

  
20150320000088390 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
03/20/2015 02:29:57 PM FILED/CERT

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 04**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-5-15-0-001-  
057.006**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Fifteen Thousand Six Hundred and no/100-----(\$15,600.00) 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), Hoover AA, L.L.C., an Alabama Limited Liability Company 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 SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2  
West, run thence S 88°38'00" E a distance of 499.42 feet, run thence S 01°22'00" W a distance of 539.18  
feet, to a point at a station of 99+53.25 offset to the left 50.00 feet from the proposed centerline of  
Valleydale Road also being the Point of Beginning; run thence N 61°49'19" E a distance of 127.43 feet to a  
point at a station of 100+80.69 offset to the left 50.00 feet from said centerline, to a point on a non-radial  
curve to the right having radius of 15.00 feet, a central angle of 56°04'51", an arc distance of 14.68 feet,  
with a chord bearing of S 19°23'28" W a distance of 14.10 feet to a point on the north right-of-way of  
Valleydale Road at a station of 100+70.28 offset to the left 40.48 feet from said centerline, run thence S  
61°21'13" W along said north right-of-way a distance of 113.94 feet to a point at a station of 99+56.34 offset  
to the left 39.55 feet from said centerline, run thence N 44°38'36" W a distance of 10.89 feet to the Point of  
Beginning; Containing 0.028 acre, 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

16 day of MARCH, 2015.

HOOVER AA, L.L.C.

By: Alan J. Goldstein, Its Manager

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

#### NOTARY ACKNOWLEDGMENT

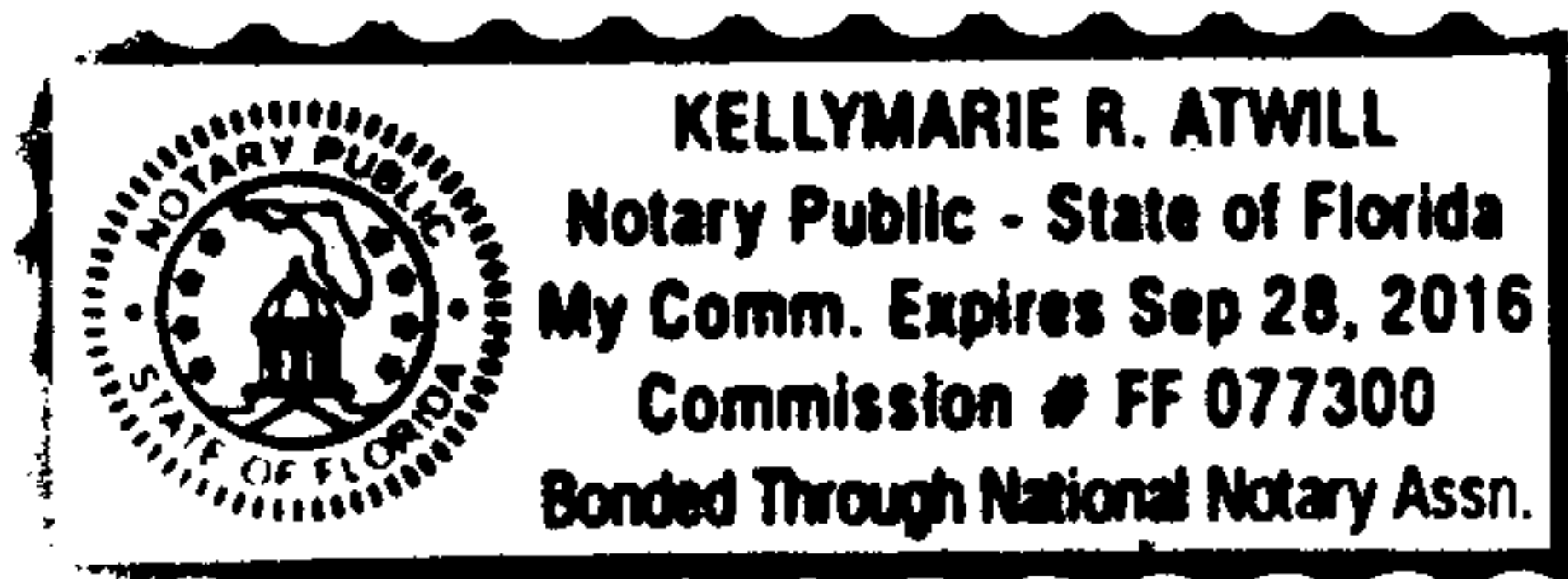
STATE OF FLORIDA  
COUNTY OF MONROE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alan J. Goldstein, as Managing Member for Hoover AA, L.L.C., an Alabama limited liability company, 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 limited liability company.

Given under my hand and official seal the 16<sup>th</sup> day of MARCH, 2015.

Kellymarie Atwill  
Notary Public

My Commission Expires: 9-28-16

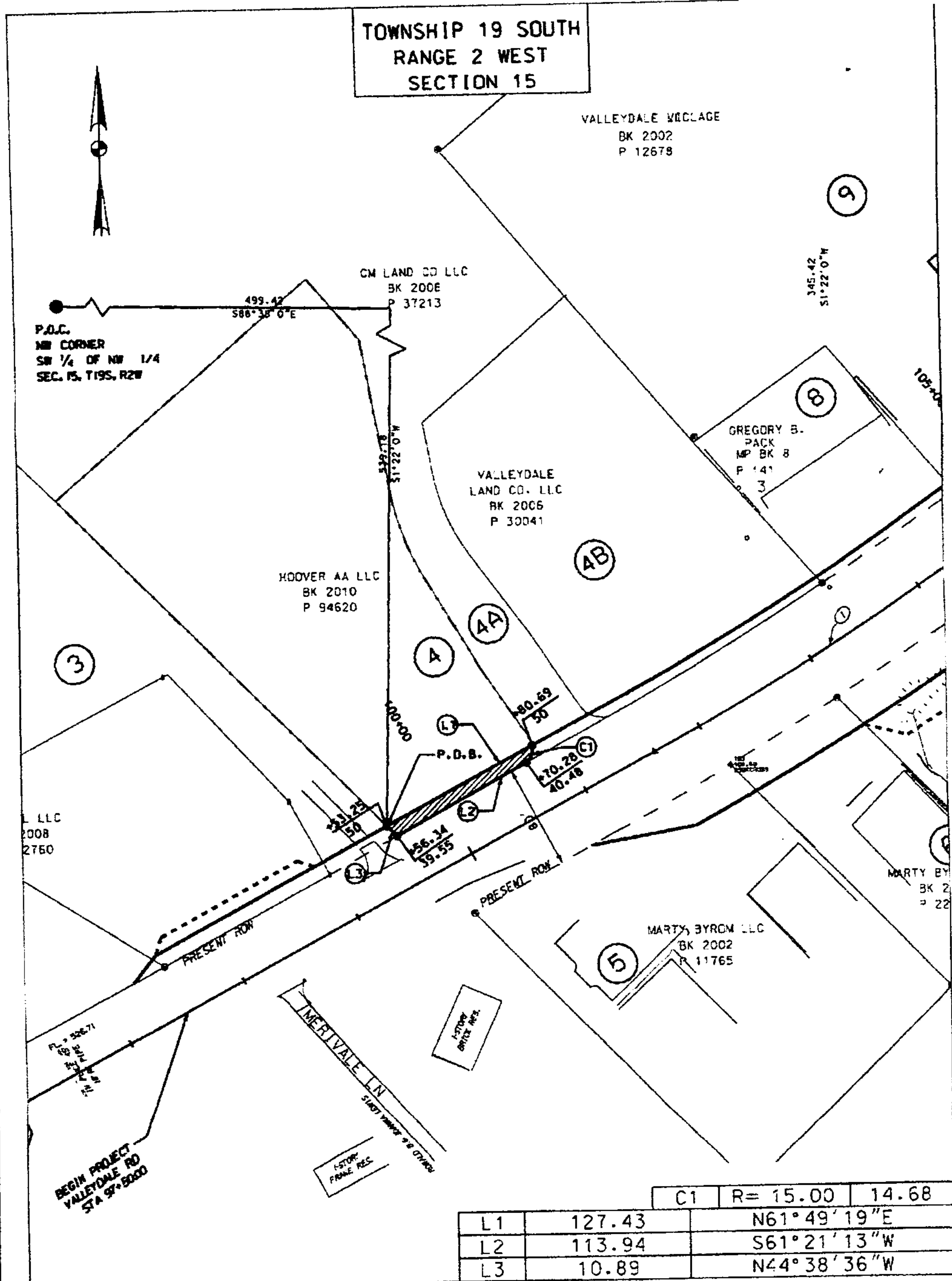


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# SHELBY COUNTY, ALABAMA



TRACT SHEET 4 - ROW

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 1.616  
TRACT NO. 4 R.O.W. REQUIRED 0.028  
OWNER HOOVER AA LLC REMAINDER 1.588  
PARCEL NO. 10-5-15-0-001-057.006 REQ'D. CONST. EASE. N/A

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Hoover AA, LLC  
Mailing Address 150 Metro Park  
Rochester, NY 14623

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

CORRECTIVE

Property Address: Valleydale Road  
Birmingham, AL  
Parcel ID#10-5-15-0-001-057.006

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 15,600.00

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

3-16-15

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

ALAN T. GIBBES

Unattested

(Verified by)

Kelly Marie Stull

Form RT-1



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