STATE OF ALABAMA
COUNTY OF SHELBY

CITY OF HELENA ADDITION OF RIGHT TURN LANE ON CR-17 AT CR-58 TRACT NO. 4 DATE: 2/23/2024

## FEE SIMPLE WARRANTY DEED

A part of the NE ¼ of NE ¼, Section 28, Township 20S, Range 3W, identified as Tract No. 4 on the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project in Shelby County, Alabama and being more fully described as follows:

## Parcel 1 of 1:

**COMMENCING** at the NE Corner of Section 28; **thence** S 0°47'17.07" W a distance of 443.76 feet to a point on the NE corner of the Kingridge Subdivision as recorded in Map Book 6, Page 87 in the office of the Judge of Probate of Shelby County; **thence** N 88°18'42.93" W a distance of 899.95 feet along the northern property line of Kingridge Subdivision to a point; **thence** S 5°45'17.07" W a distance of 85.00 feet to a point on the northeast corner of Lot 2 of Kingridge Subdivision; **thence** N 88°18.42.93" W a distance of 209.59 feet to a point on the easterly Right of Way of CR-17 and the northwest corner on Lot 1 of the Kingridge Subdivision, said point being at Station 102+15.70 at offset 41.11 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project; **thence** N 5°47'39.62" E a distance of 208.38 feet to a point on the easterly Right of Way of CR-17, said point being at Station 104+23.26 at offset 39.86 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project, said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

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thence N 5°02'43.27" E a distance of 104.52 feet to the intersection point along the easterly Right of Way of CR-17 and the southerly Right of Way of CR-58, said point being at Station 105+27.37 at offset 39.47 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

thence S 88°20'00.27" E a distance of 15.55 feet to a point along the southern Right of Way of CR-58, said point being at Station 105+28.26 at offset 55.00 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

thence along a curve 104.58 feet to the right, having a radius of 10,155.00 feet, the chord of which is S 5°15'00.26" W for a distance of 104.58 feet to a point on the southern property line, said point being at Station 104+24.25 at offset 55.00 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

thence N 88°13'16.97" W a distance of 15.77 feet to a point, said point also being the **POINT OF BEGINNING**, containing 0.04 acres, more or less.

And recorded 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.

TO HAVE AND TO HOLD, unto the City of Helena, Alabama and 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 the City of Helena, Alabama 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 the City of Helena, Alabama and all or its employees and officers from any and

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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 day of \_\_\_\_\_\_\_, 2025.

JMR PROPERTIES, LLC

By:

Its: Obje Membe

## ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Teffesso County

I, Chy under a plant in and for said County, in said State, hereby certify that of JMR Properties LLC, a 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

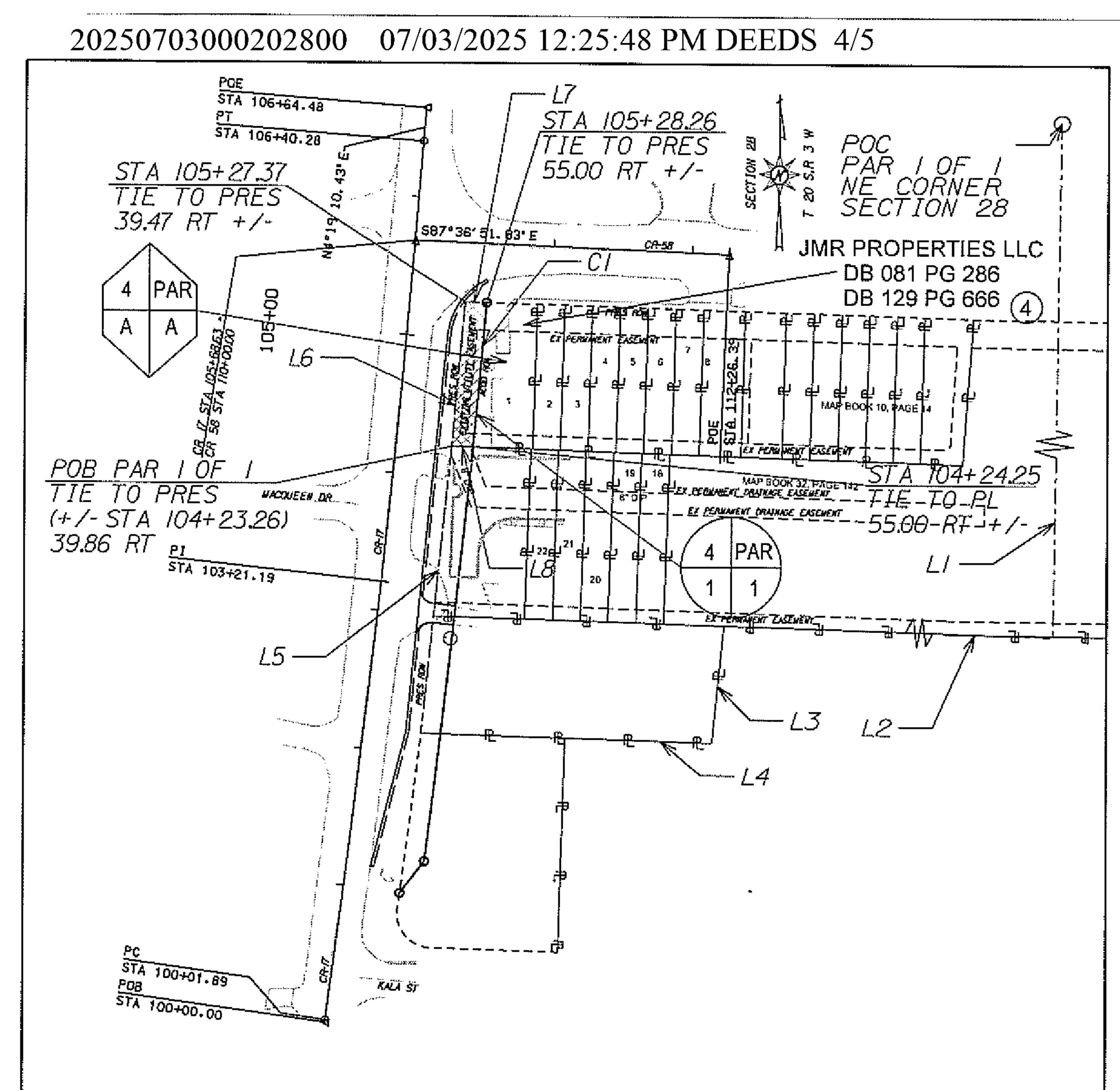
Given under my hand this day of

\_, A.D. 20<u>~</u>

Official Title

Instrument prepared by:
Martin W. Evans, Esq.
Evans & Evans Lawyers, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203

CINDY M. NELMS
My Commission Expires
November 21, 2028



NO	BEARING	DISTANCE
L1	\$ 0°47'17.07 W	443.76'
L2	N 88°18'42.93" W	8 <del>99</del> .95'
L3	S 5°45 <b>'</b> 17.07" W	85.00'
L4	N 88°18'42.93" W	209.59'
L5	N 5°47'39.62" E	208.38 <sup>t</sup>
L6	N 5°02′43.27" E	104.52
L7	S 88°20'00.27" E	15.55'
L8	N 88°13'16.97" W	15.77'

CURVE DATA					
CURVE NO	R		CHORD L	CHORD DIR	
C1	10,155.00	104.58'	104.58'	S 5°15'00.26" W	

	EPARTMENT OF TRANSPORTATION
OWNER: JMR PROPERTIES LLC	PROJ. NO. 45425.00
	COUNTY: SHELBY
TOTAL ACRES: <u>0.13 ACRES</u>	SCALE: 1" = 100'
R/W REQUIRED: 0.03 ACRES	DATE: 2/22/2024
REMAINDER: 0.10 ACRES	REVISED:

20250703000202800 07/03/2025 12:25:48 PM DEEDS 5/5

## Real Estate Sales Validation Form

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

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Grantor's Name:	JMR Properties LLC	Grantee's Name:	City of Helena, Alabama
Mailing Address:	401 Southern Lane	Mailing Address:	816 Highway 52
**	Helena, AL 35080	······································	Helena, AL 35080
Property Address:	1902 Hwy 38 Helena, AL 35080	Date of Sale:	7-1-25
			Total Purchase Price: \$10,800.00
			or Actual Value:
			or
	[ [ [ 		Assessor's Market Value:
(Recordation of doc B X Cl	umentary evidence is not required): ill of Sale Sales Contract osing Statement	Appraisal Other: Tax Asse	the following documentary evidence: (check one) essor Market Value
this form is not requ	<del>-</del>	miains an of the requ	ired information referenced above, the filing of
		Instructions	
Grantor's name and mailing address.	mailing address - provide the name	of the person or person	ons conveying interest to property and their current
Grantee's name and	mailing address - provide the name of	of the person or perso	ons to whom interest to property is being conveyed.
Property address - the property was co		eing conveyed, if av	ailable. Date of Sale - the date on which interest to
Total purchase price instrument offered		rchase of the proper	ty, both real and personal, being conveyed by the
	• • •		rty, both real and personal, being conveyed by the ted by a licensed appraiser or the assessor's current
valuation, of the pro-		icial charged with the	imate of fair market value, excluding current use responsibility of valuing property for property tax Alabama 1975 § 40-22-1 (h).
-	y false statements claimed on this f		ned in this document is true and accurate. I further he imposition of the penalty indicated in Code of
Date:	, 2025		GRANTOR:
d d	Filed and Recorded Official Public Records Judge of Probate, Shelby County A Clerk Shelby County, AL 07/03/2025 12:25:48 PM \$35.00 JOANN 20250703000202800	Alabama, County	JMR Properties LLC  By: Joseph Roberto  Its: Jole Member  Form RT-1

Form RT-1