



THIS INSTRUMENT PREPARED BY  
LUKE W. CLARKE  
ATKINS  
1500 URBAN CENTER DRIVE  
SUITE 210  
VESTAVIA HILLS, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. IMD-STPBH-7112(602)  
CPMS PROJ. NO. 100046237  
TRACT NO. 1  
DATE: 05/16/2023

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Zero and NO/100 dollar(s), cash in hand paid to the

undersigned by Shelby County, Alabama, the receipt of which is hereby acknowledged, I  
(we), the undersigned grantor(s), City of Hoover, Alabama

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and  
convey unto Shelby County the following described property and as also shown on the right of  
way map of record in the State of Alabama Department of Transportation a copy of which is also  
deposited in the office of the Judge of Probate as an aid to persons and entities interested therein  
and as shown on the Property Sketch attached hereto and made a part hereof :

**A part of the SW ¼ of SW ¼ & SE ¼ of SW ¼ , Section 30, Township 19 South, Range 2  
West, identified as Tract No. 1 on Project No IMD-STPBH-7112(602) in Shelby County,  
Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the Northeast corner of the SW ¼ of the SW ¼ of Section 30, Township 19 South,  
Range 2 West;

thence southerly and along the quarter section line a distance of 635 feet, more or less, to a point  
on the acquired right-of-way line (said line is between a point offset 75.00 feet left and  
perpendicular to the project centerline at PT Station 98+10.69 and a point offset 65.00 feet left and  
perpendicular to the project centerline at Station 100+40.00), also being the point of beginning;

thence N 59°43'16" E along the acquired right-of-way line a distance of 39.27 feet to a point on the  
grantor's east property line;

thence S 00°13'31" E along the grantor's said property line a distance of 50.66 feet to a point on  
the present north right-of-way line of Valleydale Road;

thence S 57°06'29" E along said present right-of-way line a distance of 54.35 feet to a point on said  
present right-of-way line;

thence along said present right-of-way line and along the arc of said curve a distance of 254.96  
feet (a curve to the right having a chord bearing S 61°08'33" W, a distance of 254.76 feet and a  
radius of 1869.51 feet) to a point on the acquired right-of-way line (said point perpendicular to  
project centerline at Station 95+40.00 LT);

thence N 16°49'28" E along the acquired right-of-way line a distance of 29.29 feet to a point on the acquired right-of-way line (said point offset 50.00 feet left and perpendicular to the project centerline at Station 95+60.00);

thence N 61°13'46" E along the acquired right-of-way line a distance of 160.68 feet to a point on the acquired right-of-way line (said point offset 52.50 feet left and perpendicular to the project centerline at Station 97+25.00);

thence N 21°30'11" E along the acquired right-of-way line a distance of 36.73 feet to a point on the acquired right-of-way line, (said point offset 75.00 feet left and perpendicular to the project centerline at Station 97+55.00);

thence N 58°02'05" E along the acquired right-of-way line a distance of 53.56 feet to a point on the acquired right-of-way line, (said point offset 75.00 feet left and perpendicular to the project centerline at P.T. Station 98+10.69);

thence N 59°43'16" E along the acquired right-of-way line a distance of 30.61 feet to the point and place of beginning, containing 0.232 acre(s), more or less.

**Temporary Construction Easement 1 of 1:**

Beginning at a point on the required easement line (said point offset 52.50 feet left and perpendicular to the project centerline at Station 97+25.00) (said point also on the acquired right-of-way line);

thence N 18°30'13" W along the required easement line a distance of 69.01 feet to a point on the required easement line (said point offset 120.00 feet left and perpendicular to the project centerline at Station 97+40.00);

thence N 57°44'48" E along the required easement line a distance of 130.68 feet to a point on the required easement line (said point offset 120.00 feet left and perpendicular to the project centerline at Station 98+75.00);

thence S 32°46'33" E along the required easement line a distance of 47.80 feet to a point on the acquired right-of-way line (said point offset 72.20 feet left and perpendicular to the project centerline at Station 98+75.00);

thence S 59°43'16" W along the acquired right-of-way line a distance of 64.38 feet to a point on the acquired right-of-way line (said point offset 75.00 feet left and perpendicular to the project centerline at P.T. Station 98+10.69);

thence S 58°02'05" W along the acquired right-of-way line a distance of 53.56 feet to a point on the acquired right-of-way line (said point offset 75.00 feet left and perpendicular to the project centerline at Station 97+55.00);

thence S 21°30'11" W along the acquired right-of-way line a distance of 36.73 feet to the point and place of beginning, containing 0.150 acre(s), more or less.

The temporary easements are for a period of 3 years, or until the completion of the highway widening project, whichever is later. It is expressly understood that all rights, title and interest to the above-described temporary construction easements shall revert to the grantor(s) upon completion of said project.



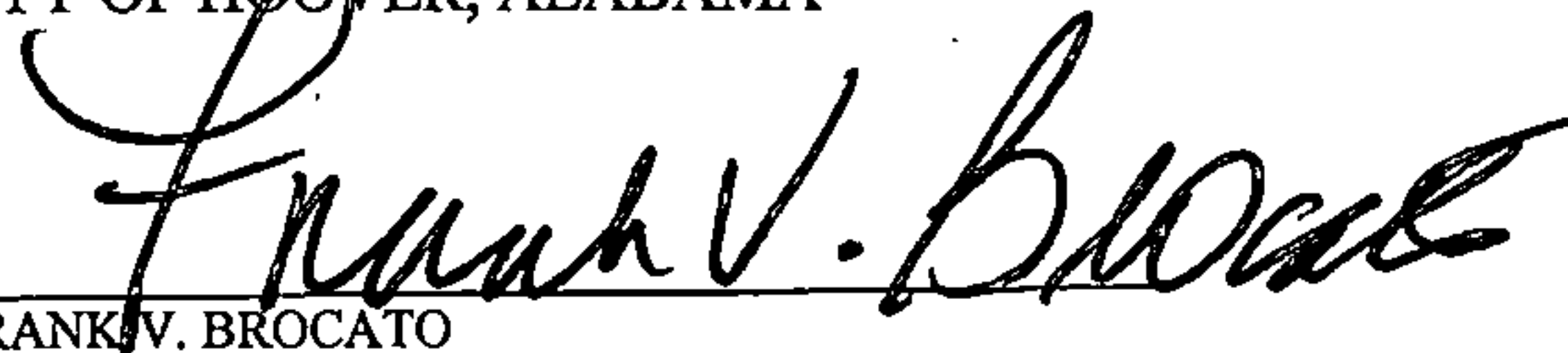
**TO HAVE AND TO HOLD**, unto Shelby County, Alabama, its successors and assigns  
in fee simple forever.

**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(S)**, 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  
23 day of April, 2025.

CITY OF HOOVER, ALABAMA

  
FRANK V. BROCATO

ITS MAYOR



20250523000159220 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
05/23/2025 02:53:16 PM FILED/CERT

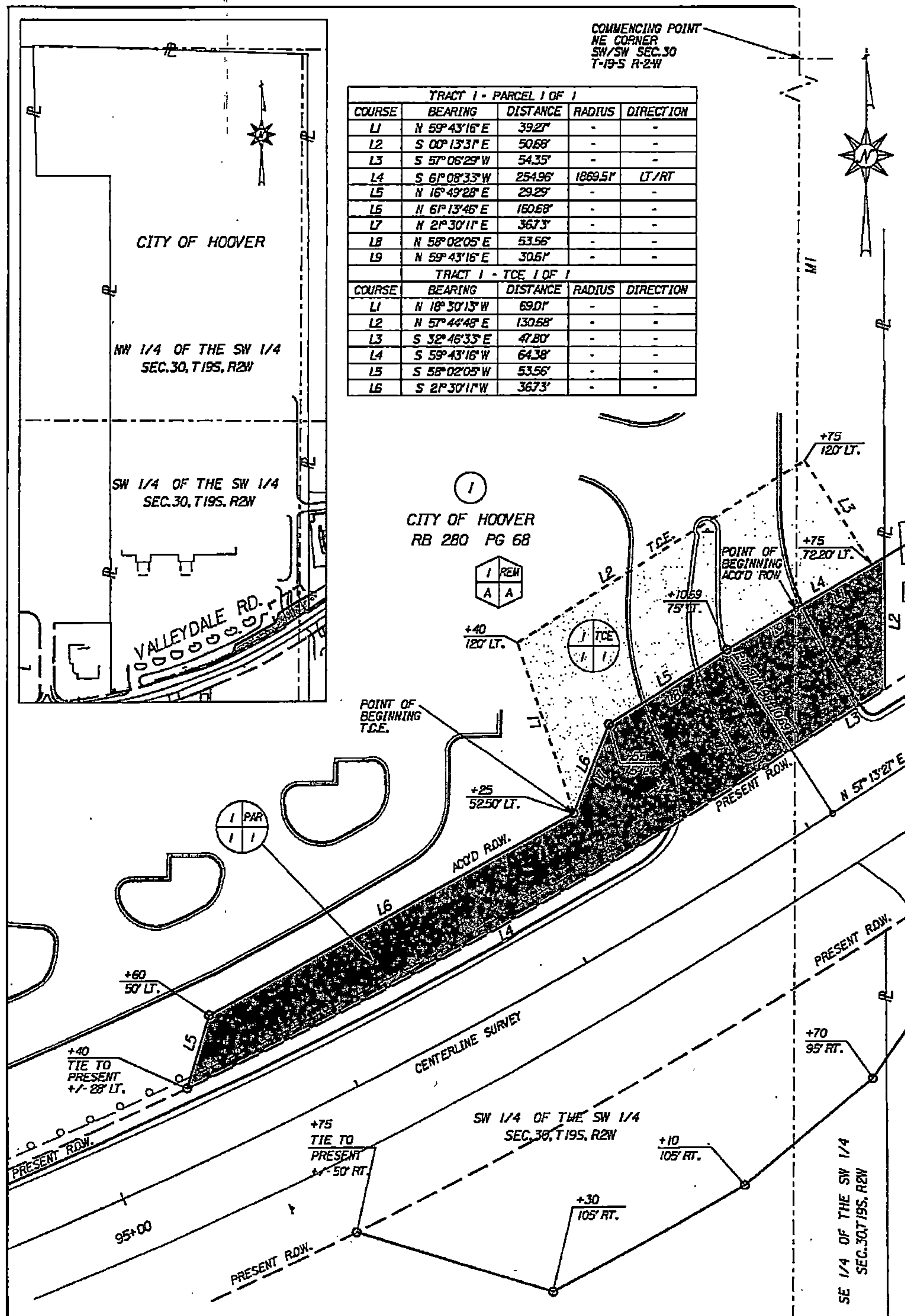
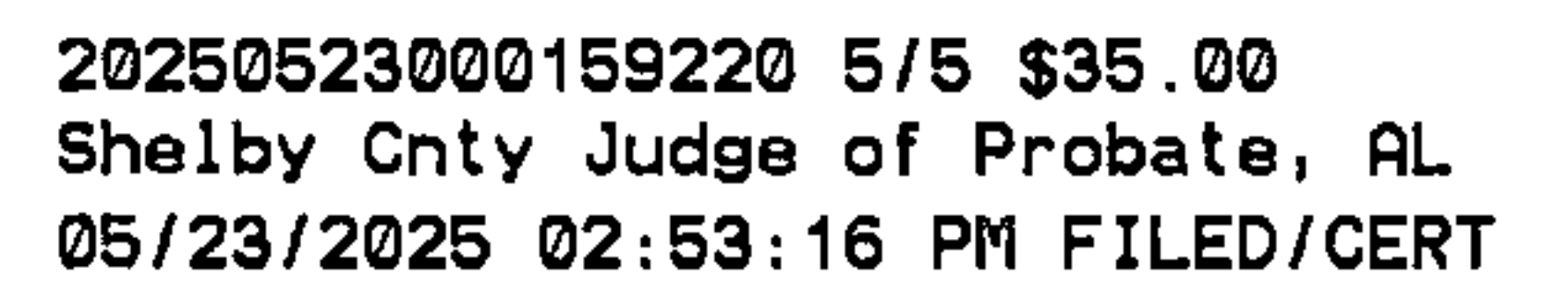
STATE OF ALABAMA )  
JEFFERSON COUNTY )

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 23 day of April, 2025.



RMR  
NOTARY PUBLIC  
My Commission Expires: 05-25-2025



THIS IS NOT A BOUNDARY SURVEY

PROJECT NUMBER : IMD-STPBH-7112(602)

	ACRES
TOTAL BEFORE ACREAGE	37.379
TOTAL ACQUIRED	0.232
TOTAL REMAINDER	37.147
TOTAL T.C.E.	0.150

CPMS #100046237

SCALE - 1"=50'

DATE: 05-16-2023