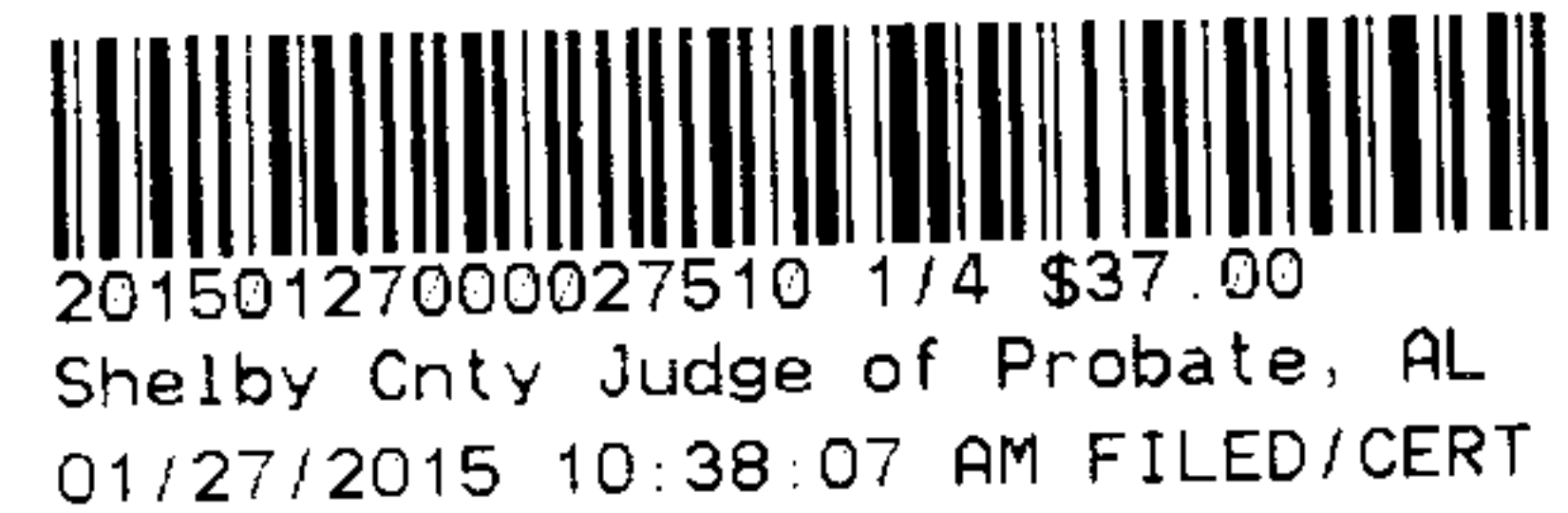


THIS INSTRUMENT PREPARED BY:  
JOE MCKINLEY, PLS  
VOLKERT, INC  
TWO NORTH TWENTIETH BUILDING  
2 20<sup>TH</sup> STREET NORTH, SUITE 300  
BIRMINGHAM, ALABAMA 35203

**FEE SIMPLE**

**WARRANTY DEED  
TRACT NO. TS 95 R**



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-5-15-0-001-  
009.029**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Thirteen Thousand, Seven Hundred Twenty-one Dollars & 80/100 (\$13,721.80) dollar(s), cash in hand paid to the  
undersigned by Shelby County the receipt of which is hereby acknowledged, I (we),  
the undersigned grantor(s), Festus Weaver and wife, Earvine Weaver have 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 88°49'40" E a distance of 112.30 feet, more or less, run thence S 01°10'20" W a distance of  
109.82 feet, more or less, to the Point of Beginning; run thence S 89°46'53" E a distance of 9.40 feet, more  
or less, run thence S 4°52'24" W a distance of 100.75 feet, more or less, run thence N 89°46'53" W a  
distance of 9.06 feet, more or less, run thence N 4°41'04" E a distance of 100.73 feet, more or less, to the  
Point of Beginning; Containing 0.021 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 (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** 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

26<sup>th</sup> day of January 2015.



20150127000027510 2/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/27/2015 10:38:07 AM FILED/CERT

Festus Weaver  
Festus Weaver

Earvine Weaver  
Earvine Weaver

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Festus Weaver, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> date of January, 2015.

Stephanie Rankin  
Notary Public  
My Commission Expires: 7-9-17

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Earvine Weaver, 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.

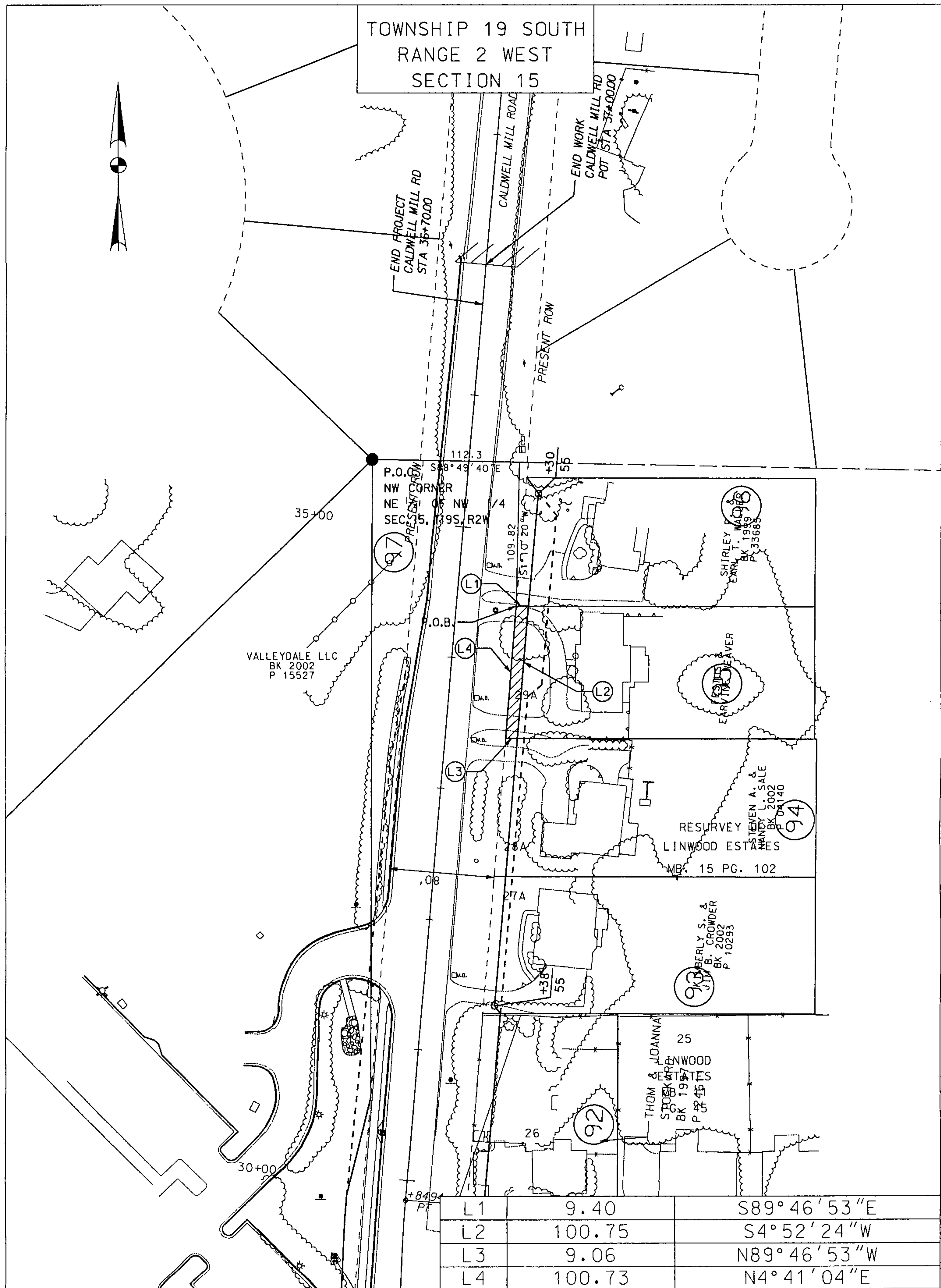
Given under my hand and official seal this 26<sup>th</sup> date of January, 2015.

Stephanie Rankin  
Notary Public  
My Commission Expires: 7-9-17

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



SHELBY COUNTY, ALABAMA



TRACT SHEET 95 - ROW 1

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	0.530
TRACT NO.	95	R.O.W. REQUIRED	0.021
OWNER	FESTUS & EARVINE WEAVER	REMAINDER	0.509
PARCEL NO.	10-5-15-0-001-009.029	REQ'D. CONST. EASE.	0.026



Date: 1-26-15  
 Total Purchase Price: \$14,820.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

<u>          </u>	Bill of Sale	<u>          </u>	Appraisal
<u>    X    </u>	Sales Contract	<u>          </u>	Other – Tax Assessor
<u>          </u>	Closing Statement		

## Instructions

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).

(Verified by) \_\_\_\_\_

