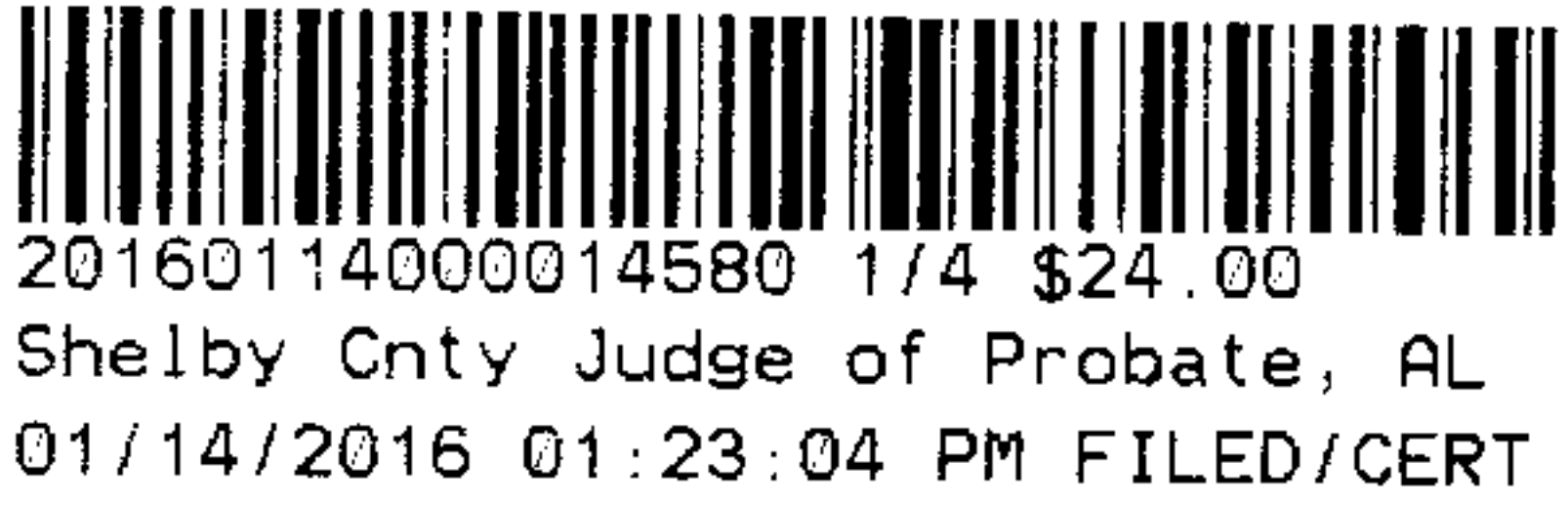


THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. 35**



STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-5-15-0-001-
047.002**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Seventy One Thousand Nine Hundred Thirty & no/100 (\$71,930.00)
_____dollar(s), cash in hand paid to the

undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
_____corporation
the undersigned grantor(s), Faith Presbyterian Church, an Alabama non-profit/ 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 a point on the south right-of-way of Valleydale Road at a
station of 126+11.26 offset to the right 45.66 feet from the centerline of Valleydale Road also being the
northwest corner of Parcel One, according to the Faith Presbyterian Church, as recorded in Map Book 28,
Page 123, in the Probate Office of Shelby County, Alabama; run thence S 76°55'50" E along said south
right-of-way a distance of 173.11 feet to a point at a station of 127+84.37 offset to the right 46.63 feet
from said centerline, to a point on a radial curve to the left having radius 1171.74 feet, a central angle of
12°15'22", an arc distance 250.65 feet to a point at a station of 130+28.47 offset to the right 32.54 feet
from said centerline, run thence S 27°03'20" E a distance of 37.34 feet to a point at a station of
130+45.84 offset to the right 65.00 feet from said centerline, to a point on a non-radial curve to the right
having radius 845.00 feet, a central angle of 10°48'43", an arc distance of 159.45 feet, with a chord
bearing of N 82°39'25" W a distance of 159.22 feet to a point at a station of 128+98.65 offset to the right
65.00 feet from said centerline, run thence N 78°46'09" W a distance of 188.72 feet to a point at a station
of 127+10.00 offset to the right 70.00 feet from said centerline, run thence N 77°15'04" W a distance of
123.31 feet to a point at a station of 125+86.69 offset to the right 70.00 feet from said centerline, run
thence N 58°01'29" E a distance of 34.59 feet to the Point of Beginning; Containing 0.254 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 14th day of January, 2016.

FAITH PRESBYTERIAN CHURCH, an Alabama
non-profit corporation

By: Dan Meadows, Trustee

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

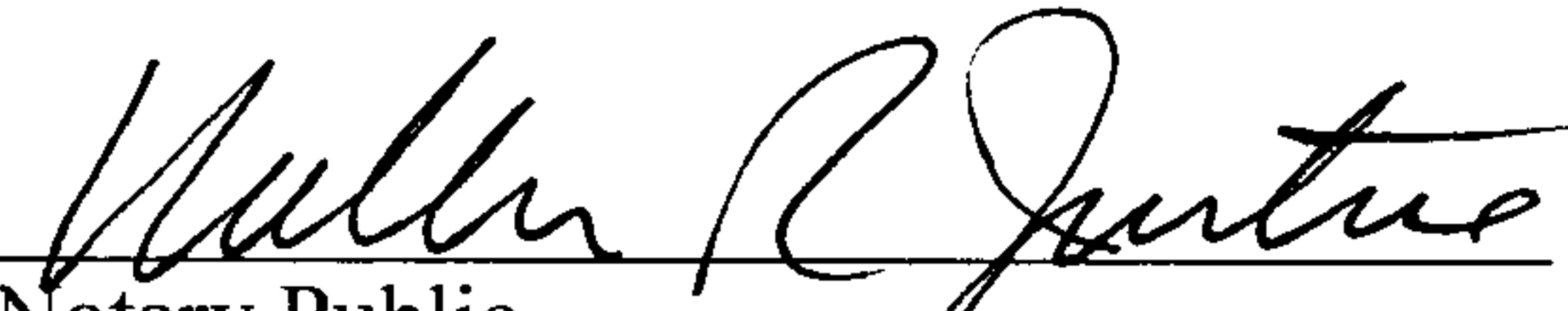

20160114000014580 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2016 01:23:04 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dan Meadows, as Trustee for Faith Presbyterian Church, an Alabama non-profit corporation, 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, as such Agent and with full authority, executed the same voluntarily for and as the act of said corporation.

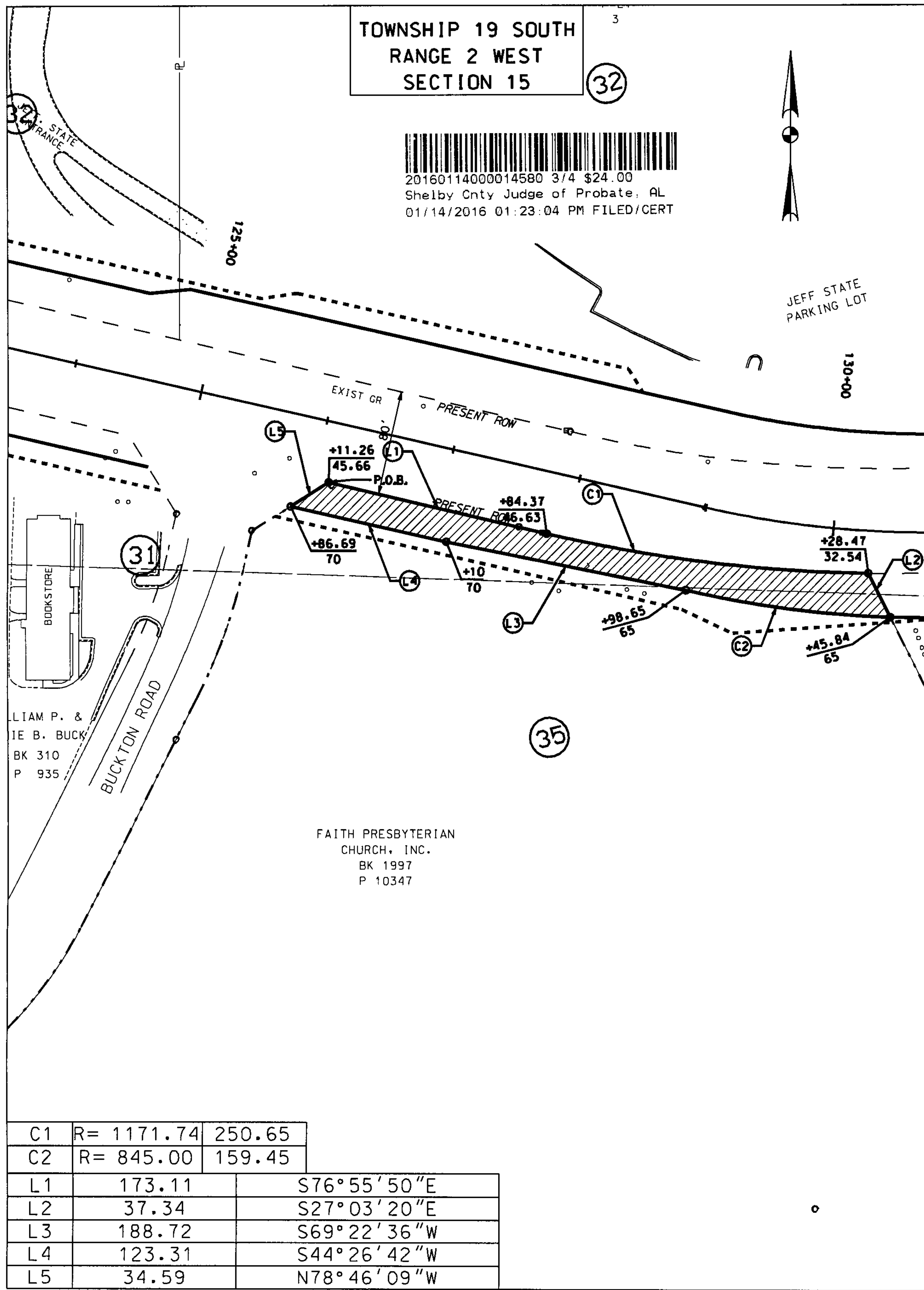
Given under my hand and official seal the 14th day of January, 2016.

My Commission Expires: 9-11-19


Notary Public



SHELBY COUNTY, ALABAMA



TRACT SHEET 35 - 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	14.239
TRACT NO.	35 - ROW	R.O.W. REQUIRED	0.254
OWNER	FAITH PRESBYTERIAN CHURCH	REMAINDER	XX
PARCEL NO.	10-5-15-0-001-047.002	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	Faith Presbyterian Church	Grantee's Name	Shelby County Commission
Mailing Address	4601 Valleydale Road	Mailing Address	506 Highway 70
	Birmingham, AL 35242		Columbiana, AL 35051
Property Address	4601 Valleydale Road	Date of Sale	1/14/16
	Birmingham, AL 35242	Total Purchase Price	\$71,930.00
		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


20160114000014580 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/14/2016 01:23:04 PM FILED/CERT

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 1-14-16

Print Dan Meadows

☐ Unattested

Sign Dan Meadows

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1