

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
50.00 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° 54' 24" 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,
thence proceed North 6° 36' 56" East for a distance of 2802.16 feet to a point;
thence travel North Westerly along an arc having a radius of 926.76', a curve length of 987.04',
a chord length of 941.05', and a chord bearing of N23°46'14"W to a point;
thence proceed North 54° 39' 33" West for a distance of 307.99 feet to a point; Said point being
the POINT OF BEGINNING
thence proceed North 54° 39' 33" West for a distance of 479.13 feet to a point;
thence travel North Westerly along an arc having a radius of 2824.67, a curve length of 628.46, a
chord length of 627.17, and a chord bearing of N61°0'34"W to a point;
thence proceed South 22° 37' 00" West for a distance of 25.00 feet to a point;
thence travel South Easterly along an arc having a radius of 2799.67, a curve length of 364.04, a
chord length of 363.79, and a chord bearing of S63°39'29"E to a point;
thence travel South Easterly along an arc having a radius of 2799.67, a curve length of 70.02, a
chord length of 70.02, and a chord bearing of S59°12'59"E to a point;
thence travel South Easterly along an arc having a radius of 2799.67, a curve length of 188.84, a
chord length of 188.81, and a chord bearing of S56°34'03"E to a point;
thence proceed South 54° 39' 33" East for a distance of 479.16 feet to a point;
thence proceed North 35° 17' 01" East for a distance of 25.00 feet to a point; Said point being the
POINT OF BEGINNING.

The above describe parcel contains 0.63 acres (27,620.74sf)

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 5th day of December, 2024.



Seller Address: 121 Bishop Circle, Pelham, AL 35244
 Buyer Address: 200 West College St., Columbiana, AL 35051
 Property Address: 0 Co. Rd. 12, Alabaster, AL 35007
 Actual Value: \$22,210.88

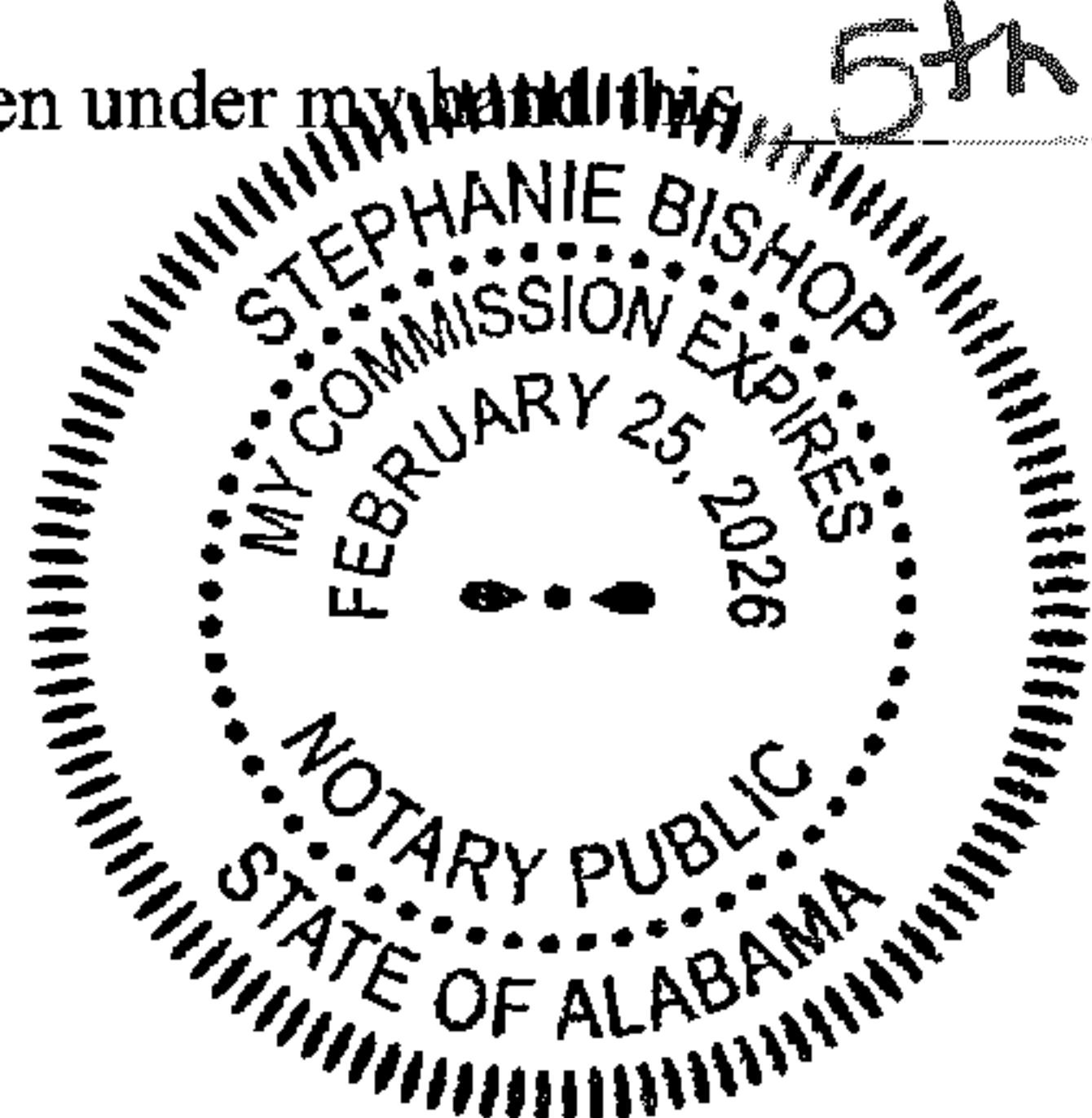
ACKNOWLEDGMENT FOR CORPORATION

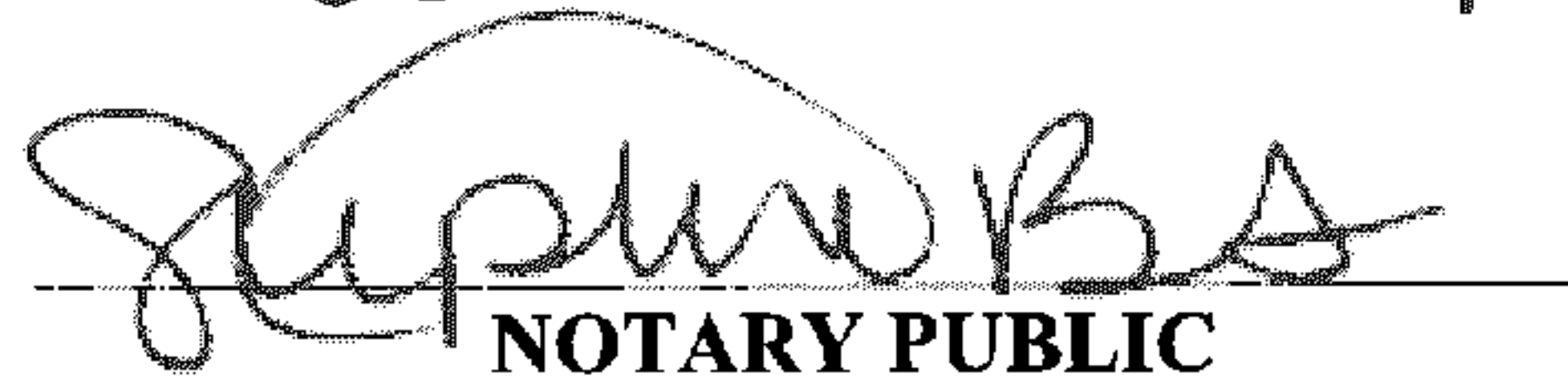
STATE OF ALABAMA

Shelby County

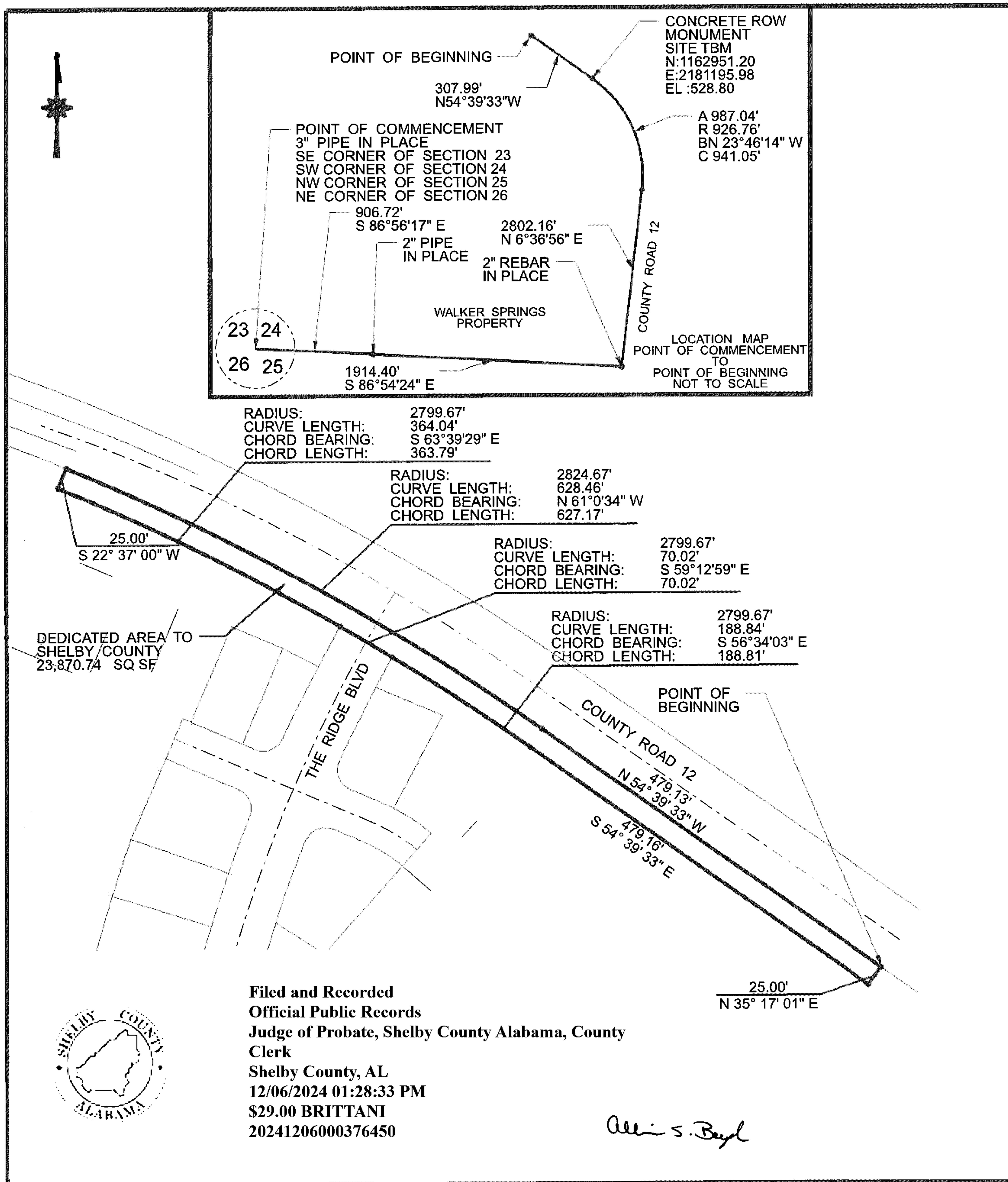
I, Stephanie Bishop a notary public in and for said County, in said State, hereby certify that Robin Trimm whose name as CFO of the Newcastle Development Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the 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 and seal this 5th day of December, A.D. 2024.




 NOTARY PUBLIC

My Commission Expires 2/25/26



**INSITE
ENGINEERING**

HOOVER | TUSCALOOSA

5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
www.insiteengineering.org

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**COUNTY ROAD 12
RIGHT-OF-WAY DEDICATION AT
THE RIDGE BLVD
ENTRANCE**