

THIS INSTRUMENT PREPARED BY:
Ellis, Headm Owens & Justice
Attorneys at Law
P O Box 587
Columbiana, AL 35051

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

TRACT NO. TS 88 R

STATUTORY WARRANTY DEED

PARCEL NO. 10-05-15-0-001-053.000

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **FORTY FOUR THOUSAND SIX HUNDRED FORTY NO/100-----DOLLARS (\$44,640.00)**, to the undersigned grantor, **Cook's Pest Control, Inc., a corporation**, in hand paid by **SHELBY COUNTY, ALABAMA**, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto the said **GRANTEE**, the following real estate, situated in Shelby County, Alabama, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD, unto **Shelby County, Alabama**, its successors and assigns in fee simple forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 12th day of February, 2015.

COOK'S PEST CONTROL, INC.

BY: Arthur W. Orr

Arthur W. Orr, Its Vice President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arthur W. Orr, whose name Vice President of Cook's Pest Control, 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 the conveyance, he, as such agent and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of February, 2015.

Lana Hardin
Notary Public

My Commission Expires: _____

My Commission Expires 03-13-2017

20150217000051030 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:46 PM FILED/CERT



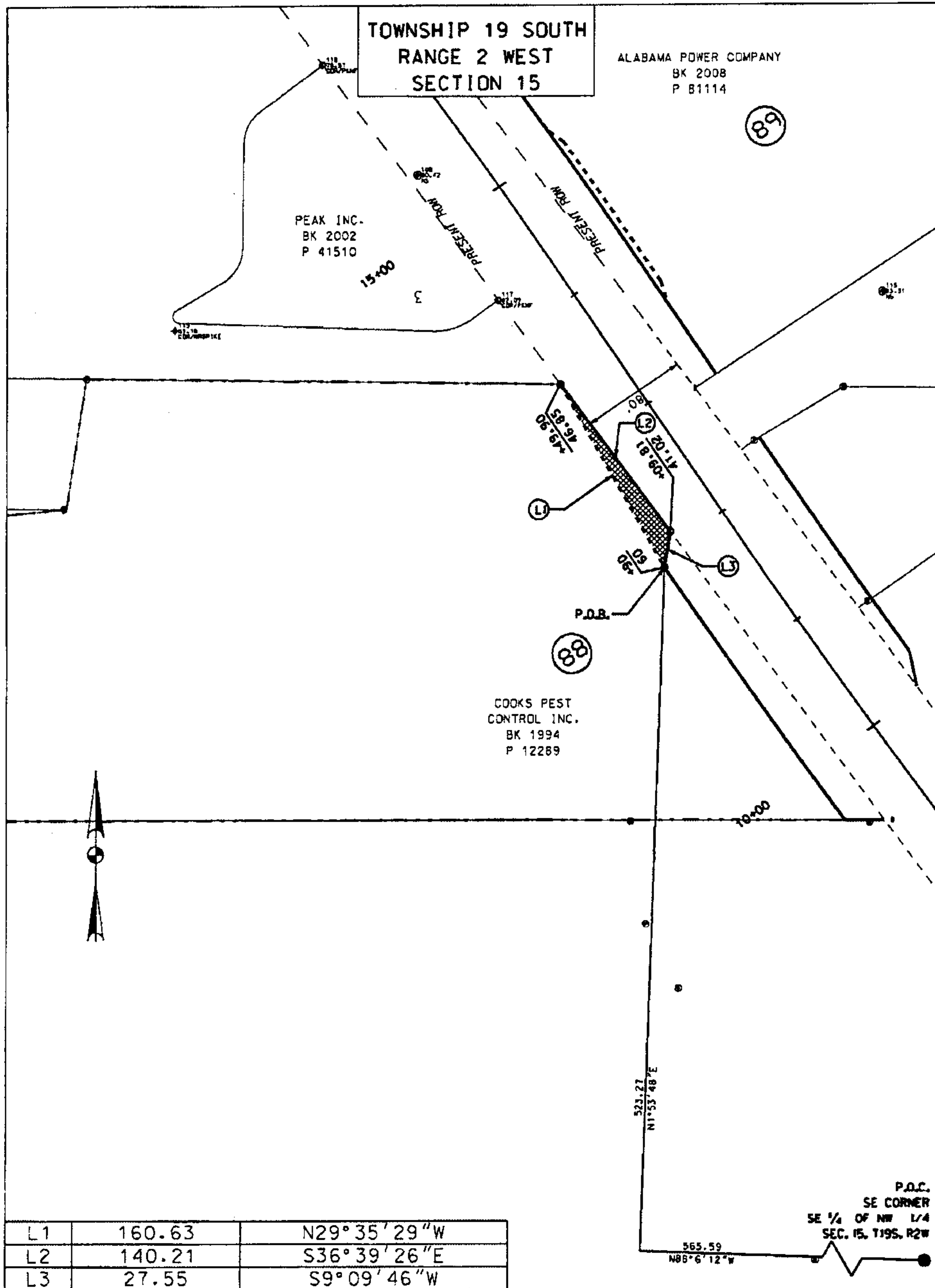
EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the Section 15, Township 19 South, Range 2 West, run thence N $88^{\circ}06'12''$ W a distance of 565.59 feet, more or less, run thence N $01^{\circ}53'48''$ E a distance of 523.27 feet, more or less, to the Point of Beginning; run thence N $29^{\circ}35'29''$ W a distance of 160.63 feet, more or less, run thence S $36^{\circ}39'26''$ E a distance of 140.21 feet, more or less, run thence S $9^{\circ}09'46''$ W a distance of 27.55 feet, more or less, to the Point of Beginning; Containing 0.032 acres, more or less.



20150217000051030 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:46 PM FILED/CERT

SHELBY COUNTY, ALABAMA



TRACT SHEET 88 - EASEMENT 1

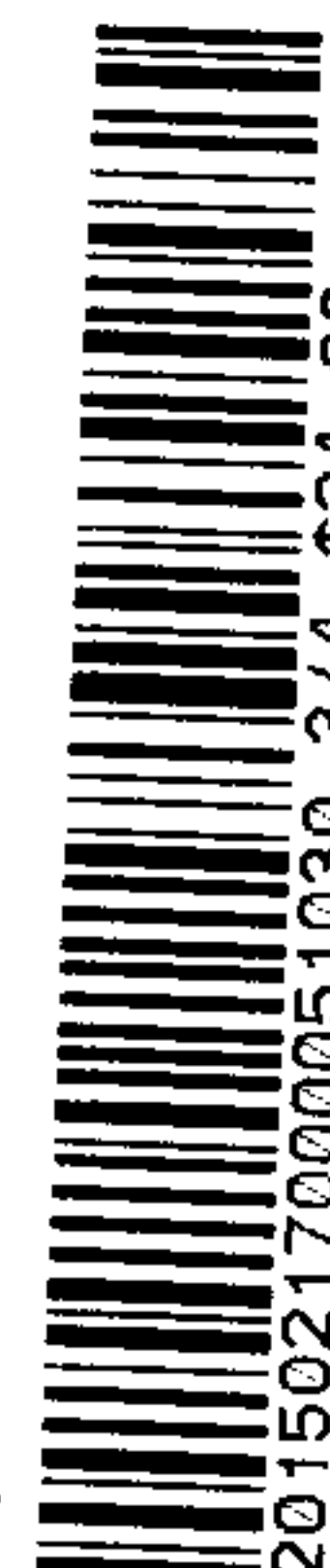
THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. <u>STPBH-9802(905)</u>	SCALE: <u>1" = 100'</u>
COUNTY <u>SHELBY</u>	TOTAL ACREAGE <u>5.488</u>
TRACT NO. <u>88 - EASEMENT 1</u>	R.O.W. REQUIRED <u>N/A</u>
OWNER <u>COOKS PEST CONTROL INC.</u>	REMAINDER <u>5.456</u>
PARCEL NO. <u>10-05-15-0-001-053.000</u>	REQ'D. CONST. EASE. <u>0.032</u>

2/24/2015 10:54:19 AM P:\Projects\912801-Valleydale\ROW\Plans\801 TS 88 E.dgn

PLOTTED BY r.morris



20150217000051030 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/17/2015 03:47:46 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 : Cook's Pest Control
 c/o George White
Mailing Address P O Box 669
 Decatur, AL 35602

Grantee's Name: Shelby County Commission

Mailing Address: 506 Hwy 70
 Columbiana, AL 35051

Property Address: Valleydale Road
 Birmingham, AL

DATE: 2-12-15
Total Purchase Price \$ 44,640.00
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 - Tax Assessor

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 2-12-15

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Cook's Pest Control/Inc. by Arthur Orr, V.P.
Arthur Orr, V.P. for Cook's Pest Control, Inc.
Sana Hardin
(Verified by)

Unattested

Form RT-1

My Commission Expires 03-13-2017



20150217000051030 4/4 \$24.00
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