

Form ROW-QC  
Rev. 02/12/2024

**INSTRUMENT PREPARED BY:**  
**Joseph Woddail**  
**Right of Way Bureau**  
**Alabama Department of Transportation**  
**1409 Coliseum Blvd.**  
**Montgomery, Alabama 36110**

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

**Project No. I-65-2(7) & I-65-2(11)234**  
**Date: January 7, 2026**

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, the State of Alabama, Alabama Department of Transportation (hereinafter Grantor), for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), cash in hand paid to the Grantor by the City of Alabaster, (hereinafter Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto "Grantee," all of its right, title, interest, and claim in and to the following described real estate, subject to easements, rights of way, restrictions and reservations of record; also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Shelby County, Alabama: And as shown of the right of way maps of Project No. I-65-2(7) & I-65-2(11)234 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 person and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof as exhibit A:

**Transfer of Right of Way**

**Parcel 1 of 1**

Commencing at the NW corner of the SW ¼ of the NE ¼ of Section 1, Township 21-S and Range 3-W;

thence easterly and along the quarter line a distance of 708 feet, more or less, to a point on the present west ROW line of I-65;

thence southwesterly and along said present ROW line a distance of 1249 feet, more or less, to a point on the revised ROW line of I-65, which is the point of BEGINNING;

thence S 30°05'03" W and along said revised ROW line a distance of 1464.52 feet to a point on said revised ROW line (said point perpendicular to centerline of I-65 at approximate station 660+91 LT);

thence S 35°57'52" W and along said revised ROW line a distance of 190.16 feet to a point on said revised ROW line (said point perpendicular to centerline of I-65 at approximate station 659+15 LT);

thence S 35°06'09" W and along said revised ROW line a distance of 85.22 feet to a point on said revised ROW line (said point perpendicular to centerline of I-65 at approximate station 658+40 LT);

thence following the curvature thereof an arc distance of 136.07 feet and along said revised ROW line to a point on said revised ROW line (said point perpendicular to centerline of I-65 at approximate station 657+31 LT) (said arc having a chord bearing of S 49°33'29" W, a clockwise direction, a chord distance of 134.72 feet, and a radius of 278.29);

thence following the curvature thereof an arc distance of 218.47 feet and along said revised ROW line to a point on said revised ROW line (said point perpendicular to centerline of I-65 at approximate station 656+09 LT) (said arc having a chord bearing of S 65°42'45" W, a clockwise direction, a chord distance of 217.25 feet, and a radius of 596.34);

thence following the curvature thereof an arc distance of 114.29 feet and along said revised ROW line to a point on the north revised ROW line of US-31 (said arc having a chord bearing of S 72°28'29" W, a counterclockwise direction, a chord distance of 114.17 feet, and a radius of 716.69);

thence following the curvature thereof an arc distance of 473.42 feet and along said revised ROW line to a point on the present north ROW line of US-31 (said arc having a chord bearing of N 48°38'12" W, a clockwise direction, a chord distance of 473.35 feet, and a radius of 8217.84);

thence S 63°10'33" E and along said present ROW line a distance of 295.71 feet to a point on the present northwest taper to I-65;

thence S 87°45'04" E and along said present taper a distance of 169.26 feet to a point on the present west ROW line of I-65;

thence N 47°33'14" E and along said present ROW line a distance of 263.21 feet to a point on said present ROW line;

thence N 40°26'59" E and along said present ROW line a distance of 465.83 feet to a point on said present ROW line;

thence N 27°00'56" E and along said present ROW line a distance of 181.86 feet to a point on said present ROW line;

thence N 29°56'07" E and along said present ROW line a distance of 944.85 feet to a point on said present ROW line;

thence N 00°00'00" E and along said present ROW line a distance of 31.00 feet to a point on said present ROW line;

thence N 89°30'40" E and along said present ROW line a distance of 148.69 feet to the place and point of BEGINNING, containing 7.13 acres, more or less.

**As a part of this transfer of right of way, the State of Alabama will retain the existing Denied Access as shown on the ROW maps for Project No. I-65-2(11)234 and Project No. I-65-2(7).**

It is fully understood and agreed upon by both parties that title to the above described property shall revert to Grantor in the event property ceases to be used for public and non-proprietary purposes.



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Shelby Cnty Judge of Probate, AL  
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TO HAVE AND TO HOLD, the same unto Grantee, their successors and assigns forever as  
a public road.

This the 6th of March, 2026.

**APPROVED:**

By: *John R. Cooper*  
JOHN R. COOPER  
TRANSPORTATION DIRECTOR

**THIS DEED HAS BEEN LEGALLY REVIEWED AND APPROVED AS TO  
FORM:**

By: *Kaadra O...*  
LEGAL COUNSEL FOR  
ALABAMA DEPARTMENT  
OF TRANSPORTATION


**THE STATE OF ALABAMA**

**ATTEST:**

By: *Wes Allen*  
WES ALLEN  
SECRETARY OF STATE OF THE  
STATE OF ALABAMA

By: *Kay Ivey*  
KAY IVEY  
GOVERNOR OF ALABAMA

**CERTIFICATION**

  
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Shelby Cnty Judge of Probate, AL  
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**STATE OF ALABAMA**

**COUNTY OF MONTGOMERY**

**TO: Honorable Kay Ivey, Governor of the State of Alabama:**

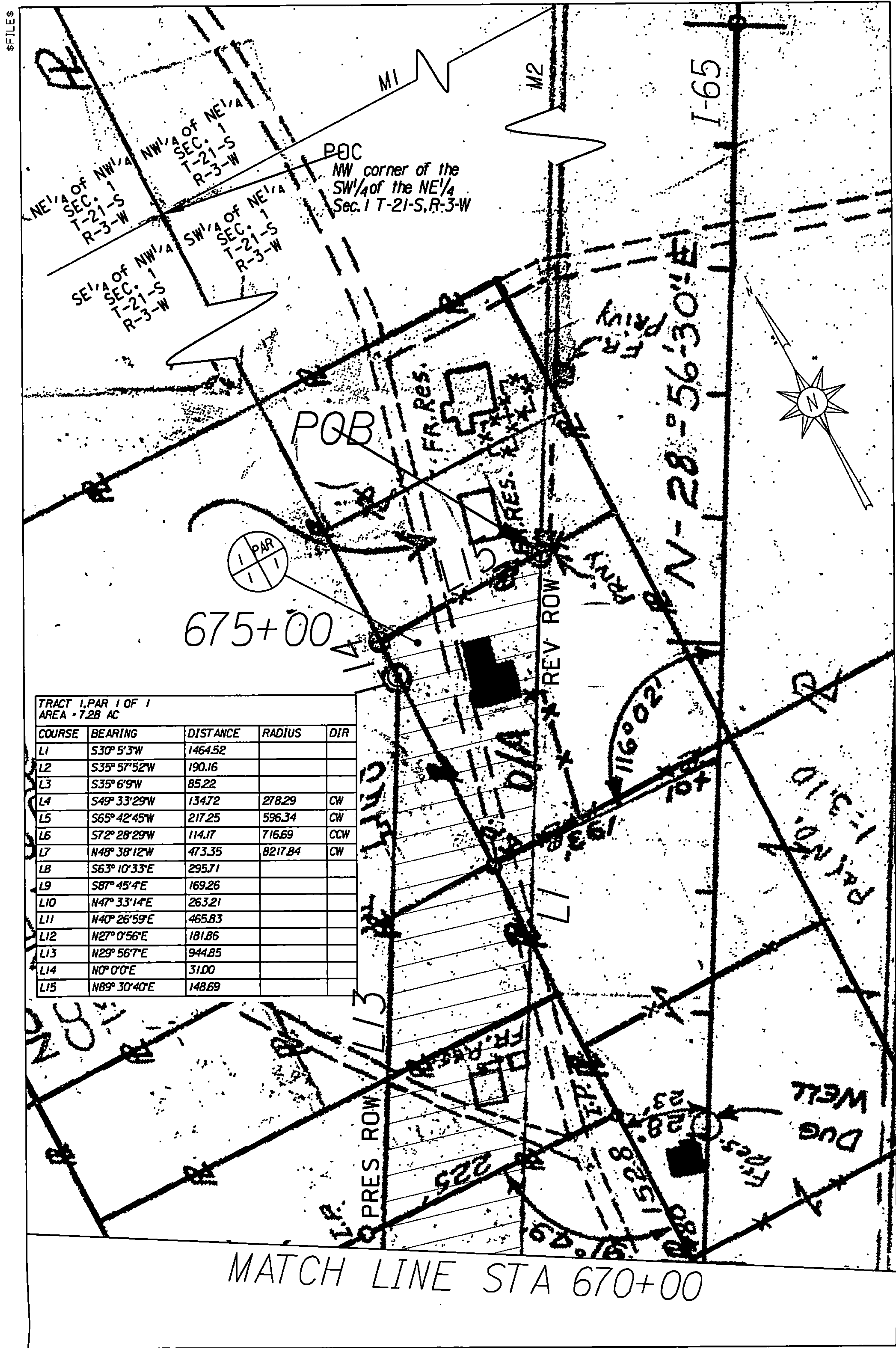
I, John R. Cooper Director of the Alabama Department of Transportation, do hereby certify that the Alabama Department of Transportation, acting by and through the powers vested in it by law, has negotiated with City of Alabaster in the Quitclaim Deed attached, for the transfer of certain property by the State of Alabama, which property is located in Shelby County, Alabama, and which property is better described in said Quitclaim Deed, and do further certify that all requirements of law with respect to such transfer have been complied with.

This the 4<sup>th</sup> day of March, 2026.

  
**JOHN R. COOPER**  
**TRANSPORTATION DIRECTOR**



EXHIBIT A  
 Sketch 1 of 4



TRACT 1, PAR 1 OF 1  
 AREA - 7.28 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S30° 5' 3" W	1464.52		
L2	S35° 57' 52" W	190.16		
L3	S35° 6' 9" W	85.22		
L4	S49° 33' 29" W	1347.2	278.29	CW
L5	S65° 42' 45" W	217.25	596.34	CW
L6	S72° 28' 29" W	114.17	716.69	CCW
L7	N48° 38' 12" W	473.35	8217.84	CW
L8	S63° 10' 33" E	295.71		
L9	S87° 45' 4" E	169.26		
L10	N47° 33' 14" E	263.21		
L11	N40° 26' 59" E	465.83		
L12	N27° 0' 56" E	181.86		
L13	N29° 56' 7" E	944.85		
L14	N0° 0' 0" E	31.00		
L15	N89° 30' 40" E	148.69		

Quitclaim  
 Par: 1 of 1  
 Grantor: State of Alabama  
 Grantee: City of Alabaster  
 Scale: 1"=100'  
 Acre(s): 7.13  
 Date: January 7, 2026  
 THIS IS NOT A BOUNDARY SURVEY



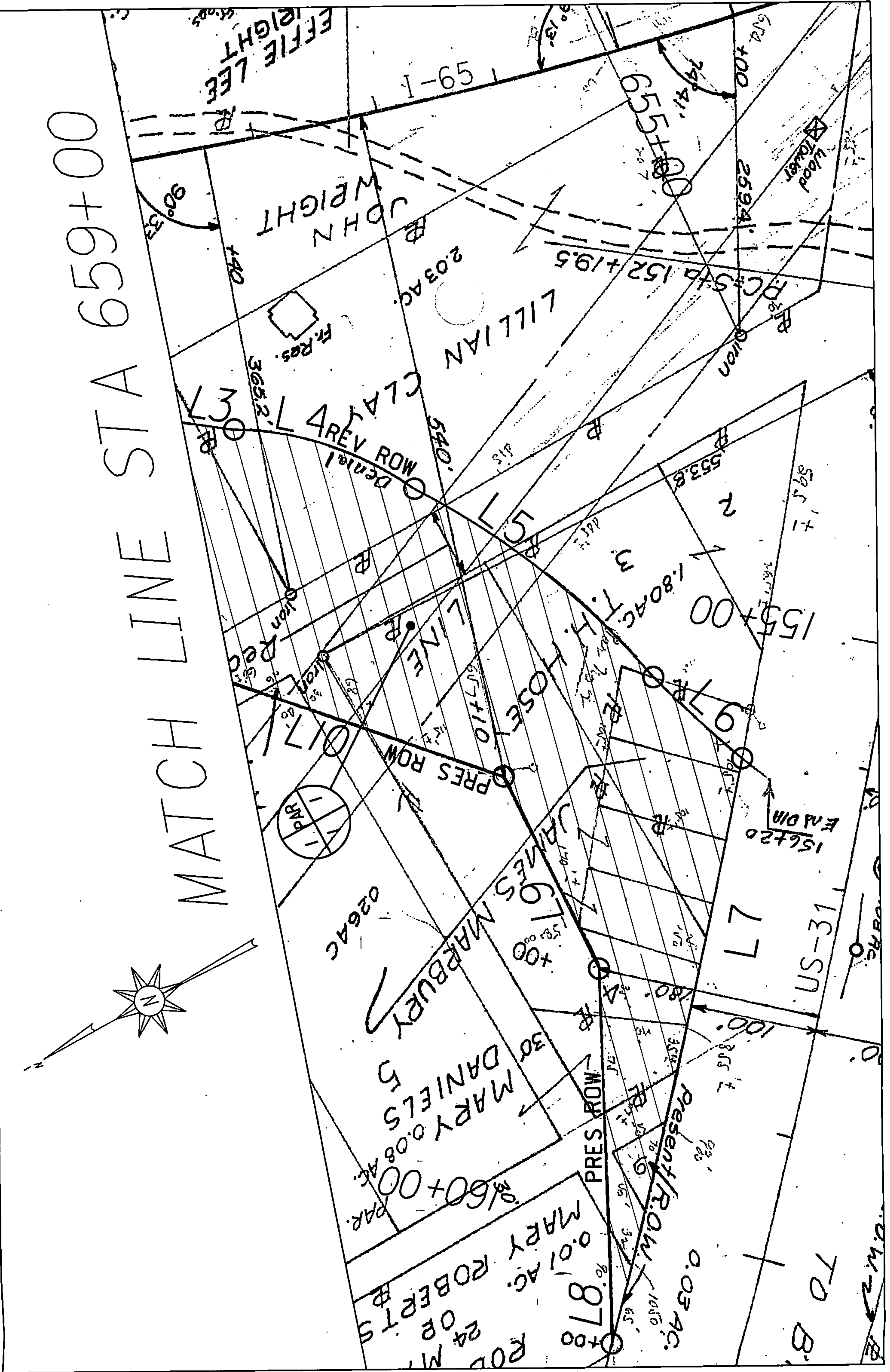




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EXHIBIT A  
 Sketch 4 of 4

\$FILES



Quitclaim  
 Par: 1 of 1  
 Grantor: State of Alabama  
 Grantee: City of Alabaster  
 Scale: 1"=100'  
 Acre(s): 7.13  
 Date: January 7, 2026  
 THIS IS NOT A BOUNDARY SURVEY

Real Estate Sales Validation Form

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

Grantor's Name STATE OF ALABAMA
Mailing Address DEPT. OF TRANSPORTATION
1409 Coliseum Blvd.
MONTGOMERY, AL 36110

Grantee's Name CITY OF ALABASTER
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

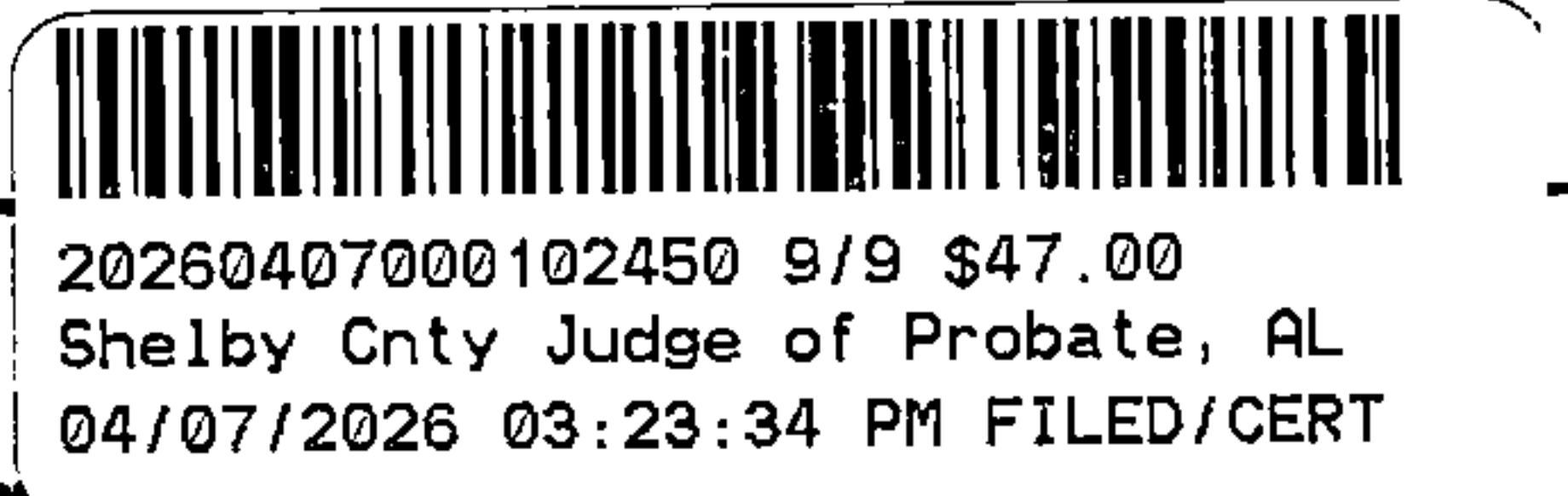
Property Address 9th Ave near I65
Shelby County, AL
Project No. I-65-2(7) I-65-2(11)234

Date of Sale March 6, 2026
Total Purchase Price \$ 10.00
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
Sales Contract
Closing Statement

- Appraisal
Other



If the conveyance document presented for recordation contains all of the required information listed 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 04/07/2026

Print JOHN MARK FREY, CITY CLERK

Unattested

(verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one