

THIS INSTRUMENT PREPARED BY
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

**DEED FOR TEMPORARY EASEMENT
TRACT NO. 44**



20250523000159210 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/23/2025 02:53:15 PM FILED/CERT

STATE OF ALABAMA

**PARCEL NO. 10-01-11-0-001-
017.000**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of the

sum of ZERO DOLLARS AND NO/100

Dollars cash in hand paid, receipt whereof is hereby acknowledged, we (I), the
undersigned grantor(s) CITY OF HOOVER, ALABAMA

have (has) this day bargained and by these presents do hereby grant, bargain, convey,
transfer, and deliver unto Shelby County a temporary easement and right of way for the
following purposes, to-wit: The right to enter upon the hereinafter described land and
grade, level, fill, drain, pave and build a road or highway, together with such bridges,
culverts, ramps, and cuts as may be necessary, on, over, and across the ground embraced
within the boundaries of a tract or parcel of my (our) land situated in the County of
Shelby, State of Alabama.

The easement and right of way hereby granted is more particularly located and
described as follows, to-wit: And as shown on the right of way map of Project No.
STPBH-9802 (905) of record in the Alabama Department of Transportation, a copy of
which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama
as an aid to persons and entities interested therein and as shown on the property plat
attached hereto and made a part hereof:

Parcel 1:
Commencing for the Point of Beginning at a point at a corner of Lot 36, according to the Thorn Berry Subdivision, as
recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama; run thence S 42°36'03" W a
distance of 74.82 feet, more or less; run thence on a non-radial curve to the right having radius 1325.00, an arc
distance of 63.26, with a chord bearing N 27°58'04" E distance of 63.25 to a point; run thence S 87°49'51" E a
distance of 20.99 feet, more or less, to the Point of Beginning; Containing 0.014 acre, more or less.

To have and to hold the said easement and right of way unto Shelby County
and unto its successors and assigns for a period of three years, or until the completion
of Project No. STPBH-9802 (133) whichever is later.

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And the said grantor(s) hereby covenant(s) with Shelby County that we (I) are (am) lawfully seized and possessed of the afore-described tract or parcel of land; that we (I) have a good and lawful right to convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the price above-stated, we (I) hereby release the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present, or prospective, incidental, or consequential, to the exercise of any of the rights herein granted.

The grantor hereby grants permission, with right of ingress and egress, to grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above-described right of way.

In witness whereof we (I) have hereunto set our (my) hand (s) and seal (s) this the

01 day of May, 20²⁵.

CITY OF HOOVER, ALABAMA

BY:

FRANK V. BROCATO

MAYOR

(LS)

(LS)



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STATE OF ALABAMA)
JEFFERSON COUNTY)



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I, RUSHUNDA MONTESA RUFFIN, a Notary Public in and for said County in said State, hereby certify that FRANK V. BROCATO, whose name is signed to the foregoing instrument as MAYOR of THE CITY OF HOOVER, ALABAMA, an Alabama municipal corporation, 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 voluntarily for and as the act of said municipal corporation.

Given under my hand and seal, this 01 day of May, 2025.



Rushunda M. Ruffin
NOTARY PUBLIC
My Commission Expires: 05-25-2025