

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**CITY OF HELENA**  
**ADDITION OF RIGHT TURN LANE**  
**ON CR-17 AT CR-58**  
**TRACT NO. 1**  
**DATE: 2/23/2024**

**FEE SIMPLE**  
**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty-Nine Thousand dollar(s) (\$29,000.00), 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), Charles A and Ruth B Ettinger, a married couple, 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. 1 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, said point also being the **POINT OF BEGINNING** of the hereon described tract of land;

**thence** along an curve 116.17 feet to the right, having a radius of 5769.90 feet, the chord of which is S 7°26'24.80" W more or less along the easterly Right of Way of CR-17 for a distance of 116.17 feet to a point, said point being at Station 101+00.00 at offset 40.33 right of the centerline of the City of Helena Addition of Right Turn Lane on CR-17 at CR-58 project;

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**thence** N 37°35'31.84" E a distance of 29.09 feet to a point, said point being at Station 101+25.00 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 92.42 feet to the left, having a radius of 10,155.00 feet, the chord of which is N 6°58'55.04" E for a distance of 92.42 feet to a point on the northern property line, said point being at Station 102+16.92 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°18'42.93" W a distance of 13.94 feet to a point, said point also being the **POINT OF BEGINNING**, containing 0.03 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 all damages to his/her (their) remaining property contiguous to the property hereby conveyed

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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 15<sup>th</sup> day of August, 2025.

Charles A. Ettinger  
Charles A. Ettinger

Ruth B. Ettinger  
Ruth B. Ettinger

### ACKNOWLEDGMENT

STATE OF ALABAMA )

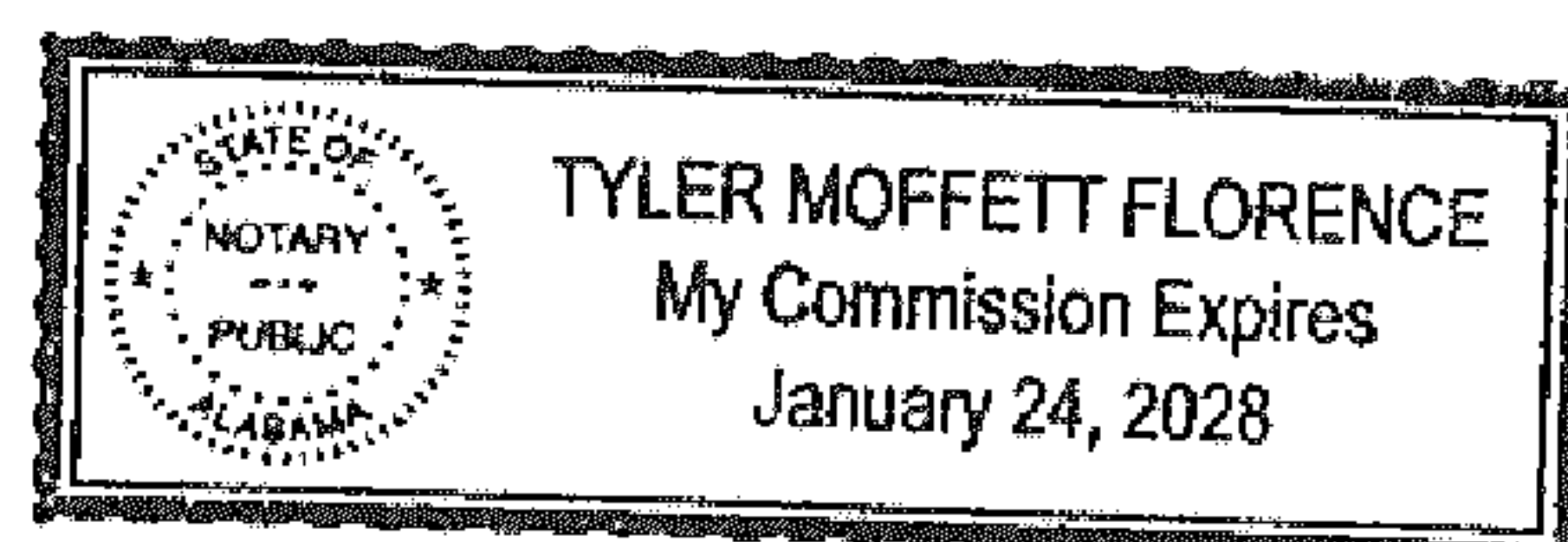
COUNTY OF Jefferson)

I, Tyler Moffett Florence, a Notary Public, in and for said County in said State, hereby certify that Charles A. Ettinger, whose name (s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of August 2025.

Tyler Moffett Florence  
NOTARY PUBLIC

My Commission Expires 1/24/28



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STATE OF ALABAMA )

COUNTY OF Jefferson

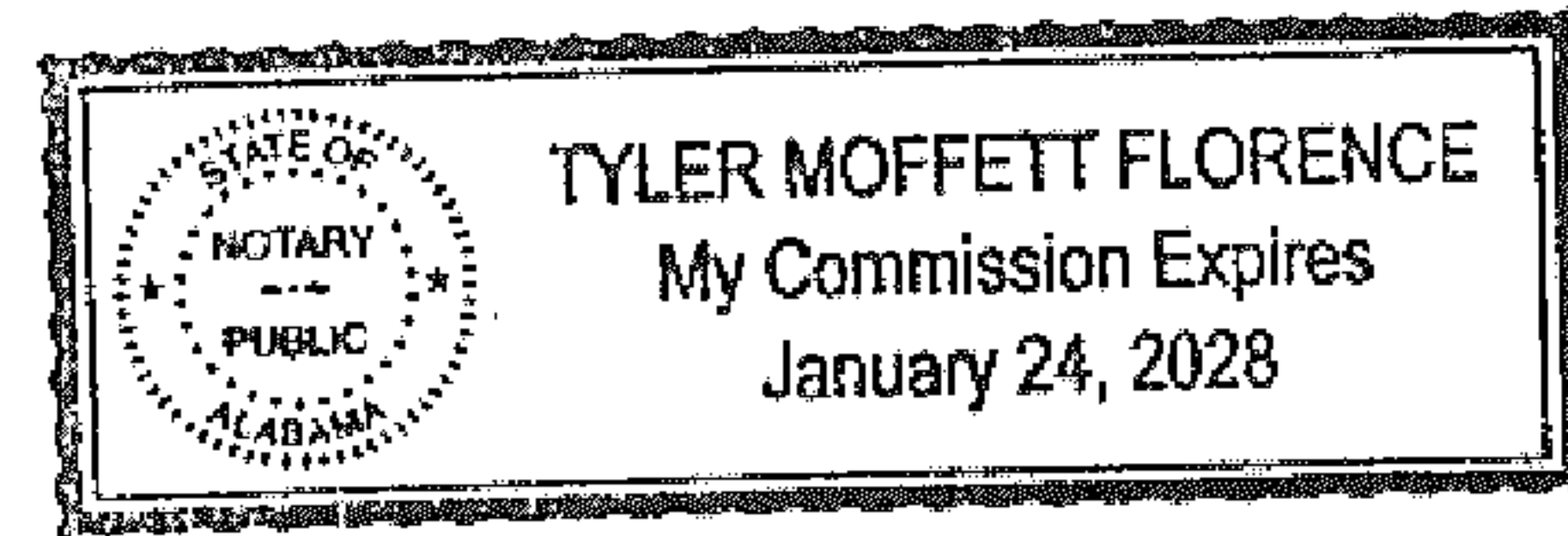
I, Tyler Moffett Florence, a Notary Public, in and for said County in said State, hereby certify that Ruth B. Ettinger, whose name (s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

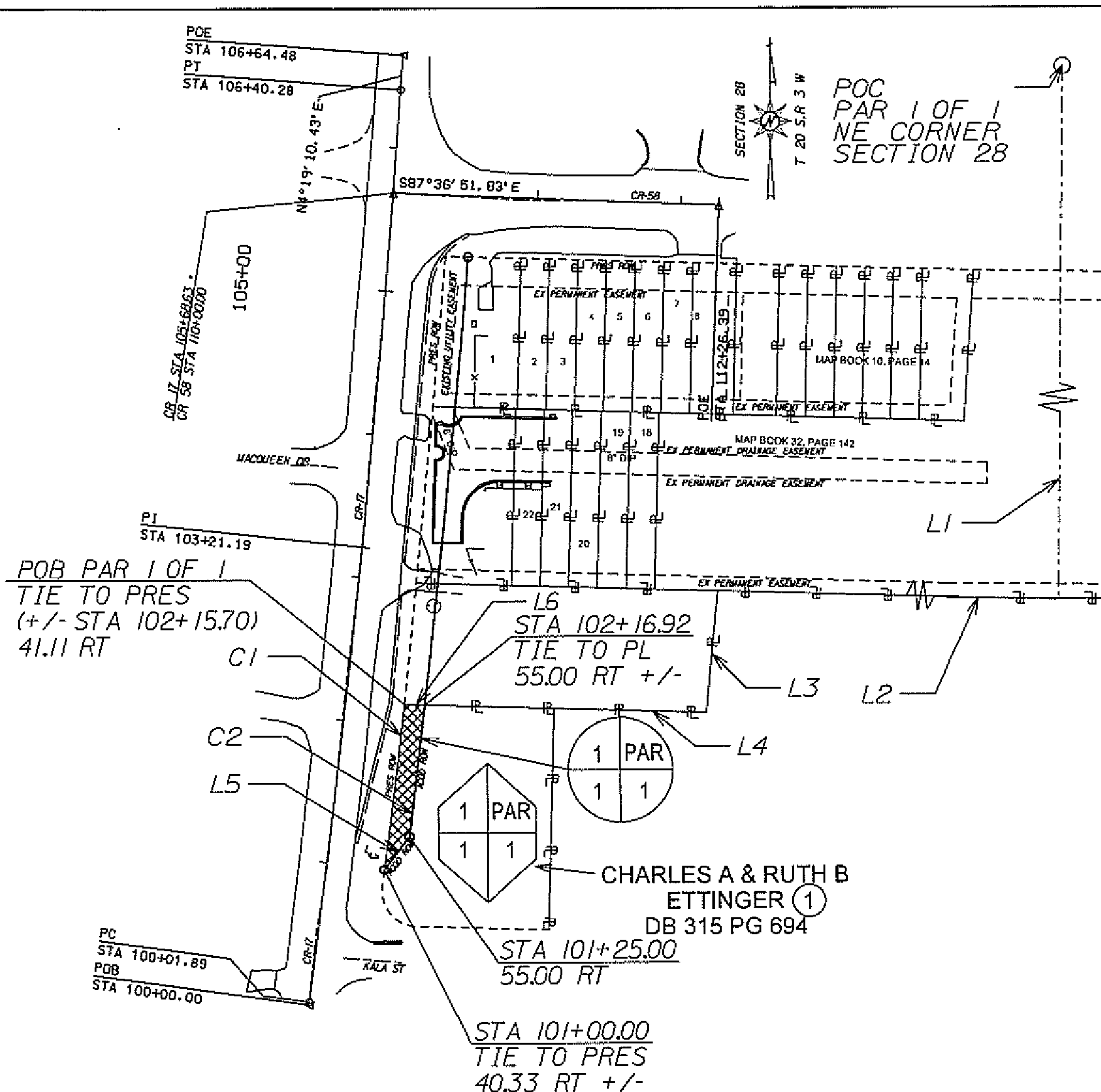
Given under my hand and official seal this 15<sup>th</sup> day of August 2025.

Tyler Moffett Florence  
NOTARY PUBLIC

My Commission Expires 1/24/28

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





LINE TABLE		
NO	BEARING	DISTANCE
L1	S 0°47'17.07" W	443.76'
L2	N 88°18'42.93" W	899.95'
L3	S 5°45'17.07" W	85.00'
L4	N 88°18'42.93" W	209.59'
L5	N 37°35'31.84" E	29.09'
L6	N 88°18'42.93" W	13.94'

CURVE DATA				
CURVE NO	R	L	CHORD L	CHORD DIR
C1	5769.90'	116.17'	116.17'	S 7°26'24.80" W
C2	10,155.00'	92.42'	92.42'	N 6°58'55.04" E

TRACT NUMBER 1 ALABAMA DEPARTMENT OF TRANSPORTATION  
 OWNER: CHARLES A AND PROJ. NO. 45425.00  
RUTH B ETTINGER COUNTY: SHELBY  
 TOTAL ACRES: 0.39 ACRES SCALE: 1" = 100'  
 R/W REQUIRED: 0.03 ACRES DATE: 2/22/2024  
 REMAINDER: 0.36 ACRES REVISED: \_\_\_\_\_



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	Charles A. Ettinger and Ruth B. Ettinger	Grantee's Name:	City of Helena, Alabama
Mailing Address:	2327 Kala Street Helena, AL 35080	Mailing Address:	816 Highway 52 Helena, AL 35080
Property Address:	2327 Kala Street Helena, AL 35080	Date of Sale:	
			Total Purchase Price: \$29,000.00 or Actual Value: _____ or Assessor's Market Value: _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required):

☐ Bill of Sale
   
 ☐ Appraisal  
☒ Sales Contract
   
 ☐ Other: Tax Assessor Market Value  
☐ Closing Statement

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.

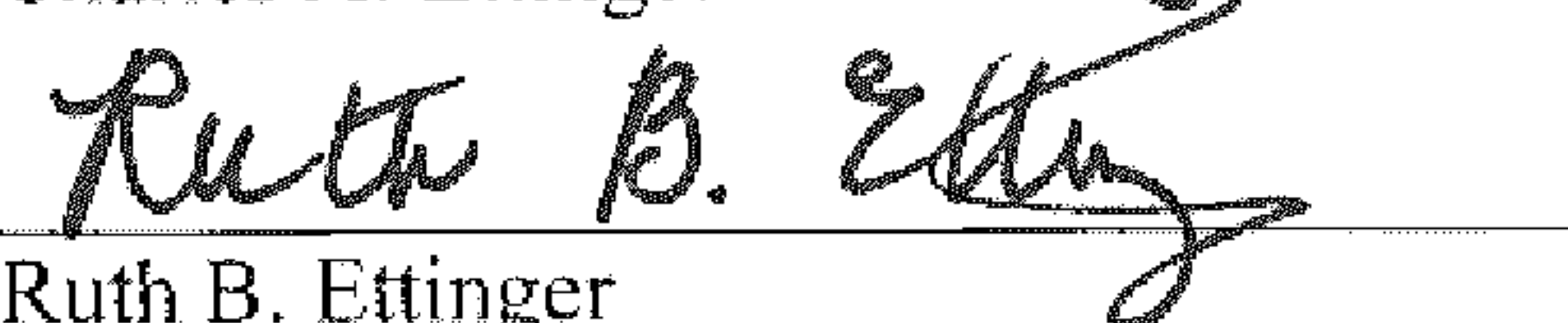
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: August 15, 2025

GRANTOR:

  
Charles A. Ettinger

  
Ruth B. Ettinger



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**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/15/2025 12:04:53 PM**  
**\$38.00 JOANN**  
**20250815000250880**

*Allen S. Bayl*

**Form RT-1**