

This Instrument was prepared by:

To:
Cassy L. Bingham Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

(205) 624-2121

After Recording Return Original

City of Alabaster C/O City Clerk
1953 Municipal Way
Alabaster, AL 35007

RIGHT OF WAY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Valor Communities, LLC, an Alabama Limited Liability Company**, the "Grantor" herein, in hand paid by the **City of Alabaster, Alabama**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby release, grant, quit claim, convey, and dedicate unto the said City, its successors and assigns, a right-of-way and easement for public purposes, including a public road and appurtenances, including drainage facilities, underground water and sewer lines and other public utilities and devices both below and above ground. Said right-of-way being located in Shelby County, Alabama and described as follows, to-wit:

Wynlake Drive

Being a roadway located in the Southeast 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County Alabama, and being shown on Wynlake Sector 5 Amended Plat (BASIS OF BEARINGS) as recorded in Map Book 40, Page 125 in the Probate Office of said Shelby County and being more particularly described as follows:

Commence at the Southeast corner of Lot 209 as recorded in said Wynlake Sector 5 Amended Plat, also being the **POINT OF BEGINNING**, thence S01°27'01" E for a distance of 103.24 feet; thence a curve concaving northeasterly having a long chord S46°39'47 " E a distance of 35.49 feet, with a central angle of 90°25'44", a radius of 25.00 feet, and arc length of 39.46 feet; thence S 01°05'28" E for a distance 60.01 feet; thence a curve concaving southeasterly having a long chord S43°20'13" W a distance of 35.22 feet, with a central angle of 89°34'16", a radius of 25.00 feet, and arc length of 39.08 feet; thence S01°26'55" E for a distance of 60.08 feet; thence a curve concaving westerly having a long chord S06°18'57" W a distance of 75.65 feet, with a central angle of 15°31'43", a radius of 280.00 feet, and arc length of 75.89 feet; thence S14°04'48" W for a distance of 16.32 feet; thence S14°04'27" W for a distance of 135.46 feet; thence N83°30'09" W for a distance of 60.66 feet; thence a curve concaving westerly having a long chord N14°53'05" E a distance of 8.00 feet, with a central angle of 01°36'33", a radius of 285.00feet, and arc length of 8.00 feet; thence N14°04'48" E for a distance of 151.78 feet; thence a curve concaving westerly having a long chord N06°18'57" E a distance of 59.44 feet, with a central angle of 15°31'43", a radius of 220.00 feet, and arc length of

59.63 feet; thence N01°26'55" W for a distance of 59.35 feet; thence a curve concaving southwesterly having a long chord N45°50'24" W a distance of 34.98 feet, with a central angle of 88°46'58", a radius of 25.00 feet, and arc length of 38.74 feet; thence a curve concaving northeasterly having a long chord N77°54'42" W a distance of 87.48 feet, with a central angle of 24°38'22", a radius of 205.00 feet, and arc length of 88.16 feet; thence N65°35'31" W for a distance of 265.69 feet; thence a curve concaving northeasterly having a long chord N63°11'06" W a distance of 36.12 feet, with a central angle of 04°48'50", a radius of 430.00 feet, and arc length of 36.13 feet; thence N60°46'41" W for a distance of 361.54 feet; thence a curve concaving northeasterly having a long chord N51°19'00" W a distance of 338.63 feet, with a central angle of 18°55'23", a radius of 1030.00 feet, and arc length of 340.18 feet, thence N41°51'18" W for a distance of 154.12 feet; thence a curve concaving southwesterly having a long chord N72°19'31" W a distance of 131.34 feet, with a central angle of 60°56'25", a radius of 129.50 feet, and arc length of 137.74 feet; thence N12°44'42" W for a distance of 60.00 feet; thence a curve concaving southwesterly having a long chord S72°12'33" E a distance of 192.76 feet, with a central angle of 61°08'24", a radius of 189.50 feet, and arc length of 202.22 feet; thence S41°51'18" E for a distance of 153.40 feet; thence a curve concaving northeasterly having a long chord S51°19'00" E a distance of 318.91 feet with a central angle of 18°55'23", a radius of 970.00 feet, and arc length of 320.36 feet; thence S60°46'41" E for a distance of 361.54 feet; thence a curve concaving northeasterly having a long chord S63°11'06" E a distance of 31.08 feet, with a central angle of 04°48'50", a radius of 370.00 feet, and arc length of 31.09 feet; thence S65°35'31" E for a distance of 265.69 feet; thence a curve concaving northeasterly having a long chord S77°21'12" E a distance of 59.11 feet, with a central angle of 23°31'24", a radius of 145.00 feet, and arc length of 59.53 feet; thence a curve concaving northwesterly having a long chord N44°43'06" E a distance of 36.07 feet, with a central angle of 92°20'00", a radius of 25.00 feet, and arc length of 40.29 feet; thence N01°26'55" W for a distance of 119.15 feet; thence S77°12'13" E for a distance of 61.90 feet to the **POINT OF BEGINNING**.

For the consideration aforesaid, the undersigned do quitclaim, grant, convey and dedicate unto said City the right and privilege of a perpetual use of said lands for such public purpose, together with all rights and privileges necessary or convenient for the full use and enjoyment thereof, including the right of ingress to and egress from said strip and the right to cut and keep clear all trees, undergrowth and other obstructions encroaching upon the Premises on the lands adjacent to said Premises when deemed reasonably necessary for the avoidance of danger in and about said public use of said strip, and the right to prohibit the construction or maintenance of any improvement or obstruction on, over, across or upon the Premises herein conveyed without the written permission from the City of Alabaster.

In consideration of the benefit to the property of the undersigned be reason of the construction of said improvement, the undersigned hereby release the City of Alabaster, Shelby County, the State of Alabama, and/or the United States of America, and/or any of their agents, from all damages present or prospective to the property of the undersigned arising or resulting from the design or construction of said improvement, or the maintenance and repair of said Premises during any required maintenance period, and the undersigned do

hereby admit and acknowledge that said improvement, as constructed, is a benefit to the property of the undersigned.

The undersigned covenant with the City of Alabaster that the undersigned are the owners of said property and are seized in fee-simple of said Premises and have a good right to sell and convey the same and that the same are free from all encumbrances, and the undersigned will warrant and defend the title to the aforegranted strip of ground from and against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, all on this 24 day of April, ~~2023~~ ²⁰²⁵.

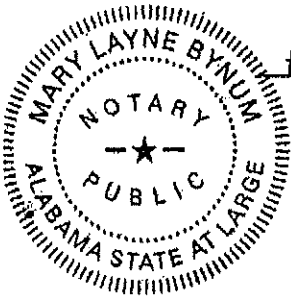
Valor Communities, LLC

Jeanne Chance

By: Jeanne Chance
Its: Authorized Agent

STATE OF Alabama)
COUNTY OF St. Clair)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Jeanne Chance, whose name as Authorized Agent of Valor Communities, LLC, an Alabama 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 the conveyance, he/she as such Authorized Agent executed the same voluntarily with full authority on the day that same bears date for said Alabama limited liability company.



Given under my hand and official seal on the 24th day of April, 2025.

[Signature]
Notary Public
Commission Expires: 7/26/24

Grantor Address: 105 Hayesbury Dr., Pelham, AL 35124
Grantee Address: 1953 Municipal Way, Alabaster, AL 35007
Actual Value: \$ 1,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2025 10:59:04 AM
\$32.00 JOANN
20250424000121620

Allie S. Bayl