


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

DEED FOR TEMPORARY EASEMENT
TRACT NO. TS 48


20141007000315760 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/07/2014 03:01:19 PM FILED/CERT

STATE OF ALABAMA

PARCEL NO. 10-01-11-0-001-
016.000

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of the
sum of One Thousand and no/100-----(\$1,000.00)

Dollars cash in hand paid, receipt whereof is hereby acknowledged, we (I), the
undersigned grantor(s) Fox Lake Farm Limited Partnership, an Alabama Limited Partnership

have (has) this day bargained and by these presents do hereby grant, bargain, convey,
transfer, and deliver unto Shelby County a temporary easement and right of way for the
following purposes, to-wit: The right to enter upon the hereinafter described land and
grade, level, fill, drain, pave and build a road or highway, together with such bridges,
culverts, ramps, and cuts as may be necessary, on, over, and across the ground embraced
within the boundaries of a tract or parcel of my (our) land situated in the County of Shelby,
State of Alabama.

The easement and right of way hereby granted is more particularly located and
described as follows, to-wit: 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 SW corner of the NE ¼ of the SW ¼ of Section 11, Township 19 South,
Range 2 West, run thence S 88°08'42" E a distance of 234.59 feet, more or less, run thence
N 01°51'18" E a distance of 590.57 feet, more or less, to the Point of Beginning; run thence
S 67°38'58" W a distance of 54.37 feet, more or less, to a point on a curve to the left having a
radius of 994.93 feet, a central angle of 3°35'50", a curve distance of 62.47 feet, and a chord
bearing N 3°26'41" E at a distance of 62.46 feet, run thence S 77°17'52" E a distance of 42.05
feet, more or less, run thence S 9°39'05" E a distance of 32.89 feet, more or less, to the Point of
Beginning; Containing 0.049 acres, more or less.

To have and to hold the said easement and right of way unto Shelby County
and unto its successors and assigns for a period of three years, or until the completion
of Project No.STPBH-9802 (905) whichever is later.

And the said grantor(s) hereby covenant(s) with Shelby County that we (I) are (am) lawfully seized and possessed of the afore-described tract or parcel of land; that we (I) have a good and lawful right to convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the price above-stated, we (I) hereby release the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present, or prospective, incidental, or consequential, to the exercise of any of the rights herein granted.

The grantor hereby grants permission, with right of ingress and egress, to grantor's adjoining property at any time during construction period of project for purpose of moving grantor's buildings and/or structures from the above-described right of way.

In witness whereof we (I) have hereunto set our (my) hand (s) and seal (s) this the 7th day of October, 2014.

FOX LAKE FARM LIMITED PARTNERSHIP

BY: Mary Anne Majerik (LS)
Mary Anne Majerik, General Partner

NOTARY ACKNOWLEDGMENT

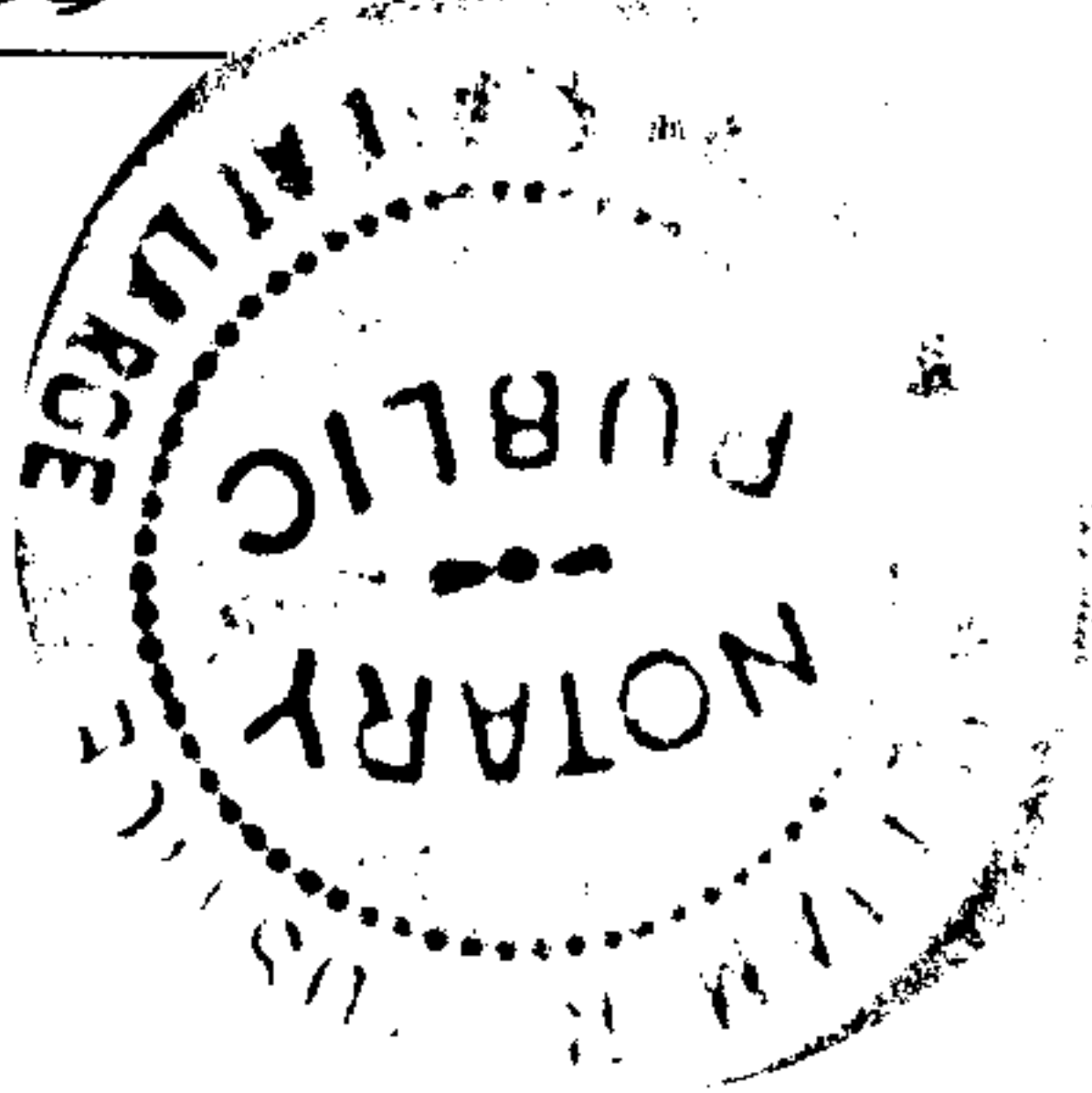
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said County in said state, hereby certify that Mary Anne Majerik, whose name as General Partner of Fox Lake Farm Limited Partnership, an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of October, 2014.

My Commission Expires: 9/12/15

Kullman R Jentur
Notary Public



SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 11

FOX LAKE FARM LP
BK 303
P 69

EXISTING POND

EXISTING POND

P.O.C.
SW CORNER
NE 1/4 OF SW 1/4
SEC. 11, T19S, R2W

234.59
S88° 8' 42"E

		C1	R= 994.93	62.47
L1	54.37	S67°38'58"W		
L2	42.05	S77°17'52"E		
L3	32.89	S9°39'05"E		

TRACT SHEET 48 - EASEMENT

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 35.00

TRACT NO. 48 - EASEMENT 1

R.O.W. REQUIRED N/A

OWNER FOX LAKE FARM LP

REMAINDER	34.95
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PARCEL NO. 10-01-11-0-001-016.000

REQ'D. CONST. EASE. 0.049

7/24/2012 10:01:13 AM P:\Projects\912801-Valleydale\ROW\Plans\801 TS 48 E.dgn

PLOTTED BY *rmorris*



20141007000315760 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/07/2014 03:01:19 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 : Fox Lake Farm LP
Mailing Address 80 Fair Harbor Road
Birmingham, AL 35209

Grantee's Name: Shelby County Commission
Mailing Address: 506 Hwy 70
Columbiana, AL 35051

Property Address: Valleydale Road
Birmingham, AL

DATE: 10-7-14
Total Purchase Price \$ 1,000.00
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 10-7-14

Sign Mary Anne Majerik
(Grantor/Grantee/Owner/Agent) circle one
Print MARY ANNE MAJERIK

☐ Unattested

(Verified by)