

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**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Thousand Eight Hundred Dollar(s) and No/100 (\$10,800.00), cash in hand paid to the undersigned by the City of Helena, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), JMR Properties LLC have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the City of Helena, Alabama the following described property:

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 1st day of July, 2025.

JMR PROPERTIES, LLC

By: 

Its: Sole Member

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Jefferson County

I, Cindy M. Nelms, a Notary Public in and for said County, in said State, hereby certify that Josepk Roberto whose name as Sole Member 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 1 day of July, A.D. 2025.


Official Title _____

Instrument prepared by:

Martin W. Evans, Esq.
EVANS & EVANS LAWYERS, LLC
2001 Park Place North, Suite 540
Birmingham, AL 35203



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

TRACT NUMBER 4 ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: JMR PROPERTIES LLC PROJ. NO. 45425.00
COUNTY: SHELBY
TOTAL ACRES: 0.13 ACRES SCALE: 1" = 100'
R/W REQUIRED: 0.03 ACRES DATE: 2/22/2024
REMAINDER: 0.10 ACRES REVISED:

