

THIS INSTRUMENT PREPARED BY:  
Clayton T. Sweeney  
Attorney At Law  
2700 Highway 280 East Suite 160  
Birmingham, AL 35223

STATE OF ALABAMA        )  
  
SHELBY COUNTY            )

FEE SIMPLE

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten and NO/100 dollars (\$10.00), cash in hand paid to the undersigned by the **Shelby County, Alabama**, a political subdivision of the State of Alabama, whose mailing address is 200 West College Street, Columbiana, AL 35051the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **Eddleman Lands LLC**, an Alabama limited liability company, whose mailing address is 2700 Hwy 280 East Suite 425, Birmingham, AL 35223, have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto **Shelby County, Alabama**, the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

A 40 FOOT WIDE RIGHT OF WAY DEDICATION FOR A PART OF SHELBY COUNTY ROAD NO. 32. SAID RIGHT OF WAY DEDICATION BEING 40 FOOT WIDE AND LYING ON THE SOUTH SIDE OF SAID ROAD CENTERLINE AND BEING SITUATED IN THE SOUTHEAST OF THE NORTHWEST AND THE NORTHEAST OF THE SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT FOUND IRON (CAPPED # 18664) AT THE SOUTHEAST CORNER OF LOT 20-07 ACCORDING TO THE MAP OF CHELSEA PARK 19th AND 20th SECTORS, PHASE ONE, AS RECORDED IN MAP BOOK 55 PAGE 96 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 69 DEGREES 21 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 20-07 FOR 99.61 FEET TO A FOUND IRON (CAPPED # 18664) AT THE SOUTHWEST CORNER OF SAID LOT 20-07; THENCE RUN SOUTH 02 DEGREES 15 MINUTES 50 SECONDS EAST FOR 275.22 FEET TO A POINT ON THE CENTERLINE OF SAID COUNTY ROAD NO. 32; AND THE POINT OF BEGINNING OF A 40 FOOT WIDE ROAD RIGHT OF WAY DEDICATION LYING 40 FEET SOUTH OF, PARALLEL TO, AND ABUTTING THE FOLLOWING DESCRIBED LINE; THENCE RUN SOUTH 72 DEGREES 41 MINUTES 31 SECONDS EAST ALONG SAID ROAD CENTERLINE FOR 108.44 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, A CHORD BEARING OF SOUTH 60 DEGREES 50 MINUTES 45 SECONDS EAST, AND A CHORD LENGTH OF 201.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ROAD CENTERLINE FOR 202.62 FEET; THENCE RUN SOUTH 48 DEGREES 59 MINUTES 59 SECONDS EAST ALONG SAID ROAD CENTERLINE FOR 59.28 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 165.00 FEET, A CHORD BEARING OF SOUTH 78 DEGREES 25 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 162.16 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ROAD CENTERLINE FOR 169.52 FEET; THENCE RUN NORTH 72 DEGREES 08 MINUTES 06 SECONDS EAST ALONG SAID ROAD CENTERLINE FOR 115.62 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, A CHORD BEARING OF NORTH 74 DEGREES 10 MINUTES 41 SECONDS EAST, AND A CHORD LENGTH OF 106.95 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ROAD CENTERLINE FOR 106.98 FEET; THENCE RUN NORTH 76 DEGREES 13 MINUTES 16 SECONDS EAST ALONG SAID ROAD CENTERLINE FOR 244.21 FEET TO A CURVE TO THE LEFT,



HAVING A RADIUS OF 1500.00 FEET, A CHORD BEARING OF NORTH 74 DEGREES 14 MINUTES 10 SECONDS EAST, AND A CHORD LENGTH OF 103.91 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ROAD CENTERLINE FOR 103.94 FEET TO THE END OF SAID RIGHT OF WAY DEDICATION.

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

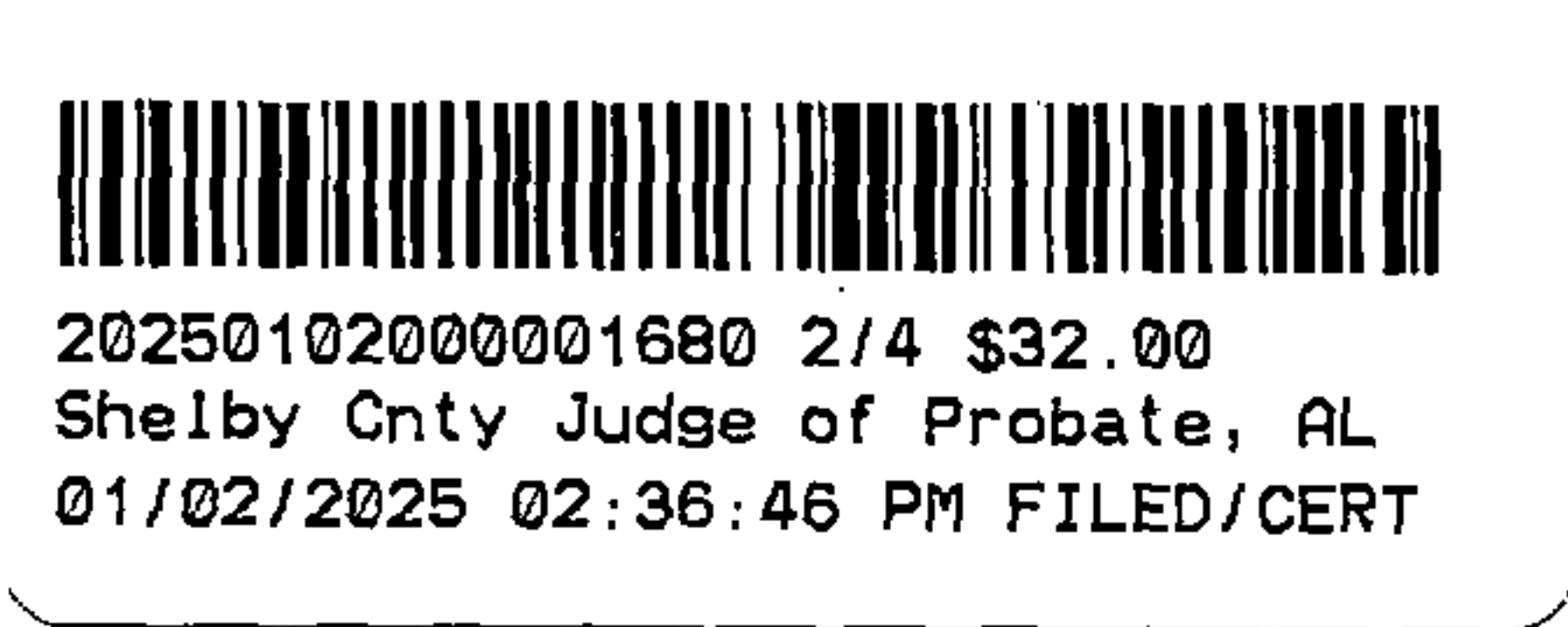
This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

To Have and To Hold, unto Shelby County, Alabama, 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 30<sup>th</sup> day of December, 2024.



Eddleman Lands, LLC,  
an Alabama limited liability company  
By Douglas D. Eddleman  
Douglas D. Eddleman  
Its: Managing Member

ACKNOWLEDGMENT FOR LIMITED LIABILITY COMPANY

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman whose name as Managing Member of the Eddleman Lands, LLC, an Alabama limited liability company, 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 managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30<sup>th</sup> day of December, A.D. 2024.

Clayton T. Sweeney  
NOTARY PUBLIC  
My Commission Expires: 06/02/2027









## Real Estate Sales Validation Form

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

Grantor's Name Eddleman Lands, LLC  
Mailing Address 2700 Hwy 280, Ste. 425  
Birmingham, AL 35223

Grantee's Name c/o Shelby County Water Services  
Mailing Address 10927 US Hwy 280  
Sterrett, AL 35147

Property Address County Hwy 32  
Chelsea, AL 35043

Date of Sale 12-30-24  
Total Purchase Price \$ Donation

or  
Actual Value \$ \_\_\_\_\_

or  
Tax Assessor's Market Value \$ 15,000.00

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 avail

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 12-30-24

Print William R. Justice

☐ Unattested

(verified by)

Sign

William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20250102000001680 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
01/02/2025 02:36:46 PM FILED/CERT