rachele Harris
(verified by)

Sign Christopher Graves
(Grantor/Grantee/Owner/Agent) circle one