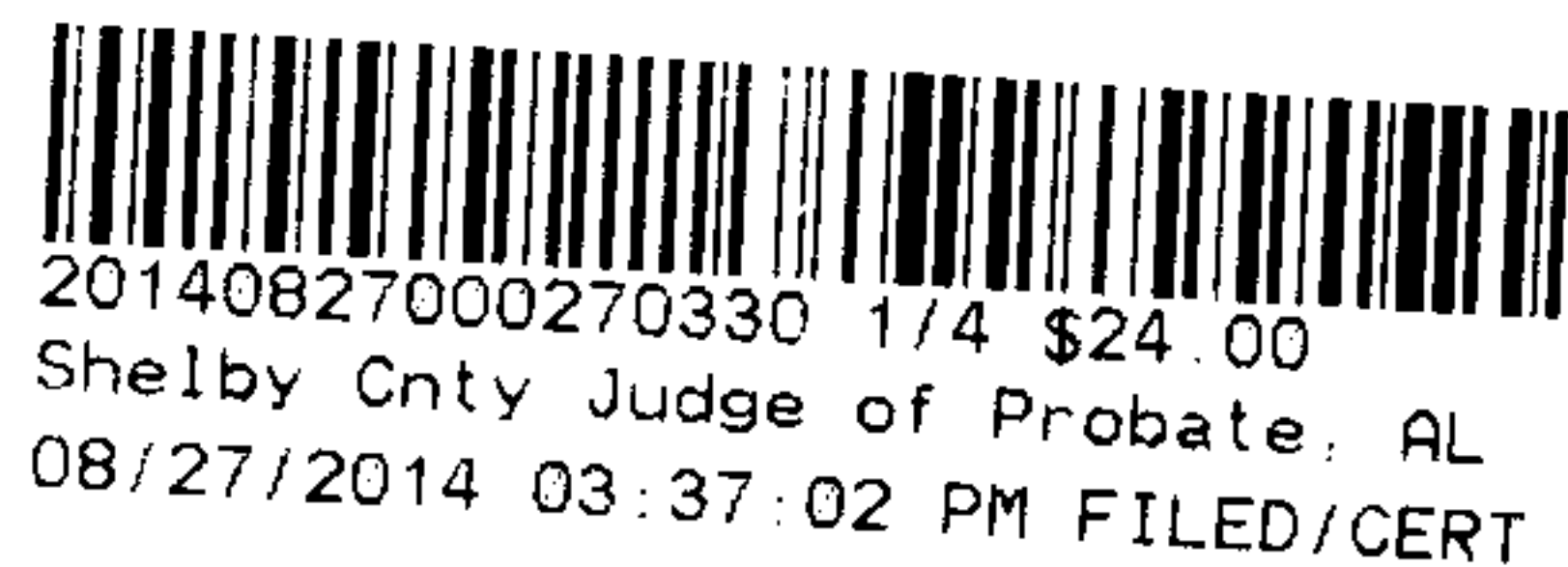


THIS INSTRUMENT PREPARED BY:  
JOE MCKINLEY, PLS  
VOLKERT, INC  
TWO NORTH TWENTIETH BUILDING  
2 20<sup>TH</sup> STREET NORTH, SUITE 300  
BIRMINGHAM, ALABAMA 35203

**FEE SIMPLE**  
**WARRANTY DEED**  
**TRACT NO. TS 38 R**



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-05-15-0-001-004.000**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

One Hundred Twelve Thousand Eight Hundred Sixty and no/100----- dollar(s), cash in hand paid to the

undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),

the undersigned grantor(s), Shelia Vaughn, unmarried have this

day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto

Shelby County the following described property, lying and being in Shelby County, Alabama

and more particularly described as follows:

**And as shown on the right of way map of Project No. STPBH-9802(905)** 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 persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Commencing at the SE corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West, run thence N 00°17'30" E a distance of 297.92 feet, more or less, to a point on a curve to the right having a radius of 1869.86 feet, a central angle of 3°44'24", a curve distance of 122.05 feet, and a chord bearing S 64°48'31" W at a distance of 122.03 feet, run thence S 66°40'42" W a distance of 99.03 feet, more or less, to a point on a curve to the right having a radius of 1091.74 feet, a central angle of 11°06'19", a curve distance of 211.60 feet, and a chord bearing S 72°13'52" W at a distance of 211.27 feet, run thence N 0°23'27" E a distance of 31.32 feet, more or less, to a point on a curve to the left having a radius of 705.00 feet, a central angle of 3°56'46", a curve distance of 48.56 feet, and a chord bearing N 71°20'59" E at a distance of 48.55 feet, run thence N 66°10'53" E a distance of 179.42 feet, more or less, run thence N 67°09'27" E a distance of 208.85 feet, more or less, run thence S 0°20'18" W a distance of 44.75 feet, more or less, to the Point of Beginning; Containing 0.425 acres, more or less.

**To Have and To Hold**, unto Shelby County, 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 Shelby County 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 that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and 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 26<sup>th</sup> day of August, 2014.

Shelia Vaughn  
Shelia Vaughn  
Shelia Vaughn

STATE OF ALABAMA  
COUNTY OF SHELBY

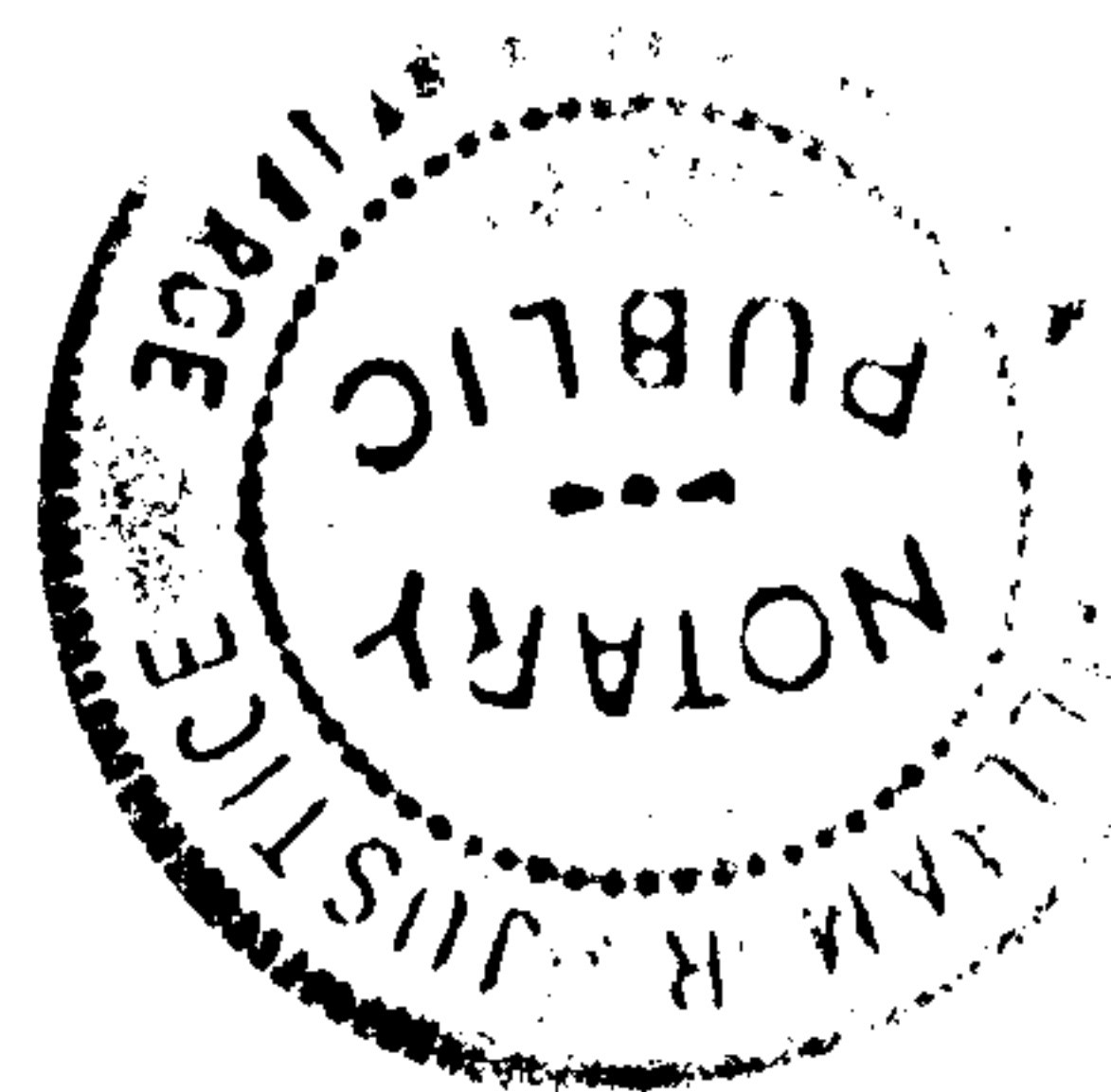
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shelia Vaughn, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of August, 2014.

My Commission Expires: 9/12/15

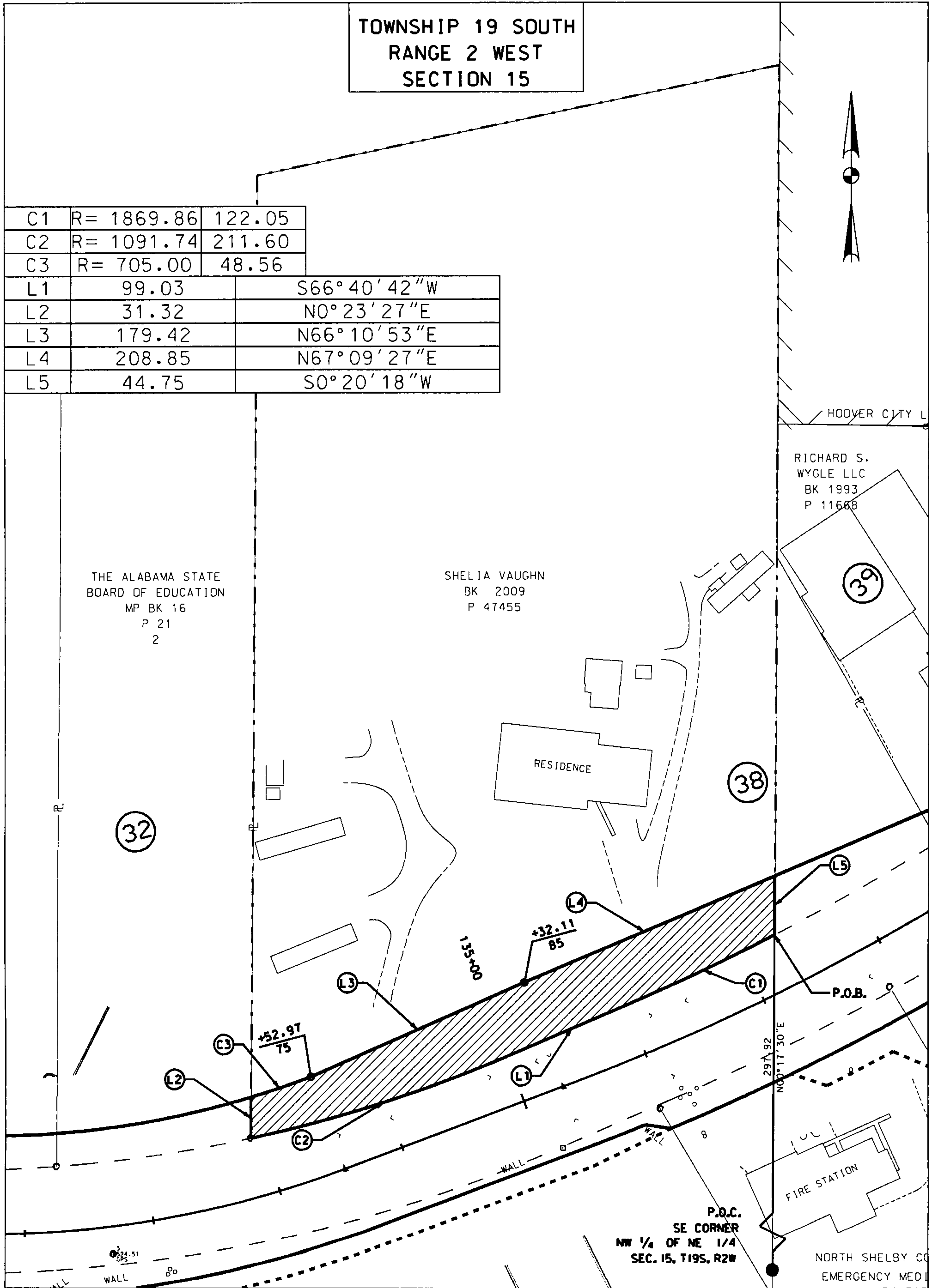
Mullen R. Jeter  
Notary Public

Grantee's Address:  
Shelby County Commission  
506 Highway 70  
Columbiana, AL 35051





SHELBY COUNTY, ALABAMA



TRACT SHEET 38 - ROW

THIS IS NOT A  
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 100'
COUNTY	SHELBY	TOTAL ACREAGE	7.100
TRACT NO.	38	R.O.W. REQUIRED	0.425
OWNER	SALLY VAUGHN	REMAINDER	6.675
PARCEL NO.	10-5-15-0-001-004.000	REQ'D. CONST. EASE.	N/A



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Shelia Vaughn

Grantee's Name: Shelby County Commission

Mailing Address 4670 Valleydale Road  
Birmingham, AL 35242

Mailing Address: 506 Hwy 70  
Columbiana, AL 35051

Property Address: 4670 Valleydale Road  
Birmingham, AL 35242

DATE: 8-26-14  
Total Purchase Price \$ 112,600.00

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 – Tax Assessor

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 8-26-14

\*Sign Shelia Vaughn  
(Grantor/Grantee/Owner/Agent) circle one  
Print Shelia Vaughn

☐ Unattested

\_\_\_\_\_  
(Verified by)