


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. TS 92 R**


20141003000310670 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
10/03/2014 11:24:28 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-05-15-0-001-
009.026**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty-three Thousand One Hundred Twenty-five and no/100 dollar(s), (\$53,125.00) cash in hand paid to the undersigned by Shelby County the receipt of which is hereby acknowledged, I, the undersigned grantor, Joanna Stockard, an unmarried woman, has 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 at the NW corner of the NE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 00°13'13" W a distance of 422.09 feet, more or less, run thence S 89°46'47" E a distance of 86.22 feet, more or less, to the Point of Beginning; run thence S 89°46'53" E a distance of 13.38 feet, more or less, run thence S 4°52'24" W a distance of 147.57 feet, more or less, to a point on a curve to the left having a radius of 1040.00 feet, a central angle of 1°49'03", a curve distance of 32.99 feet, and a chord bearing S 3°57'53" W at a distance of 32.99 feet, run thence N 89°46'53" W a distance of 13.31 feet, more or less, run thence N 4°41'04" E a distance of 180.55 feet, more or less, to the Point of Beginning; Containing 0.054 acres, 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 do for myself, for my heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I am lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I 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 will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The Grantor Herein Further Covenant And Agree that the purchase price above-stated is in full compensation to her for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to her 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 have hereunto set my hand and seal this the 2nd day of October, 2014.

Joanna Stockard
Joanna Stockard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joanna Stockard, who 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 she executed the same voluntarily on the day the same bears date.

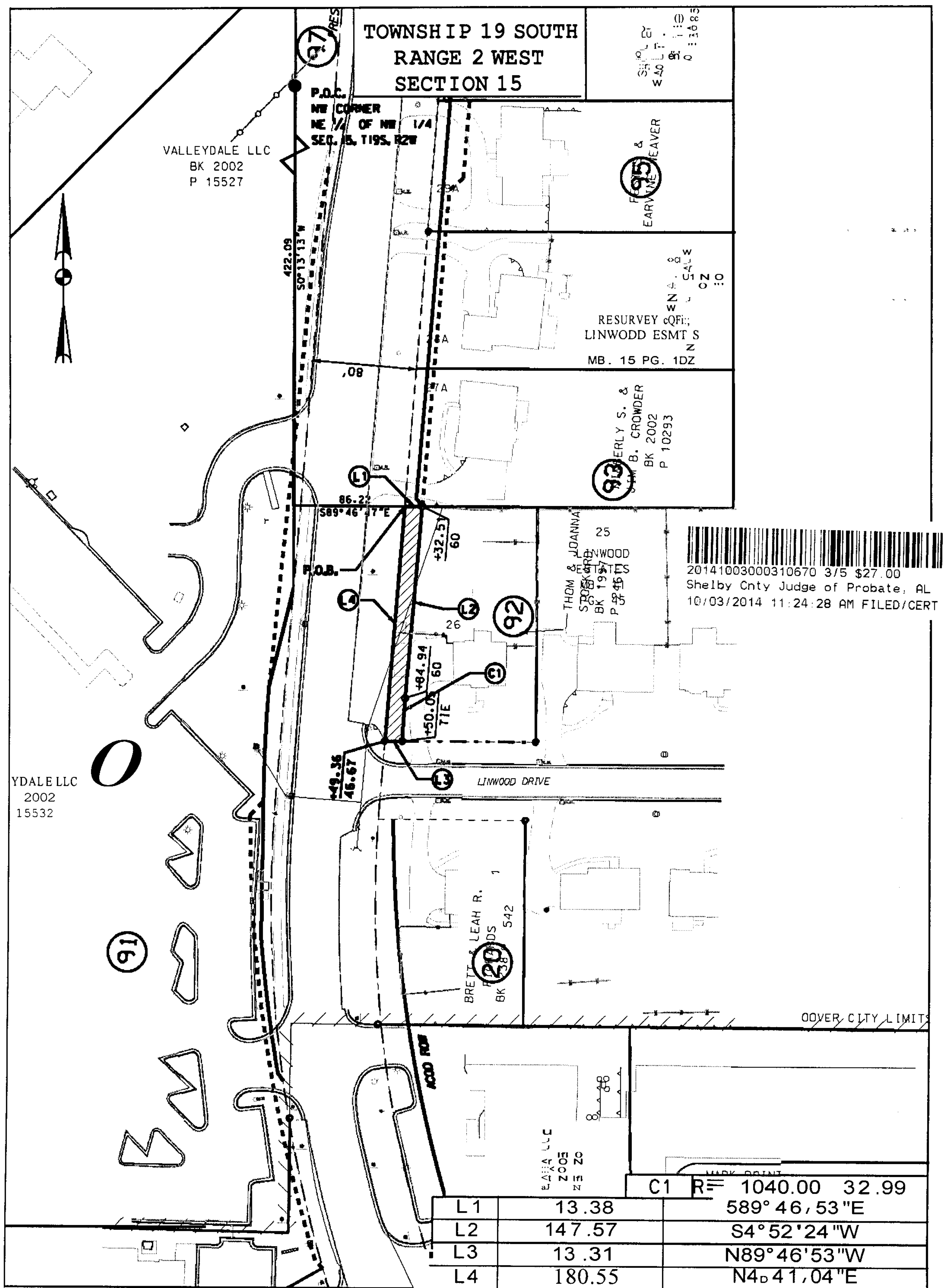
Given under my hand and official seal this 2nd date of Oct., 2014.

Quendy M. Hatch
Notary Public

My Commission Expires: 2/23/16

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

SHELBY COUNTY, ALABAMA



TRACT SHEET 92 - ROW 1

**THIS IS NOT A
BOUNDARY SURVEY**

VAL LEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802C 905>

SCALE: $1'' = 100'$

COUN TY SHELBY

TOTAL ACREAGE ○ .450

TRACT NO. 92

R.O.W. REQUIRED	0.054
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OWNER THOM & JOANNA STOCKARD REMAINDER

0.396

PARCEL NO. 10-05-15-0-001-009.026

REC'D. CONST. EASE. N/A

EXHIBIT A

Commencing at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, run thence S $00^{\circ}13'13''$ W a distance of 422.09 feet, more or less, run thence S $89^{\circ}46'47''$ E a distance of 86.22 feet, more or less, to the Point of Beginning; run thence S $89^{\circ}46'53''$ E a distance of 13.38 feet, more or less, run thence S $4^{\circ}52'24''$ W a distance of 147.57 feet, more or less, to a point on a curve to the left having a radius of 1040.00 feet, a central angle of $1^{\circ}49'03''$, a curve distance of 32.99 feet, and a chord bearing S $3^{\circ}57'53''$ W at a distance of 32.99 feet, run thence N $89^{\circ}46'53''$ W a distance of 13.31 feet, more or less, run thence N $4^{\circ}41'04''$ E a distance of 180.55 feet, more or less, to the Point of Beginning; Containing 0.054 acres, more or less.

9950.281.016
Tract 92



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~~Grantor~~
Grantor Address:
Property Address: 500 Linwood Dr.
Birmingham, AL 35244

Date: 10-2-14
Total Purchase Price: \$53,125.00
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
<u>X</u>	Sales Contract	_____	Other – Tax Assessor
_____	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 per 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: 10/2/14

Sign: Joanna Stockard
(Grantor/Grantee/Owner/Agent) **circle one**

Print: Joanna Stockard

_____ Unattested

(Verified by)


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