



20231024000312640 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
10/24/2023 09:25:50 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
LUKE W. CLARKE
ATKINS
1500 URBAN CENTER DRIVE
SUITE 210
VESTAVIA HILLS, AL 35242

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. IMD-STPBH-7112(602)
CPMS PROJ. NO. 100046237
TRACT NO. 10
DATE: 05/16/2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Thousand Eight Hundred Sixty & no/100--- dollar(s), cash in hand paid to the undersigned by Shelby County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Riverchase Investment Group, an Alabama General Partnership have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property.

A part of the SE ¼ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 10 on Project No IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Northeast corner of the SE ¼ of the SW ¼ of Section 30, Township 19, Range 2 West.

thence westerly and along the quarter section line a distance of 54 feet more or less to a point on the acquired right-of-way line (said line offset 70.00 feet right and parallel to the project centerline);

thence southwesterly a distance of 226 feet more or less to a point on the acquired right-of-way line (said point offset 70.00 feet right and perpendicular to the project centerline at PT Station 110+16.48);

thence S 57°57'15" W and along the arc a distance of 167.93 feet (a curve to the right having a chord bearing S 57°57'15" W, a distance of 167.92 feet and a radius of 8070.00 feet) to a point on the acquired right-of-way line (said point offset 70.00 feet right and perpendicular to the project centerline at station 108+50.00);

thence S 63°08'42" W along the acquired right-of-way line a distance of 66.00 feet to a point on the acquired right-of-way line (said point also on the grantor's east property line) also being the point of beginning;

thence S 61°04'22" W along the acquired right-of-way line a distance of 10.96 feet to a point on the acquired right-of-way line, (said point 65.00 feet right and perpendicular to the project centerline at Station 107+85.00).

thence S 71°22'11" W along the acquired right-of-way line a distance of 61.82 feet to a point on the acquired right-of-way-line (said point offset 52.00 feet right and perpendicular to the project centerline at Station 107+25.00);



thence S 67°43'13" W along the acquired right-of-way line a distance of 45.33 feet to a point on the present south right-of-way of Valleydale Road (said point perpendicular to the project centerline at Station 106+80.00);

thence N 57°17'58" W along the present right-of-way line a distance of 112.36 feet to a point on the grantor's east property line;

thence along the grantor's said property line and along the arc of said curve a distance of 24.57 feet (a curve to the left having a chord bearing S 40°07'31" E, a distance of 24.55 feet and a radius of 207.50 feet) to a point on the acquired right-of-way line (said line between a point offset 70.00 feet right and perpendicular to the project centerline at Station 108+50.00 and a point offset 65.00 feet right and perpendicular to the project centerline at Station 107+85.00), to the point and place of beginning, containing 0.031 acre(s), more or less.

Temporary Construction Easement 1 of 2:

Beginning at a point on the required easement line (said point offset 70.00 feet right and perpendicular to the project centerline at Station 107+00.00);

thence S 59°16'09" W along the required easement line a distance of 39.65 feet to a point on the required easement line (said point offset 70.00 feet right and perpendicular to the project centerline at Station 106+60.00);

thence S 42°54'43" W along the required easement line a distance of 36.09 feet to a point on the required easement line (said point offset 80.00 feet right and perpendicular to the project centerline at Station 106+25.00);

thence S 58°42'50" W along the required easement line a distance of 44.55 feet to a point on the required easement line (said point offset 80.00 feet right and perpendicular to the project centerline at Station 105+80.00);

thence N 31°26'50" W along the required easement line a distance of 12.58 feet to a point on the grantor's west property line;

thence N 00°17'40" W along the grantor's said property line a distance of 22.70 feet to a point on the present south right-of-way line of Valleydale Road;

thence N 57°17'58" E along said present right-of-way line a distance of 87.71 feet to a point on the acquired right-of-way line (said point perpendicular to the project centerline at Station 106+80.00 RT);

thence N 67°43'13" E along the acquired right-of-way line a distance of 45.33 feet to a point on the required easement line (said point offset 52.00 feet right and perpendicular to the project centerline at Station 107+25.00);

thence S 23°39'54" W along the required easement line a distance of 30.77 feet to the point and place of beginning, containing 0.081 acre(s), more or less.

Temporary Construction Easement 2 of 2:

Beginning at a point on the acquired right-of-way line (said point also on the required easement line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 107+85.00));

thence N 61°04'22" E along the acquired right-of-way line a distance of 10.96 feet to a point on the grantor's east property line;

thence along the grantor's said property line and along the arc of said curve a distance of 44.27 feet (a curve to the right having a chord bearing S 30°34'38" E, a distance of 44.19 feet and a radius 207.50 feet) to a point on the required easement line (said line offset 110.00 feet right and parallel to the project centerline);

FORM ROW-4
Rev 10/09



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thence S 58°54'30" W along the required easement line a distance of 10.68 feet to a point on the required easement (said point offset 110.00 feet right and perpendicular to the project centerline at Station 107+85.00);

thence N 30°59'03" W along the required easement line a distance of 45.00 feet to the point and place of beginning, containing 0.012 acre(s), more or less.

It is expressly understood that all rights, title and interest to the above-described temporary construction easements shall revert to the grantor(s) upon completion of said project and as also shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof:

- THIS SPACE INTENTIONALLY LEFT BLANK -



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TO HAVE AND TO HOLD, unto Shelby County, Alabama, 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(S), 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
20 day of October, 2023.

RIVERCHASE INVESTMENT GROUP

BY:

Clyde W. Harper, Jr., Partner

(Notary Acknowledgment on following page.)



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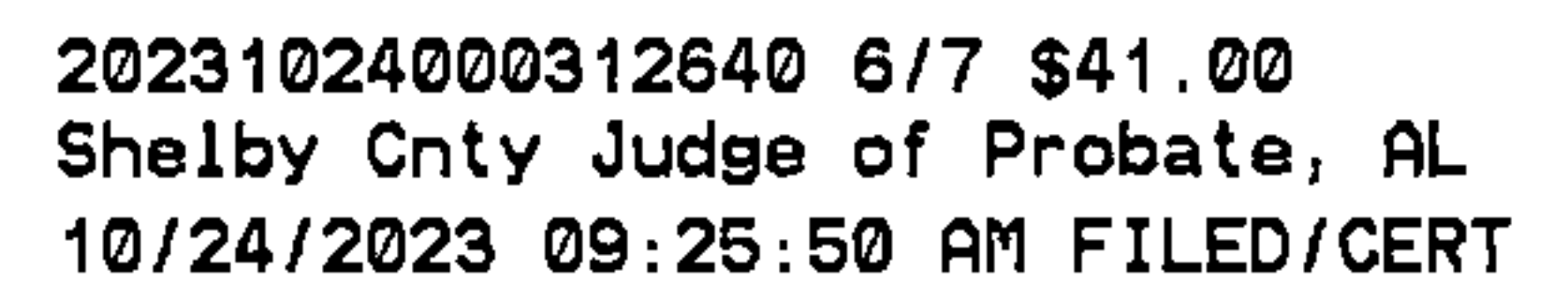
NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clyde W. Harper, Jr., as partner of the Riverchase Investment Group, an Alabama General Partnership, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 20th day of October, 2023.

My Commission Expires: 2/4/2025
Notary Public Mary L. Boy



GRANTOR RIVERCHASE INVESTMENT GROUP

SHELBY COUNTY, ALABAMA

CPMS #100046237

ACRES
TOTAL BEFORE ACREAGE 1.109

SCALE - 1"=50'

TOTAL ACQUIRED	0.031
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DATE: 05-16-2023

TOTALREMAINDER	1.078
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TOTAL T.C.E.	0.093
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DATE: 05-16-2023

Real Estate Sales Validation Form

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

Grantor's Name	Riverchase Investment Group	Grantee's Name	Shelby County, AL
Mailing Address	P O Box 36579	Mailing Address	280 McDow Road
	Birmingham, AL 35236		Columbiana, AL 35051
Property Address	2073Valleydale Road	Date of Sale	10-20-23
	Birmingham, AL	Total Purchase Price	\$ 30,860.00
		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
☒ 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.

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 10-20-23

Print RIVERCHASE INVESTMENT GROUP

☐ Unattested

(verified by)

Sign

BY: Clyde H. Hays

Grantor/Grantee/Owner/Agent Circle one

Form RT-1



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