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. 5 DATE: June 6, 2013

FEE SIMPLE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thirty Thousand 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), 119 Partners I, LLC, a Delaware limited liability company 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 SW ¼ of SW ¼, Section 32, Township 18-S, Range 1-W, identified as Tract No. 5 on Project No NHF-0038() in Shelby County, Alabama and being more fully described as follows:

Parcel:

Commencing at a found pk nail located at the southwest corner of the property referenced in Map Book 27, Page 22 in the Probate Office of Shelby County;

thence S 68°3'36" E and along the grantor's north property line a distance of 303.56 feet to a point on the grantor's said property line (said line between a point offset 50.41' LT and perpendicular with centerline of project at station 113+03.27 and a point offset 49.84' LT and perpendicular with centerline of project at station 113+46.10)), which is the point of BEGINNING;

thence S 68°3'36" E and along the grantor's said property line a distance of 14.35 feet to a point on the west present R/W line of SR-119;

thence S 21°59'16" W and along the said present R/W line a distance of 180.38 feet to a point on the grantor's south property line;

thence N 68°3'37" W and along the grantor's said property line a distance of 15.23 feet to a point on the acquired R/W line (said line between a point offset 50.41' LT and perpendicular with centerline of project at station 113+03.27 and a point offset 52.78' LT and perpendicular with centerline of project at station 111+00.61);

thence N 22°2'4" E and along the acquired R/W line a distance of 76.81 feet to a point on the acquired R/W line (said point offset 51.48' LT and perpendicular to centerline of project at station 111+16.74):

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thence following the curvature thereof an arc distance of 86.98 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 50.41' LT and perpendicular to centerline of project at station 113+03.27) (said arc having a chord bearing of N 22°23'17" E, a clockwise direction, a chord distance of 86.98 feet and a radius of 7045.50 feet);

thence N 22°43'28" E and along the acquired R/W line a distance of 16.60 feet; to the point and place of BEGINNING, containing 0.062 acre(s), more or less.

Temporary Construction Easement:

BEGINNING at a point on the required easement line (said point offset 56.16' LT and perpendicular to centerline of project at station 112+00.66);

thence N 22°2'4" E and along the required easement line a distance of 119.74 feet to a point on the grantor's north property line;

thence S 68°3'36" E and along the grantor's said property line a distance of 5.24 feet to a point on the acquired R/W line (said line between a point offset 50.41' LT and perpendicular with centerline of project at station 113+03.27 and a point offset 49.84' LT and perpendicular with centerline of project at station 113+46.10);

thence S 22°43'28" W and along the said present R/W line a distance of 16.60 feet to a point on the acquired R/W line (said point offset 50.41' LT and perpendicular to centerline of project at station 113+03.27);

thence following the curvature thereof an arc distance of 86.98 feet and along the said present R/W line to a point on the acquired R/W line (said point offset 51.48' LT and perpendicular to centerline of project at station 112+16.74) (said arc having a chord bearing of S 22°23'17" W, a counterclockwise direction, a chord distance of 86.98 feet and a radius of 7045.50 feet);

thence S 22°2'4" W and along the said present R/W line a distance of 76.81 feet to a point on the grantor's south property line;

thence N 68°3'37" W and along the grantor's said property line a distance of 24.50 feet to a point on the required easement line (said line offset 76.38' LT and parallel with centerline of project at station 111+80.88);

thence N 22°2'4" E and along the required easement line a distance of 40.67 feet to a point on the required easement line (said point offset 56.16' LT and perpendicular to centerline of project at station 112+00.66):

thence N 67°2'4" E and along the required easement line a distance of 28.28 feet; to the point and place of BEGINNING, containing 0.042 acre(s), more or less.

It is expressly understood that all rights, title and interest to the above described easement(s) shall revert to the grantor upon completion of said project.

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

30 day of <u>September</u>, 2013.

119 PARTMERS I, LLC, a Delaware limited liability company

BY: GRACO/RESOURCES INC.,

INC., an Alabama corporation,

BY:

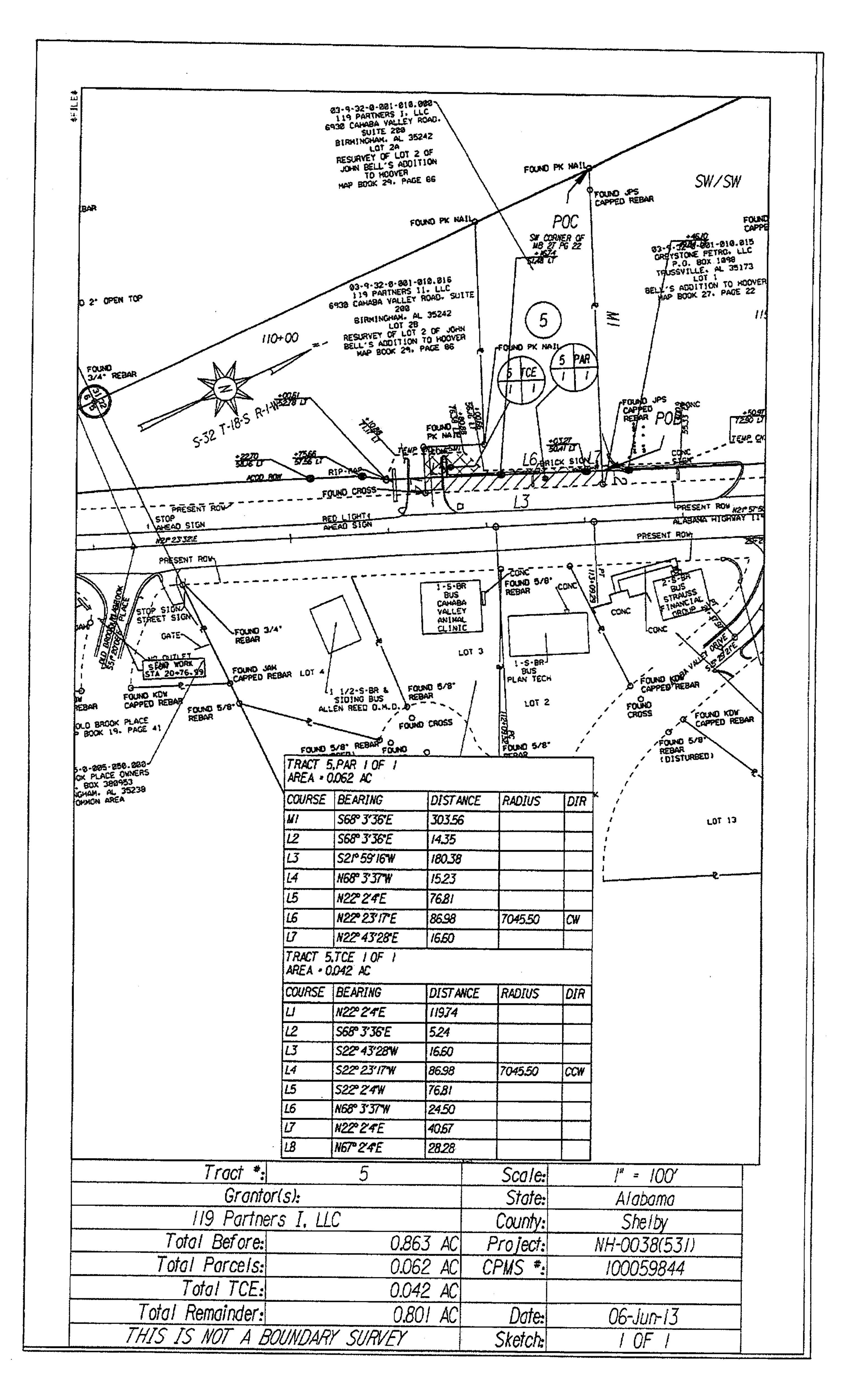
Starley L. Graves, Fresident

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ACKNOWLEDGMENT

STATE OF ALA	BAMA)							
COUNTY OF)							
I,hereby certify the			a Notary Public, in an			d State, ame (s)			
			, signed to th	e foregoing con	nveyanc	e, and			
whol contents	cnown to m	e, acknowled of	dged before me on this d	ay that, being in executed	nformed	l of the eyance, same			
voluntarily on th	e day the sa	me bears date	e.						
Given under my	hand and of	ficial seal th	isday of		20	.			
				NOTA	RY PU	BLIC			
			My Commiss	ion Expires					
•	ACK	NOWLED(GMENT FOR CORPOR	RATION					
STATE OF A COUNTY OF	LABAMA FJeffer	Sol		•					
Alabama cordiability compacknowledge instrument, hand as the ac	tanley L. G poration, ac pany, is sign ed before m e, as such a t of said co	raves, whose ting as man ned to the formation this day agent and with mpany.	public in and for said Conse name as President of Conger of 119 Partners I, Library instrument, and y that, being informed or ith full authority, execut	C, a Delaware who is known the contents of ed the same vol	s, inc., limited to me, f said untarily	an d y for			
Give	n under my	hand and or	fficial seal the 30 d	ay of Lepte	mall	2 013.			
Jose Delico Holman									
Official Title Hotar Sublice At Large									
to STATE OF ALABAMA	WARRANTYDEED	STATE OF ALABAMA	County of I, Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at o'clock M., on the day of and duly recorded in Deed Record	- PS	County, Alabama.				





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Real Estate Sales Validation Form

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

	119 Partners I, LLC 6930 Cahaba Valley Road,	Grantee's Note 200					
	Birmingham, AL 35242		Birming	tham, AL 35202-2745			
Property Address:	6930 Cahaba Valley Road	Dat	te of Sale	10-1-17			
_	Birmingham, AL	Total Pur	chase Price	\$ 130,000.00			
		Actual Va		\$			
		Assessor's	or s Market Valu	ne \$			
The purchase pricone) (Recordation	e or actual value claimed on of documentary evidence is	this form can be verification not required)	ed in the follo	wing documentary evidence: (check			
Bill of Sal	e	Appraisal					
Sales Cont		Other –					
X_Closing Sta	atement						
If the conveyance of this form is not	document presented for recording required.	ordation contains all of	the required in	nformation referenced above, the filing			
Grantor's name and m	ailing address - provide the name o	Instructions of the person or persons conv	eying interest to	property and their current mailing address.			
	ailing address - provide the name of						
	physical address of the property be						
	on which interest to the property v						
		· ·	l and personal, b	eing conveyed by the instrument offered for			
Actual value - if the precord. This may be ex	roperty is not being sold, the true videnced by an appraisal conducted	alue of the property, both re I by a licensed appraiser or t	al and personal, l he assessor's curi	being conveyed by the instrument offered for rent market value.			
determined by the loca	and the value must be determined all official charged with the respons Code of Alabama 1975§ 40-22-1 (I	ibility of valuing property for	market value, ex or property tax pu	cluding current use valuation, of the property as urposes will be used and the taxpayer will be			
I attest, to the best of a statements claimed on	ny knowledge and belief that the in this form may result in the imposit	formation contained in this tion of the penalty indicated	document is true in Code of Alaba	and accurate. Jfurther understand that any false ama 1975§ 40-22-1 (h).			
Date 9/30/2	0/3 Sign_(G	rantor/Grantee/Owner/Agen	t) circle one				
	Print	STANLEY	graves				
Unattested							
		(Verified by)					

Form RT-1

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