

THIS INSTRUMENT PREPARED  
BY ENGINEERING DESIGN  
TECHNOLOGIES INC. 215 19<sup>TH</sup>  
STREET NORTH  
BIRMINGHAM, AL 35203

STATE OF ALABAMA

PROJECT NO. CMAQ-  
9802(930) CPMS PROJ. NO.  
100072376

COUNTY OF SHELBY

TRACT NO. 1

**FEE SIMPLE WARRANTY DEED**

**Dated Date: January 29, 2025**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Forty-one thousand dollars (\$41,000.00), cash in hand paid to the undersigned by the City of Alabaster, the receipt of which is hereby acknowledged, the undersigned grantor, The Young Men's Christian Association of Birmingham, an Alabama nonprofit corporation (the "Grantor") has this day bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the City of Alabaster the following described property:

**A part of the SW ¼ OF SW ¼, Section 11, Township 21-S, Range 3-W, identified as Tract No. 2 on Project No. CMAQ-9802(930) in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

As a part of the SW ¼ OF SW ¼, Section 11, Township 21-S, Range 3-W, in Shelby County, Alabama,

Commencing at a POINT located on the NW side of the YMCA parking lot, Northing 1171521.335, Easting 2173936.524, also known as the beginning of the proposed trail centerline,

Thence N01°42'27.9"E a distance of 9.000' to a point 9.000' right of centerline of Buck Creek Trail at STA 8+38.11, which is the POINT OF BEGINNING,

Thence S88°13'24.5"E a distance of 6.822' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 8+44.92,

Thence following the curvature there of an arc distance of 44.169' along the acquired right-of-way line (said arc having a chord bearing of N74°22'57.1"W, clockwise

direction, a chord distance of 43.737' and a radius of 91.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 8+93.46,

Thence S60°28'57.2"E a distance of 64.832' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 9+58.29,

Thence following the curvature there of an arc distance of 41.167' along the acquired right-of-way line (said arc having a chord bearing of N84°41'09.8"W, counterclockwise direction, a chord distance of 40.144' and a radius of 53.130') to a point 9.000' right of centerline of Buck Creek Trail at STA 9+92.39,

Thence following the curvature there of an arc distance of 20.404' along the acquired right-of-way line (said arc having a chord bearing of S88°55'30.9"W, clockwise direction, a chord distance of 20.121' and a radius of 35.318') to a point 9.000' right of centerline of Buck Creek Trail at STA 10+18.30,

Thence S72°12'32.8"E a distance of 15.090' to a point 9.000' right of centerline of Buck Creek Trail at STA 10+33.39,

Thence following the curvature there of an arc distance of 132.017' along the acquired right-of-way line (said arc having a chord bearing of N30°38'38.3"W, clockwise direction, a chord distance of 120.705' and a radius of 91.004') to a point 9.000' right of centerline of Buck Creek Trail at STA 11+78.47,

Thence S10°54'47.5"W a distance of 272.461' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 14+50.93,

Thence following the curvature there of an arc distance of 19.030' along the acquired right-of-way line (said arc having a chord bearing of N44°59'13.4"E, clockwise direction, a chord distance of 17.928' and a radius of 16.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 14+80.66,

Thence S79°03'39.3"W a distance of 67.978' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 15+48.64,

Thence following the curvature there of an arc distance of 33.881' along the acquired right-of-way line (said arc having a chord bearing of N38°37'16.7"E, counterclockwise direction, a chord distance of 31.135' and a radius of 24.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 14+69.82,

Thence N01°49'27.9"W a distance of 68.029' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 16+37.85,

Thence following the curvature there of an arc distance of 77.906' along the acquired right-of-way line (said arc having a chord bearing of N43°09'17.4"W, counterclockwise direction, a chord distance of 71.323' and a radius of 54.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 17+02.73,

Thence N84°26'24.2"W a distance of 63.818' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 17+66.55,

Thence following the curvature there of an arc distance of 67.917' along the acquired

right-of-way line (said arc having a chord bearing of  $N58^{\circ}50'20.4''W$ , clockwise direction, a chord distance of 65.680' and a radius of 76.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 18+42.51,

Thence  $N33^{\circ}14'26.7''W$  a distance of 50.145' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 18+92.65,

Thence following the curvature there of an arc distance of 19.070' along the acquired right-of-way line (said arc having a chord bearing of  $N42^{\circ}29'02.5''W$ , counterclockwise direction, a chord distance of 18.985' and a radius of 58.868') to a point 9.000' right of centerline of Buck Creek Trail at STA 19+08.80,

Thence  $N51^{\circ}44'59.6''W$  a distance of 46.301' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 19+55.11,

Thence following the curvature there of an arc distance of 17.152' along the acquired right-of-way line (said arc having a chord bearing of  $N46^{\circ}20'59.1''W$ , clockwise direction, a chord distance of 17.127' and a radius of 90.924') to a point 9.000' right of centerline of Buck Creek Trail at STA 19+73.96,

Thence  $N40^{\circ}57'08.8''W$  a distance of 112.590' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 20+85.89,

Thence following the curvature there of an arc distance of 90.210' along the acquired right-of-way line (said arc having a chord bearing of  $N27^{\circ}25'10.4''W$ , clockwise direction, a chord distance of 89.374' and a radius of 191.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 21+80.35,

Thence  $N13^{\circ}53'20.8''W$  a distance of 112.590' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 22+55.98,

Thence following the curvature there of an arc distance of 24.842' along the acquired right-of-way line (said arc having a chord bearing of  $N11^{\circ}26'36.5''W$ , clockwise direction, a chord distance of 24.835' and a radius of 291.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 22+81.59,

Thence  $S08^{\circ}59'52.2''E$  a distance of 270.802' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 25+52.39,

Thence following the curvature there of an arc distance of 60.555' along the acquired right-of-way line (said arc having a chord bearing of  $N19^{\circ}26'28.4''E$ , clockwise direction, a chord distance of 58.099' and a radius of 61.000') to a point 9.000' right of centerline of Buck Creek Trail at STA 26+21.88, which ties to the present property line,

Thence  $N89^{\circ}59'46''E$  a distance of 23.849' along the present property line to a point 9.000' left of centerline of Buck Creek Trail at STA 26+06.07,

Thence following the curvature there of an arc distance of 60.582' along the acquired right-of-way line (said arc having a chord bearing of  $S12^{\circ}58'16.2''W$ , counterclockwise direction, a chord distance of 59.109' and a radius of 79.000') to a point 9.000' left of



centerline of Buck Creek Trail at STA 25+52.39,

Thence S08°59'52.2"E a distance of 270.802' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 22+81.59,

Thence following the curvature there of an arc distance of 26.379' along the acquired right-of-way line (said arc having a chord bearing of S11°26'36.5"E, counterclockwise direction, a chord distance of 26.371' and a radius of 309.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 22+55.98,

Thence N13°53'20.8"W a distance of 75.633' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 21+80.35,

Thence following the curvature there of an arc distance of 98.711' along the acquired right-of-way line (said arc having a chord bearing of S27°25'10.4"E, counterclockwise direction, a chord distance of 97.796' and a radius of 209.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 20+85.89,

Thence N40°57'00.1"W a distance of 111.933' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 19+73.96,

Thence following the curvature there of an arc distance of 20.547' along the acquired right-of-way line (said arc having a chord bearing of S46°20'59.2"E, counterclockwise direction, a chord distance of 20.516' and a radius of 108.924') to a point 9.000' left of centerline of Buck Creek Trail at STA 19+55.11,

Thence N51°44'59.6"W a distance of 46.301' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 19+08.80,

Thence following the curvature there of an arc distance of 13.239' along the acquired right-of-way line (said arc having a chord bearing of S42°28'52.7"E, clockwise direction, a chord distance of 13.187' and a radius of 40.868') to a point 9.000' left of centerline of Buck Creek Trail at STA 18+92.65,

Thence N33°14'26.7"W a distance of 50.145' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 18+42.51,

Thence following the curvature there of an arc distance of 84.003' along the acquired right-of-way line (said arc having a chord bearing of S58°50'20.4"E, counterclockwise direction, a chord distance of 81.235' and a radius of 94.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 18+92.65,

Thence N84°26'24.2"W a distance of 63.818' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 17+02.73,

Thence following the curvature there of an arc distance of 51.909' along the acquired right-of-way line (said arc having a chord bearing of S43°07'56"E, clockwise direction, a chord distance of 47.528' and a radius of 36.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 16+37.85,

Thence S01°49'27.9"E a distance of 63.818' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 15+69.82,

Thence following the curvature there of an arc distance of 8.470' along the acquired right-of-way line (said arc having a chord bearing of S38°24'42.3"W, clockwise direction, a chord distance of 7.770' and a radius of 6.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 15+48.64,

Thence S79°03'39.3"W a distance of 67.978' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 14+80.66,

Thence following the curvature there of an arc distance of 40.440' along the acquired right-of-way line (said arc having a chord bearing of S44°59'13.4"W, counterclockwise direction, a chord distance of 38.098' and a radius of 34.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 14+50.93,

Thence S10°54'47.5"W a distance of 272.461' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 11+78.47,

Thence following the curvature there of an arc distance of 158.136' along the acquired right-of-way line (said arc having a chord bearing of S30°38'53.3"E, counterclockwise direction, a chord distance of 144.628' and a radius of 109.004') to a point 9.000' left of centerline of Buck Creek Trail at STA 10+33.39,

Thence S72°12'32.8"E a distance of 15.090' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 10+18.30,

Thence following the curvature there of an arc distance of 31.523' along the acquired right-of-way line (said arc having a chord bearing of N89°18'57.5"E, counterclockwise direction, a chord distance of 31.066' and a radius of 53.306') to a point 9.000' left of centerline of Buck Creek Trail at STA 9+58.29,

Thence following the curvature there of an arc distance of 26.368' along the acquired right-of-way line (said arc having a chord bearing of S85°00'47.6"E, clockwise direction, a chord distance of 25.754' and a radius of 35.145') to a point 9.000' left of centerline of Buck Creek Trail at STA 9+58.29,

Thence S60°28'57.2"E a distance of 64.832' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 8+93.46,

Thence following the curvature there of an arc distance of 52.905' along the acquired right-of-way line (said arc having a chord bearing of S74°23'14.6"E, counterclockwise direction, a chord distance of 52.388' and a radius of 109.000') to a point 9.000' left of centerline of Buck Creek Trail at STA 8+44.92,

Thence S88°17'31.4"E a distance of 6.801' along the acquired right-of-way line to a point 9.000' left of centerline of Buck Creek Trail at STA 8+38.11,

Thence N01°46'35.5"E a distance of 18.000' along the acquired right-of-way line to a point 9.000' right of centerline of Buck Creek Trail at STA 8+38.11, and POINT OF BEGINNING

The above-described parcel contains ± 0.733 acres (31,929.48 sq ft).

**TO HAVE AND TO HOLD**, unto the City of Alabaster, its successors and assigns in fee simple forever.

**AND FOR THE CONSIDERATION AFORESAID**, the Grantor does, for itself and its heirs, executors administrators, successors, and assigns covenant to and with the City of Alabaster that the Grantor is lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that the Grantor has 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 ad valorem taxes, if any, which attached on October 1, last past, and which is to be paid by the grantor; and that the Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR HEREIN FURTHER COVENANTS AND AGREES**,  
that

the purchase price above-stated is in full compensation to the Grantor for this conveyance, and hereby releases the City of Alabaster and all or its employees and officers from any and all damages to the Grantor's 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.

*[Signatures on the next page]*



FORM ROW-4  
Rev 10/09

IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seal on  
and as of the above Dated Date.

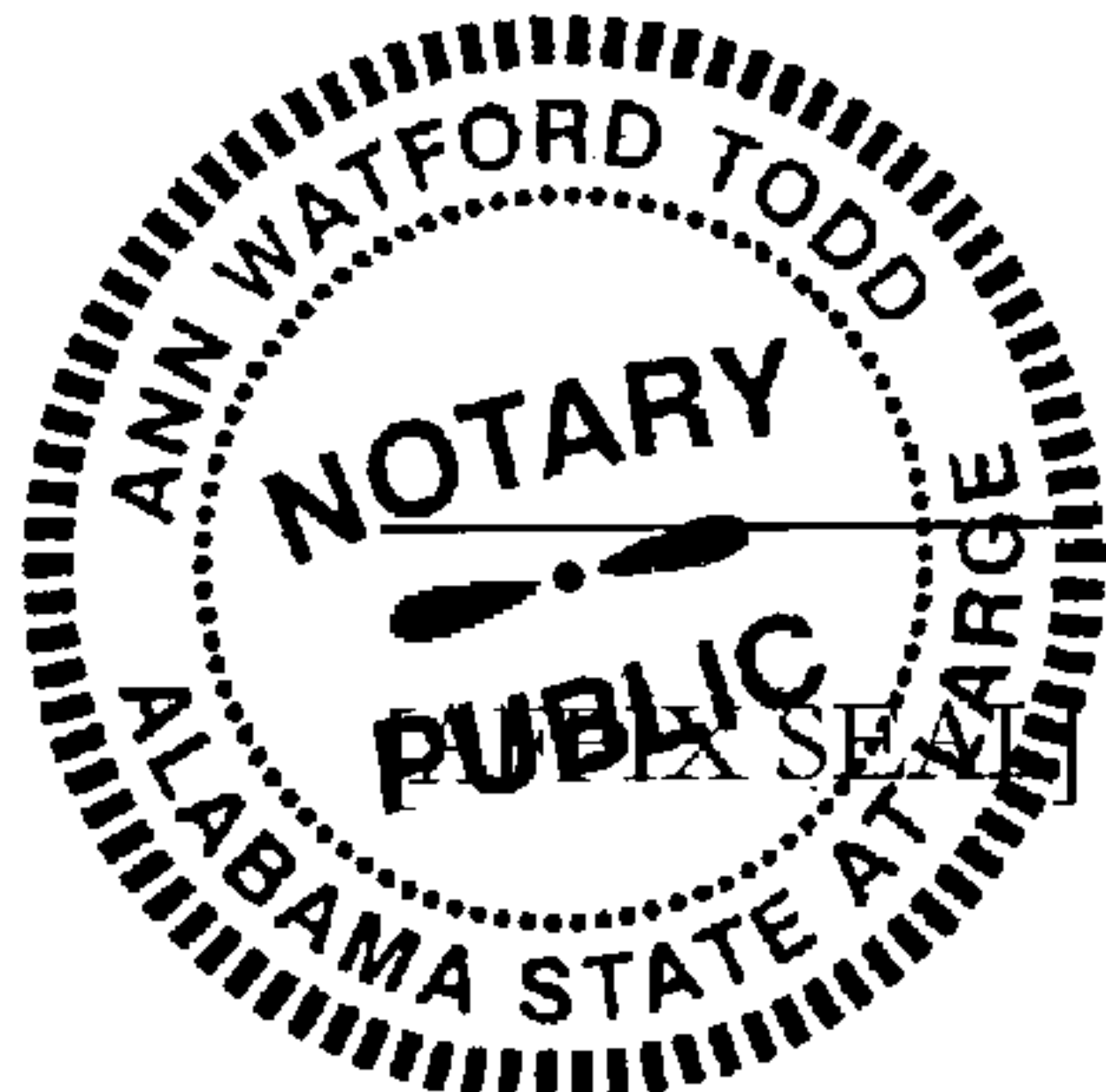
**YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF BIRMINGHAM**

By [Signature]  
Name: DAN PILE  
Title: President + CEO

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN PILE, whose name as the President + CEO of **YOUNG MEN'S CHRISTIAN ASSOCIATION OF BIRMINGHAM**, an Alabama nonprofit corporation, is signed to the foregoing agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer and with full authority, executed the same for and as the act of said national banking association.

Given under my hand and official seal this 24<sup>th</sup> day of January, 2025.



[Signature: Ann Watford Todd]

Notary Public

My Commission Expires: 9/24/2027

Real Estate Sales Validation Form

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

Grantor's Name YMCA of Birmingham
Mailing Address 2101 4th Ave N
Birmingham, AL 35203

Grantee's Name City of Alabaster, Alabama
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address N/A

Date of Sale 1/29/25

Total Purchase Price \$

or

Actual Value \$ 41,000.00

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2025 01:56:36 PM
\$44.00 JOANN
20250129000027600

The purchase price or actual value claimed 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 1/29/25

Print Jeffrey W. Brumlow, Esq

Unattested (verified by)

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

Print Form