

THIS INSTRUMENT PREPARED BY
RONALD J. SMITH
ROW Bureau/Central Office
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36130

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. NH-0038(531)
CPMS PROJ. NO. 100059844
TRACT NO. 17
DATE: June 25, 2013

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Three Hundred Fifty Five Thousand Six Hundred Forty Two (\$355,642.00)
and no/100-----dollar(s), cash in hand paid to the
undersigned by the State of Alabama Department of Transportation, the receipt of
which is hereby acknowledged, I (we), the undersigned grantor(s),
EBSCO Industries, Inc. have this day bargained and sold,
and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the
following described property:

A part of the NW ¼ of SW ¼ and the NE ¼ of SW ¼ and the SW ¼ of NW ¼, and the SE ¼ of NW ¼, Section 32, Township 18-S, Range 1-W, identified as Tract No. 17 on Project No. NHF-0038(531) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 3:

Commencing at a found 1/4" rebar referenced in Map Book 33, Page 91 in the Probate Office of Shelby County (said point also on the R/W flare of SR-119 and SR-38);


thence in a northwesterly direction along the east present R/W flare of SR-119 a distance of 70', more or less, to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project);

thence S 0°48'23" W and along the acquired R/W line a distance of 56.46 feet to a point on the acquired R/W line (said point offset 64.56' RT and perpendicular to centerline of project at station 124+72.89);

thence N 22°2'4" E and along the acquired R/W line a distance of 102.11 feet to a point on the acquired R/W line (said point offset 64.56' RT and perpendicular to centerline of project at station 125+75.00);

thence N 37°16'52" E and along the acquired R/W line a distance of 77.74 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at station 126+50.00);

thence N 22°2'4" E and along the acquired R/W line a distance of 9.36 feet to a point on the grantor's south property line, which is the point of BEGINNING;


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Shelby Cnty Judge of Probate, AL
07/26/2013 03:37:49 PM FILED/CERT

thence N 68°51'44" W and along the grantor's said property line a distance of 63.28 feet to a point on the east present R/W line of SR-119;

thence N 20°44'39" E and along the said present R/W line a distance of 214.66 feet to a point on the grantor's north property line;

thence S 69°15'8" E and along the grantor's said property line a distance of 67.64 feet to a point on the acquired R/W line (said line offset 85' RT' and parallel with centerline of project) ;

thence following the curvature thereof an arc distance of 79.98 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PC station 127+94.52) (said arc having a chord bearing of S 21°41'50" W, a clockwise direction, a chord distance of 79.98 feet and a radius of 6797.35 feet);

thence S 22°2'4" W and along the acquired R/W line a distance of 135.16 feet; to the point and place of BEGINNING, containing 0.324 acres, more or less.

Parcel 2 of 3:

Commencing at the SE corner of the SE 1/4 of the NW 1/4;

thence in a westerly direction along the quarter section line a distance of 1331', more or less, to a point on the acquired R/W line (said line offset 85' RT and parallel with centerline of project) (said point also on the grantor's north property line), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 7.53 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PC station 137+57.98) (said arc having a chord bearing of S 22°24'24" W, a clockwise direction, a chord distance of 7.53 feet and a radius of 10116.00 feet);

thence S 22°25'41" W and along the acquired R/W line a distance of 405.68 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PT station 133+52.30);

thence following the curvature thereof an arc distance of 158.70 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PC station 131+91.55) (said arc having a chord bearing of S 21°44'31" W, a counterclockwise direction, a chord distance of 158.70 feet and a radius of 6625.00 feet);

thence S 21°3'20" W and along the acquired R/W line a distance of 282.38 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PT station 129+09.17);

thence following the curvature thereof an arc distance of 36.12 feet and along the acquired R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 21°12'28" W, a clockwise direction, a chord distance of 36.12 feet and a radius of 6794.82 feet);

thence N 69°15'8" W and along the grantor's said property line a distance of 67.64 feet to a point on the east present R/W line of SR-119;

thence following the curvature thereof an arc distance of 595.90 feet and along the said present R/W line to a point on the said present R/W line (said arc having a chord bearing of N 21°48'37" E, a clockwise direction, a chord distance of 595.87 feet and a radius of 17564.00 feet);

thence N 22°46'56" E and along the said present R/W line a distance of 269.02 feet to a point on the grantor's north property line;

thence N 88°51'40" E and along the grantor's said property line a distance of 68.66 feet; to the point and place of BEGINNING, containing 1.319 acres, more or less.

Parcel 3 of 3:

Commencing at the SE corner of the SE 1/4 of the NW 1/4;

thence in a westerly direction along the quarter section line a distance of 1331', more or less, to a point on the grantor's south property line (said point also on the acquired R/W line (said point offset 85' RT and parallel with centerline of project)), which is the point of BEGINNING;

thence S 88°51'40" W and along the grantor's said property line a distance of 68.66 feet to a point on the east present R/W line SR-119;

thence N 22°46'56" E and along the said present R/W line a distance of 842.38 feet to a point on the said present R/W line;

thence following the curvature thereof an arc distance of 315.20 feet and along the said present R/W line to a point on the south present R/W flare of Graystone Way (said arc having a chord bearing of N 24°22'10" E, a clockwise direction, a chord distance of 315.16 feet and a radius of 5689.58 feet);

thence following the curvature thereof an arc distance of 41.54 feet and along the said present R/W flare to a point on the south present R/W line of Graystone Way (said arc having a chord bearing of N 72°15'16" E, a clockwise direction, a chord distance of 37.13 feet and a radius of 25.60 feet);

thence S 61°38'19" E and along the said present R/W line a distance of 17.85 feet to a point on the acquired R/W line (said point offset 85' RT and tied to the south present R/W line of Graystone Way);

thence following the curvature thereof an arc distance of 550.98 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PC station 143+64.94) (said arc having a chord bearing of S 23°30'59" W, a counterclockwise direction, a chord distance of 550.82 feet and a radius of 6535.49 feet);

thence S 21°6'4" W and along the acquired R/W line a distance of 374.66 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at station 139+90.28);

thence following the curvature thereof an arc distance of 226.73 feet and along the acquired R/W line (said arc having a chord bearing of S 21°44'36" W, a clockwise direction, a chord distance of 226.73 feet and a radius of 10116.00 feet); to the point and place of BEGINNING, containing 1.366 acres, more or less.

And as shown on the right of way map of record in the 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.



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TO HAVE AND TO HOLD, unto the State of 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 the State of Alabama 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 the State of Alabama and all of 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 25th day of July, 2013.

EBSCO Industries, Inc.

By:

Bretton K. King
V. P.


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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name (s) is/are signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20_____.

NOTARY PUBLIC

My Commission Expires _____

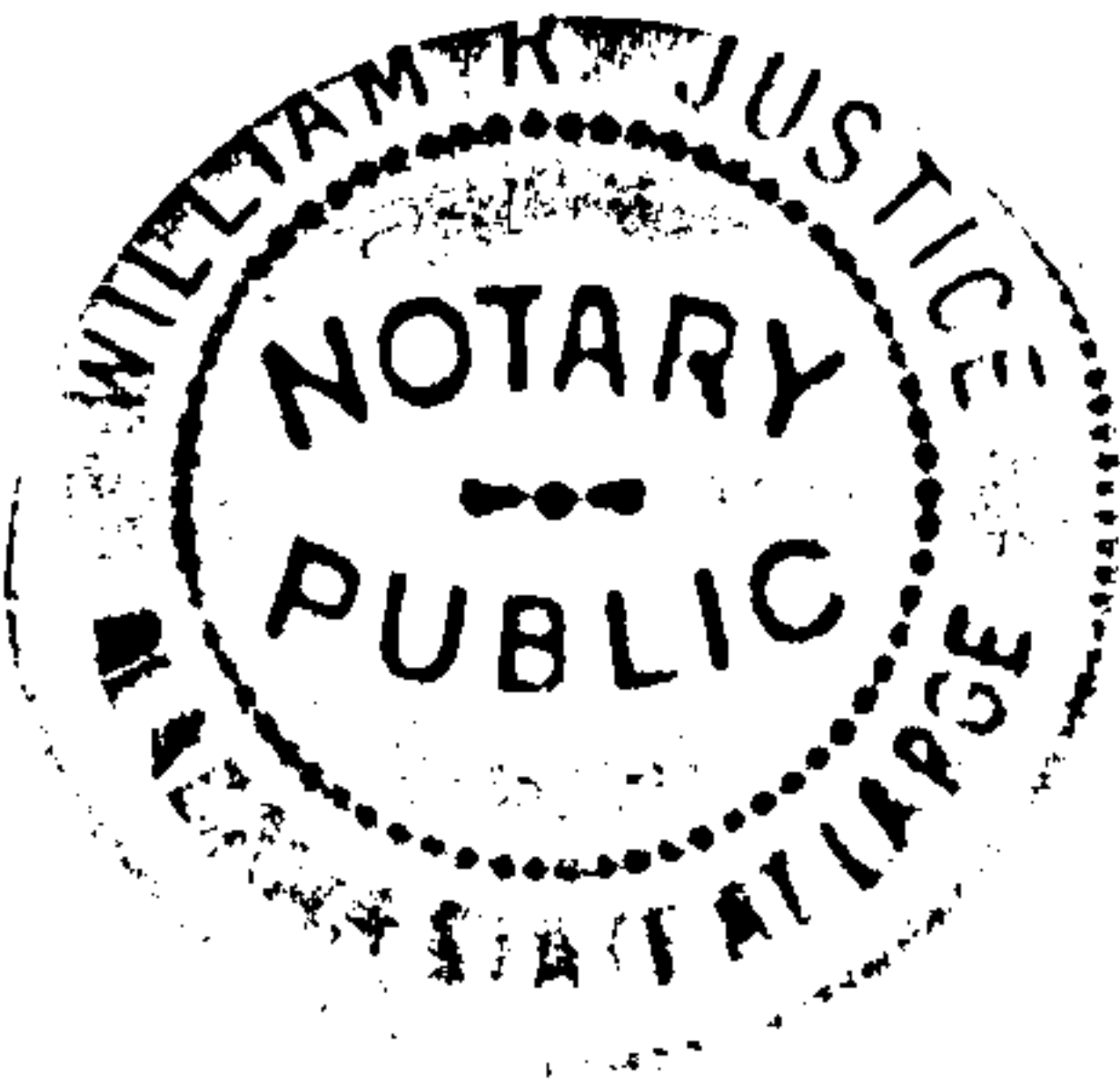
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY County

I, William R. Justice, a Notary Public in and for said County, in said State, hereby certify that Brooks Knapp whose name as Vice president of EBSCO Industries, Inc, a 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 25th day of July, A.D. 2013.



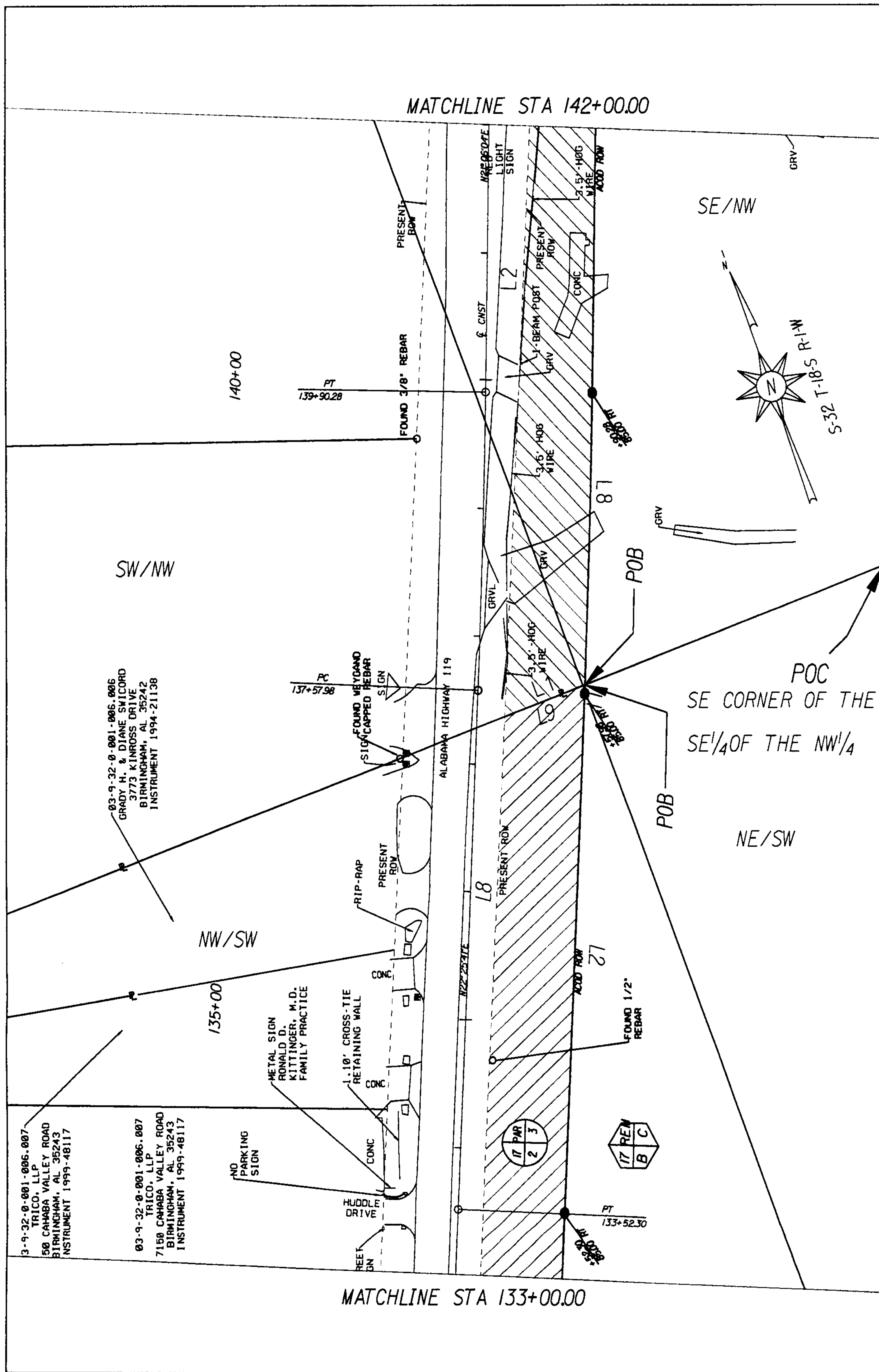
William R. Justice
NOTARY PUBLIC

My Commission Expires 9/12/15



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07/26/2013 03:37:49 PM FILED/CERT

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Tract #:	17	Scale:	1" = 100'
Grantor(s)	EBSCO Industries Inc.	State:	Alabama
		County:	Shelby
Total Before:	76.778 AC	Project:	NH-0038(531)
Total Acquired:	3.009 AC	CPMS #:	100059844
Total Remainder:	73.769 AC	Date:	25-Jun-13
THIS IS NOT A BOUNDARY SURVEY		Sketch:	2 of 4

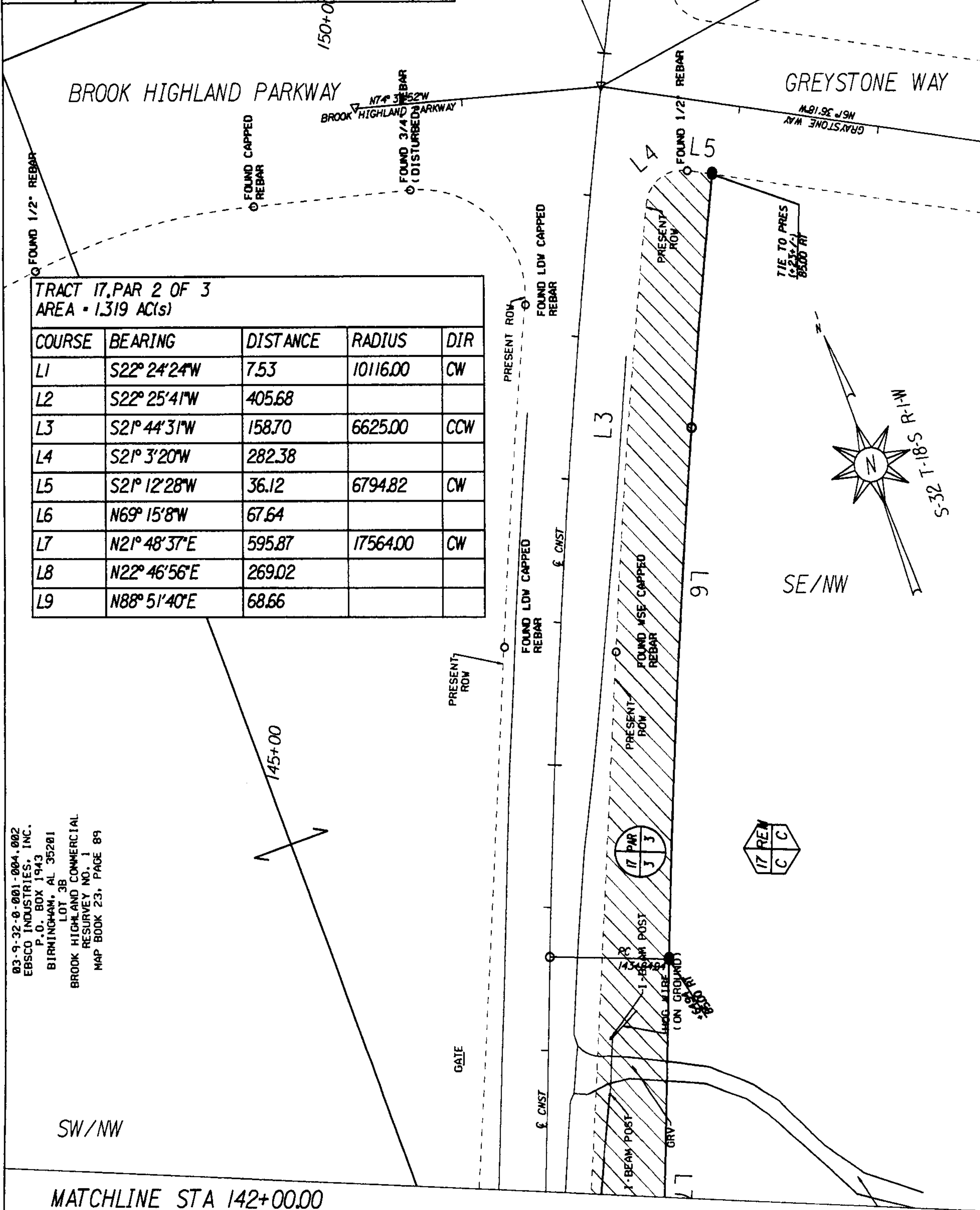


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07/26/2013 03:37:49 PM FILED/CERT

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TRACT 17, PAR 3 OF 3
AREA = 1.366 AC(s)

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S88°51'40"W	68.66		
L2	N22°46'56"E	842.38		
L3	N24°22'10"E	315.16	5689.58	CW
L4	N72°15'16"E	37.13	25.60	CW
L5	S61°38'19"E	17.85		
L6	S23°30'59"W	550.82	6535.49	CCW
L7	S21°6'4"W	374.66		
L8	S21°44'36"W	226.73	10116.00	CW



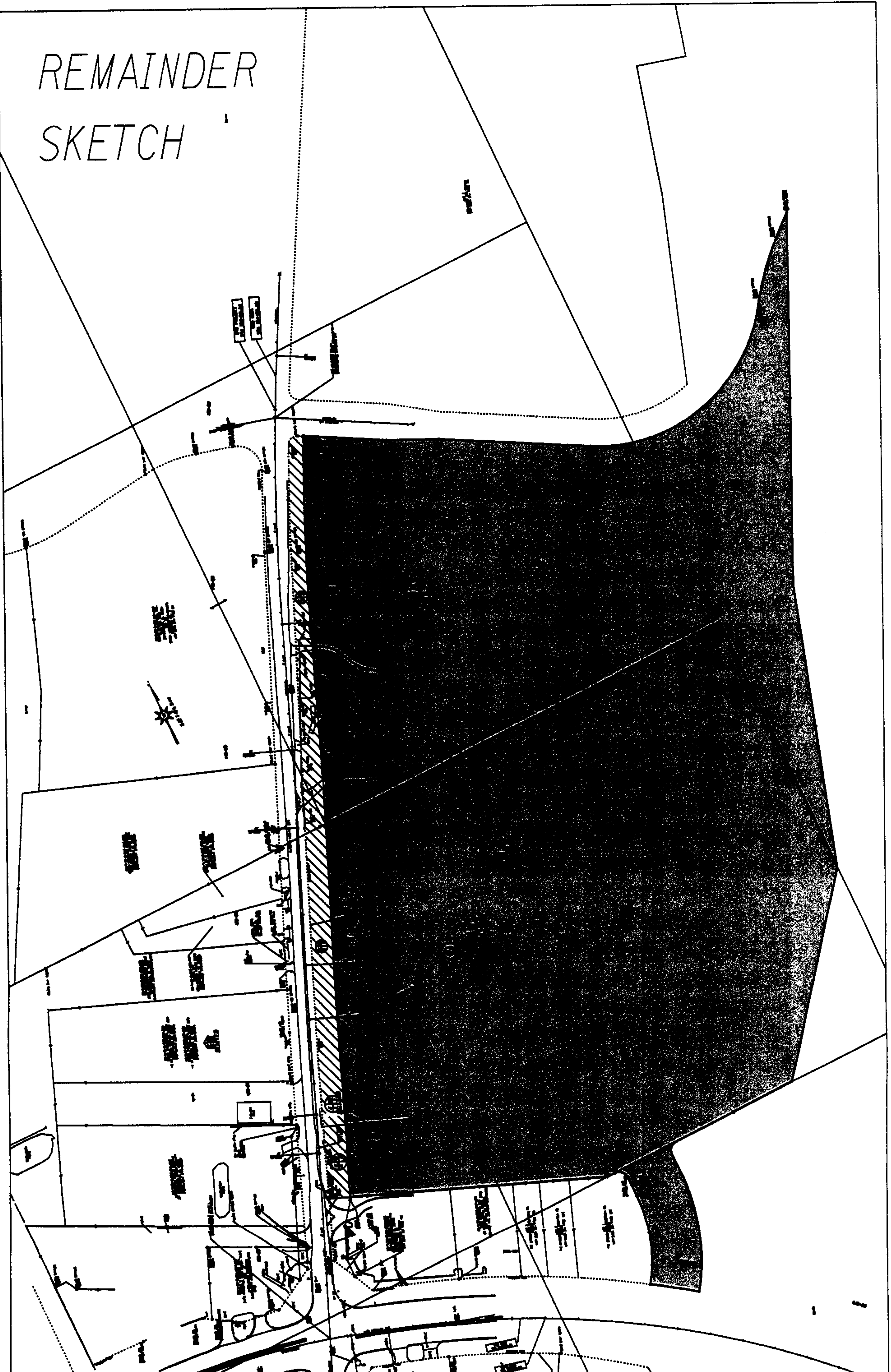
03-9-32-0-001-004-002
EBSCO INDUSTRIES, INC.
P.O. BOX 1943
BIRMINGHAM, AL 35201
LOT 3B
BROOK HIGHLAND COMMERCIAL
RESURVEY NO. 1
MAP BOOK 23, PAGE 89

MATCHLINE STA 142+00.00

Tract #:	17	Scale:	1" = 100'
Grantor(s)		State:	Alabama
EBSCO Industries Inc.		County:	Shelby
Total Before:	76.778 AC	Project:	NH-0038(531)
Total Acquired:	3.009 AC	CPMS #:	100059844
Total Remainder:	73.769 AC	Date:	25-Jun-13
THIS IS NOT A BOUNDARY SURVEY		Sketch:	3 of 4

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REMAINDER SKETCH



Tract #:	17	Scale:	NTS
Grantor(s)		State:	Alabama
EBSCO Industries Inc.		County:	Shelby
Total Before:	76.778 AC	Project:	NH-0038(531)
Total Acquired:	3.009 AC	CPMS #:	100059844
Total Remainder:	73.769 AC	Date:	25-Jun-13
THIS IS NOT A BOUNDARY SURVEY		Sketch:	4 of 4



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07/26/2013 03:37:49 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name EBSCO Industries, Inc.
Mailing Address #1 Mt. Laurel Ave., Ste 200
Birmingham, AL 35242

Grantee's Name State of Alabama
Mailing Address P O Box 2745
Birmingham AL 35202

Property Address: Alabama Hwy 119
Birmingham, AL

Date of Sale 7-25-13

Total Purchase Price \$ 355,642.00

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

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 7-25-13

EBSCO Industries, Inc.
Sign By: Brooks Knapp
(Grantor/Grantee/Owner/Agent) ☒ EBSCO

Print Brooks Knapp

☐ Unattested

(Verified by) _____