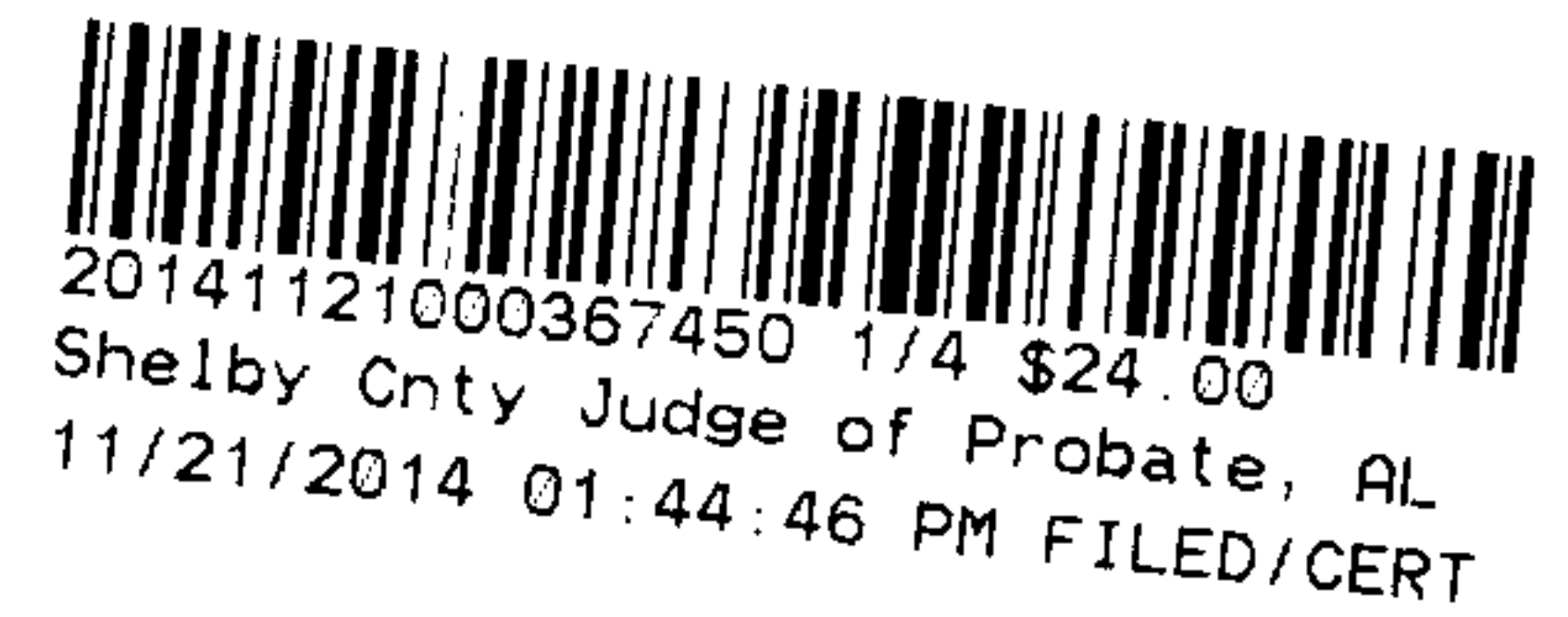


THIS INSTRUMENT PREPARED BY:  
JOE MCKINLEY, PLS  
VOLKERT, INC  
TWO NORTH TWENTIETH BUILDING  
2 20<sup>TH</sup> STREET NORTH, SUITE 300  
BIRMINGHAM, ALABAMA 35203

**FEE SIMPLE**

**WARRANTY DEED  
TRACT NO. TS 64 R**



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-1-02-0-010-  
007.000**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Fifty-Four Thousand, One Hundred Dollars 00/100(\$54,100.00) 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), Lila H. Sutton and Frank D. Sutton, wife and husband, 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 for the Point of Beginning at the northeastern most corner of Lot 1 of Habersham Place, as recorded in Map Book 37, Page 1-A, at the Probate Office of Shelby County, Alabama, run thence N 87°32'49" W a distance of 157.06 feet to a point on the south right-of-way of Valleydale Road at a station of 223+88.65 offset to the right 6.96 feet from the proposed centerline of Valleydale Road, continue along said south right-of-way to a point on a non-radial curve to the right having a radius of 1218.75 feet, a central angle of 8°31'45", an arc distance of 181.42 feet, with a chord bearing of N 69°14'30" E at a distance of 181.26 feet to a station of 225+69.23 offset to the right 11.45 feet from said centerline, run thence N 73°30'22" E along the said south right-of-way a distance of 47.15 feet to a station of 226+15.31 offset to the right 18.94 feet from said centerline, continue along said south right-of-way on a radial curve to the left having a radius of 1014.93 feet, a central angle of 12°14'03" and an arc distance of 216.71 feet to a station of 228+25.00 offset to the right 48.79 feet from said centerline, run thence S 23°57'12" W a distance of 30.59 feet to a station of 228+00.00 offset to the right 65.00 feet from said centerline, continue on a non-radial curve to the right having a radius of 1565.00 feet, a central angle of 6°52'32", an arc distance of 187.80 feet, with a chord bearing of S 59°51'56" W at a distance of 187.69 feet to a station of 226+20.00 offset to the right 65.00 feet from said centerline, run thence S 89°21'39" W a distance of 23.08 feet to a station of 226+00.00 offset to the right 55.00 feet from said centerline, run thence S 52°55'17" W a distance of 74.76 feet to the Point of Beginning; Containing 0.352 acre, 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 21<sup>st</sup> day of November, 2014.

Lila H. Sutton  
Lila H. Sutton  
Frank D. Sutton  
Frank D. Sutton

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lila H. Sutton, who is signed to the foregoing coveynance, and who is know to me, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 21<sup>st</sup> day of November, 2014.

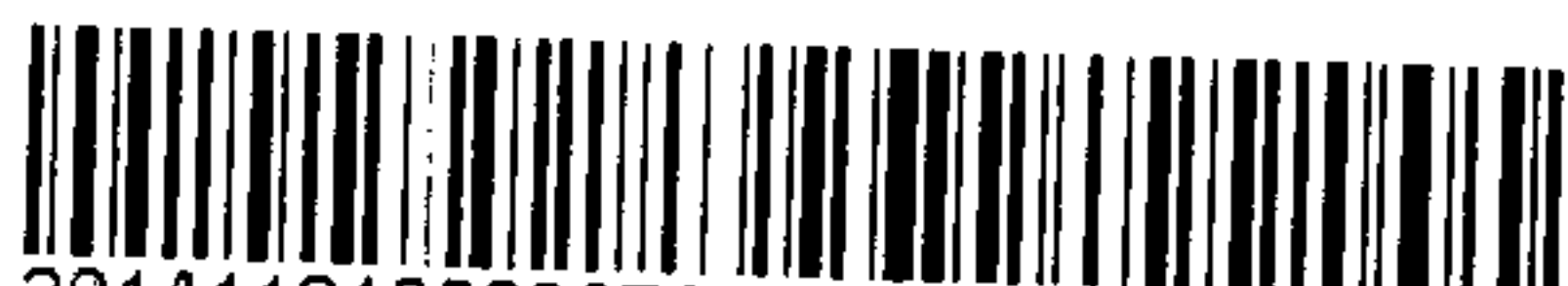
Seventy-two M. Miller  
Notary Public  
My Commission Expires: 2/23/16

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank D. Sutton, who is signed to the foregoing coveynance, and who is know to me, executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 21<sup>st</sup> day of November, 2014.

Seventy-two M. Miller  
Notary Public  
My Commission Expires: 2/23/16

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

  
20141121000367450 2/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/21/2014 01:44:46 PM FILED/CERT

Grantor Address:  
Property Address: 1101 Barkley Lane  
Birmingham, AL 35242

Date: \_\_\_\_\_  
Total Purchase Price: \$54,100.00  
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
<u>X</u>	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.

Grantor's name and mailing address – provide the name of the person or persons to who 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§ 20-2091 (h).

Date: 11-21-14


Sign: Lila H. Sutton  
(Grantor/Grantee/Owner/Agent) circle one

Sign: Frank D. Sutton

Print: Lila H. Sutton and Frank D. Sutton

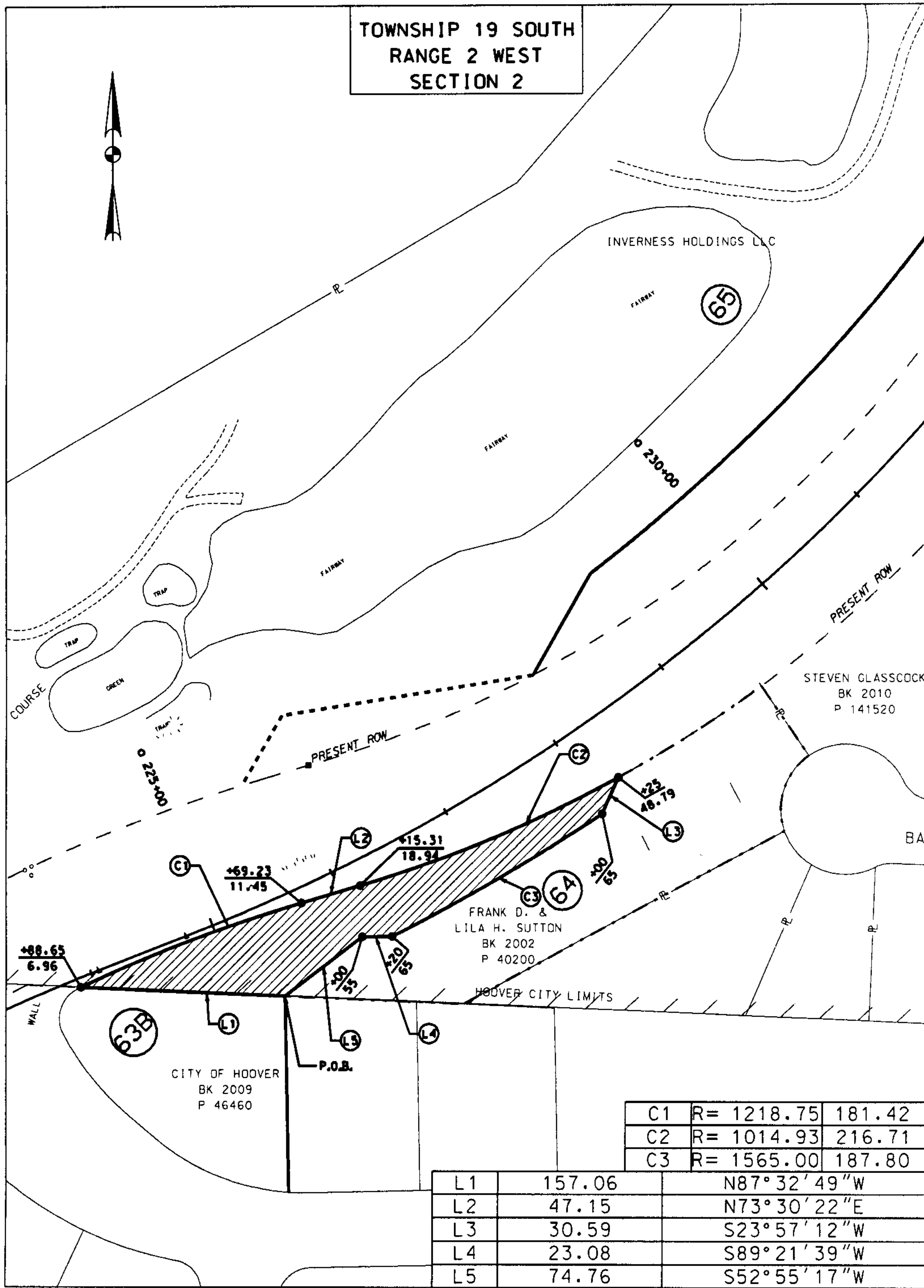
\_\_\_\_\_ Unattested

L. D. Wells  
(Verified by)

  
20141121000367450 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/21/2014 01:44:46 PM FILED/CERT



SHELBY COUNTY, ALABAMA



TRACT SHEET 64 - ROW 1

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	1.060
TRACT NO.	64	R.O.W. REQUIRED	0.352
OWNER	FRANK D. & LILA H. SUTTON	REMAINDER	0.708
PARCEL NO.	10-1-02-0-010-007.000	REQ'D. CONST. EASE.	N/A

7/24/2012 10:21:10 AM P:\Projects\912801-Valleydale\ROW\Plans\001 TS 64 R.dgn

PLOTTED BY r.morris

20141121000367450 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
11/21/2014 01:44:46 PM FILED/CERT