

THIS INSTRUMENT WAS PREPARED BY:

Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Shelby County Commission
506 Highway 70
Columbiana, AL 35051



20150428000138100 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/28/2015 02:46:56 PM FILED/CERT

STATE OF ALABAMA } **STATUTORY WARRANTY DEED**
 : **TRACT NO. TS-04B ROW 1**
COUNTY OF SHELBY } **PARCEL NO. 10-5-15-0-001-057.005**

Know all men by these presents, that for and in consideration of Fourteen Thousand Eight Hundred Fifteen and 50/100 dollars (\$14,815.50) and other good and valuable consideration in hand paid to **VALLEYDALE LAND CO., L.L.C., an Alabama limited liability company** (hereinafter referred to as "Grantor") by **SHELBY COUNTY, ALABAMA** (hereinafter referred to as "Grantee") the receipt and sufficiency of which are acknowledged hereby, Grantor, **VALLEYDALE LAND CO., LLC, an Alabama limited liability company**, does by these presents grant, bargain, sell and convey unto the said **SHELBY COUNTY, ALABAMA** the following described real estate situated in Shelby County, Alabama (the "Property"), together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, 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.

TRACT NO. TS 04B ROW 1:

Commencing at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence N 88°38'00" W a distance of 304.67 feet, run thence S 01°22'00" W a distance of 345.42 feet, more or less, to a point at a station of 103+38.28 offset to the left 50.00 feet from the centerline of Valleydale Road also being the Point of Beginning; run thence N 41°32'28" E a distance of 6.36 feet, more or less, to a point on the north right-of-way of Valleydale Road at a station of 103+39.28 offset to the left 43.72 feet from said centerline; run thence along an arc 192.63 feet, more or less, to the right, having a radius of 2814.14 feet, the chord of which is S 59°00'40" W for a distance of 192.60 feet, more or less, at a station of 101+43.35 offset to the left 41.07 feet from said centerline; run thence along an arc 16.11 feet, more or less, to the right, having a radius of 20.00 feet, the chord of which is N 83°26'43" W a distance of 15.68 feet, more or less, at a station of 101+30.46 offset to the left 50.00 feet from said centerline; run thence N 61°49'19" E a distance of 30.26 feet, more or less, to a point at a station of 101+60.73 offset to the left 50.00 feet from said centerline; run thence along an arc 173.69 feet, more or less, to the left, having a radius of 2250.00 feet, the chord of which is N 59°36'38" E a distance of 173.64 feet, more or less, to the Point of Beginning; Containing 0.034 acres, more or less.

This conveyance is subject however, to the following:

1. Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015.
2. Mineral and mining rights not owned by Grantor.
3. Easements of record, recorded restrictions, rights of way, agreements and other matters of record.

4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the property.
5. Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. Legal description was provided by the Grantee or its representatives.

“AS IS” and “WHERE IS”, with all faults and specifically and expressly without any warranties, representations, or guaranties of any kind, oral or written, express or implied, concerning the Property or this conveyance from or on behalf of Grantor;

To the maximum extent permitted by law, Grantor makes no representations, warranties or guarantees of any kind, oral or written, express or implied concerning the Property, including, without limitation, (i) the profitability, suitability or fitness of the Property for a particular use or purpose, (ii) the manner or quality of the construction or materials incorporated into the improvements, if any, on the Property, (iii) the manner of repair, quality, state of repair, or lack of repair of the Property, and (iv) the availability of utilities and access of the Property to public roads.

To the maximum extent permitted by law, Grantor makes no representations or warranties with regard to compliance with any environmental protection, pollution, or land use laws, rules, regulations, orders or requirements, including but not limited to, those pertaining to the handling, generating, treating, storing, or disposing of any solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R. Part 2261, or hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1990, as amended, and regulations promulgated thereunder.

TO HAVE AND TO HOLD to the Grantee, Shelby County, Alabama and Grantee's successors and assigns, in fee simple, forever.


IN WITNESS WHEREOF, Grantor through its duly authorized representatives has hereunto set its hand and seal on this 4 day of March, 2015.

VALLEYDALE LAND CO., LLC
an Alabama limited liability company

By: [Signature]
Courtney H. Mason, Jr.

Its: Member

By: [Signature]
Russell Pate
Its: Member

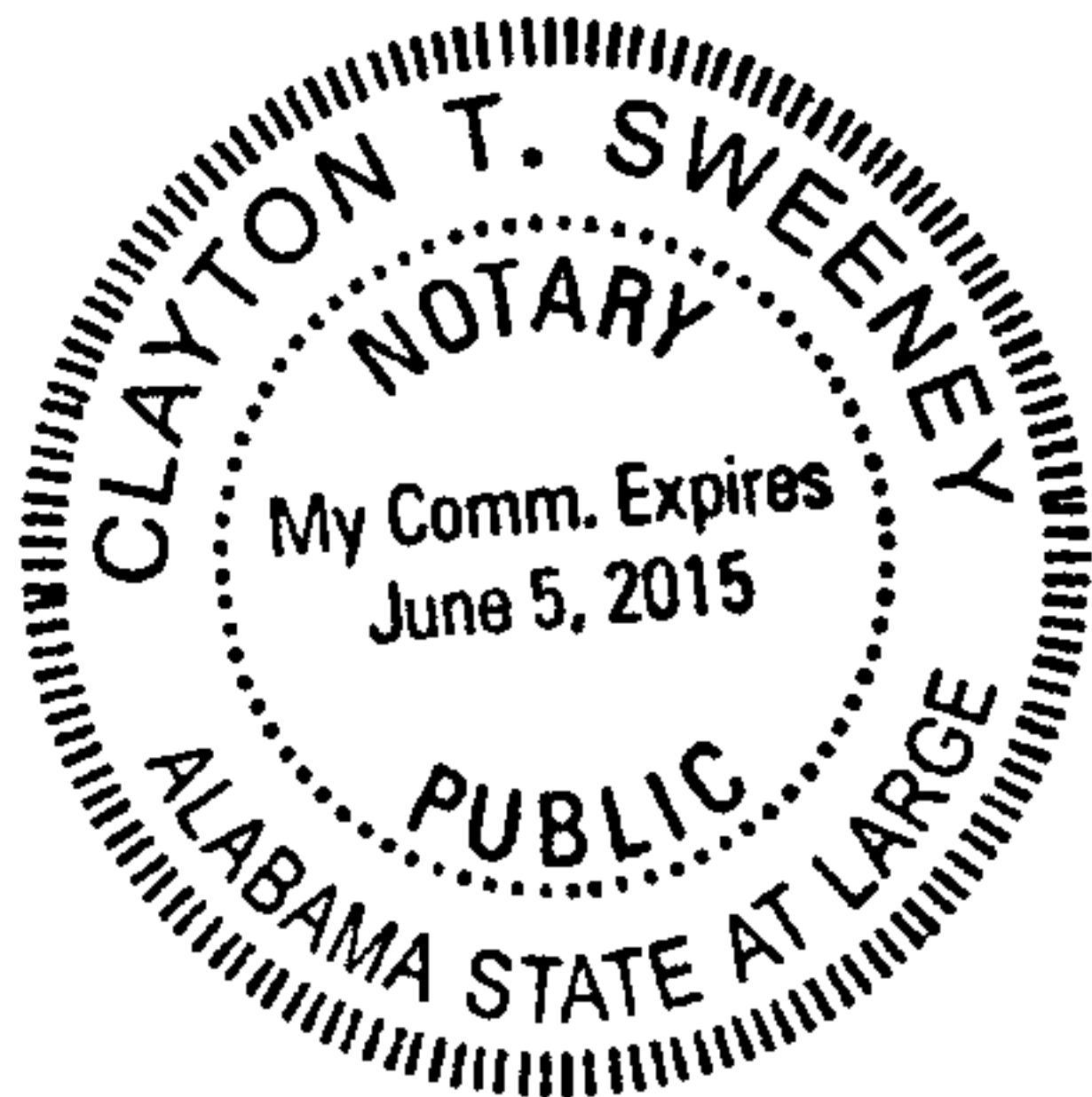

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Shelby Cnty Judge of Probate, AL
04/28/2015 02:46:56 PM FILED/CERT


STATE OF ALABAMA}
:
JEFFERSON COUNTY}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as Member of VALLEYDALE LAND CO., LLC, an Alabama limited liability company, 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 the instrument, he, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this the 4th day of March, 2015.

[NOTARIAL SEAL]




Notary Public
My commission expires: 6/5/2015



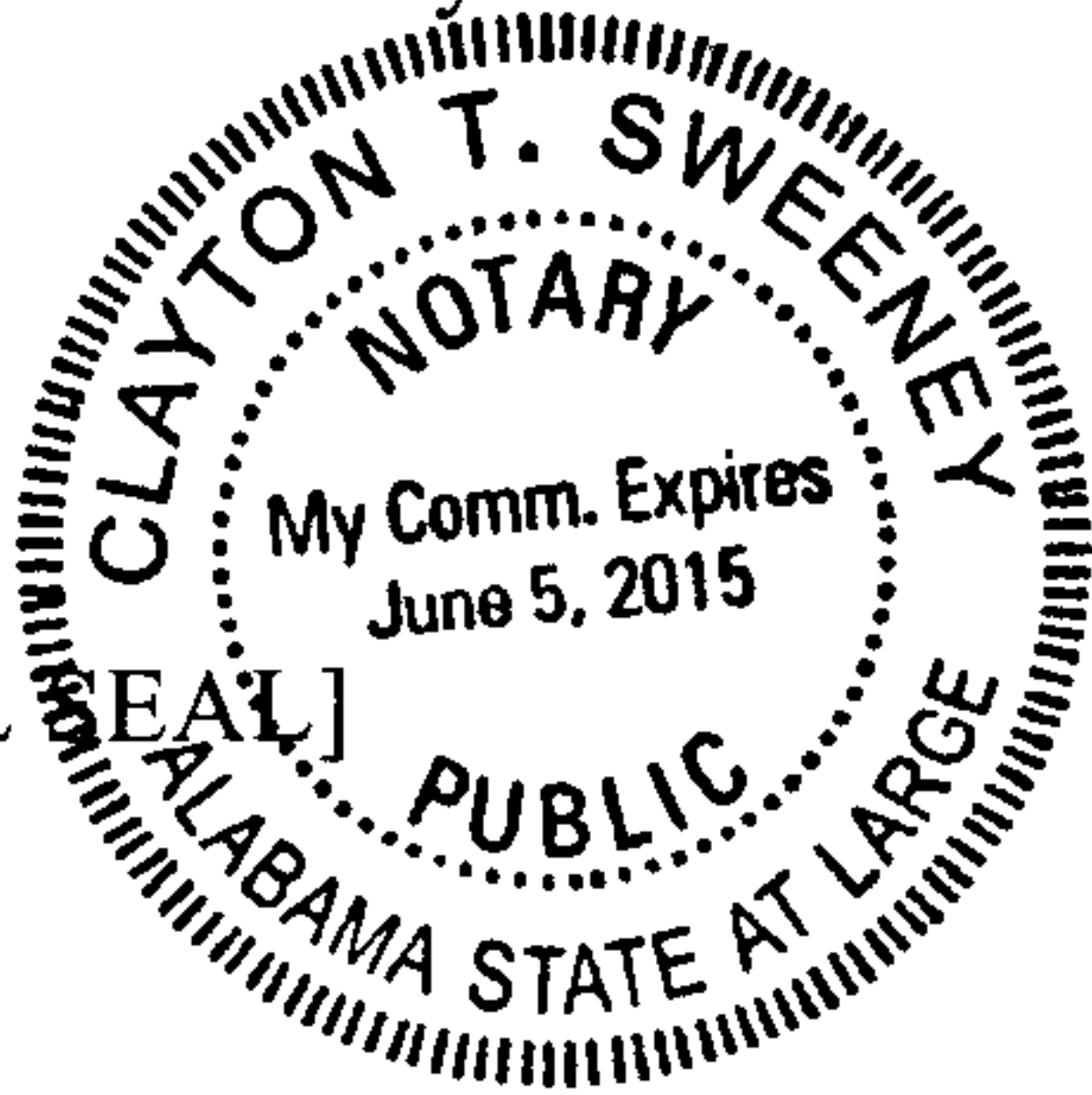
20150428000138100 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
04/28/2015 02:46:56 PM FILED/CERT


STATE OF ALABAMA}
:
JEFFERSON COUNTY}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Russell Pate, whose name as Member of VALLEYDALE LAND CO., LLC, an Alabama limited liability company, 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 the instrument, he, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

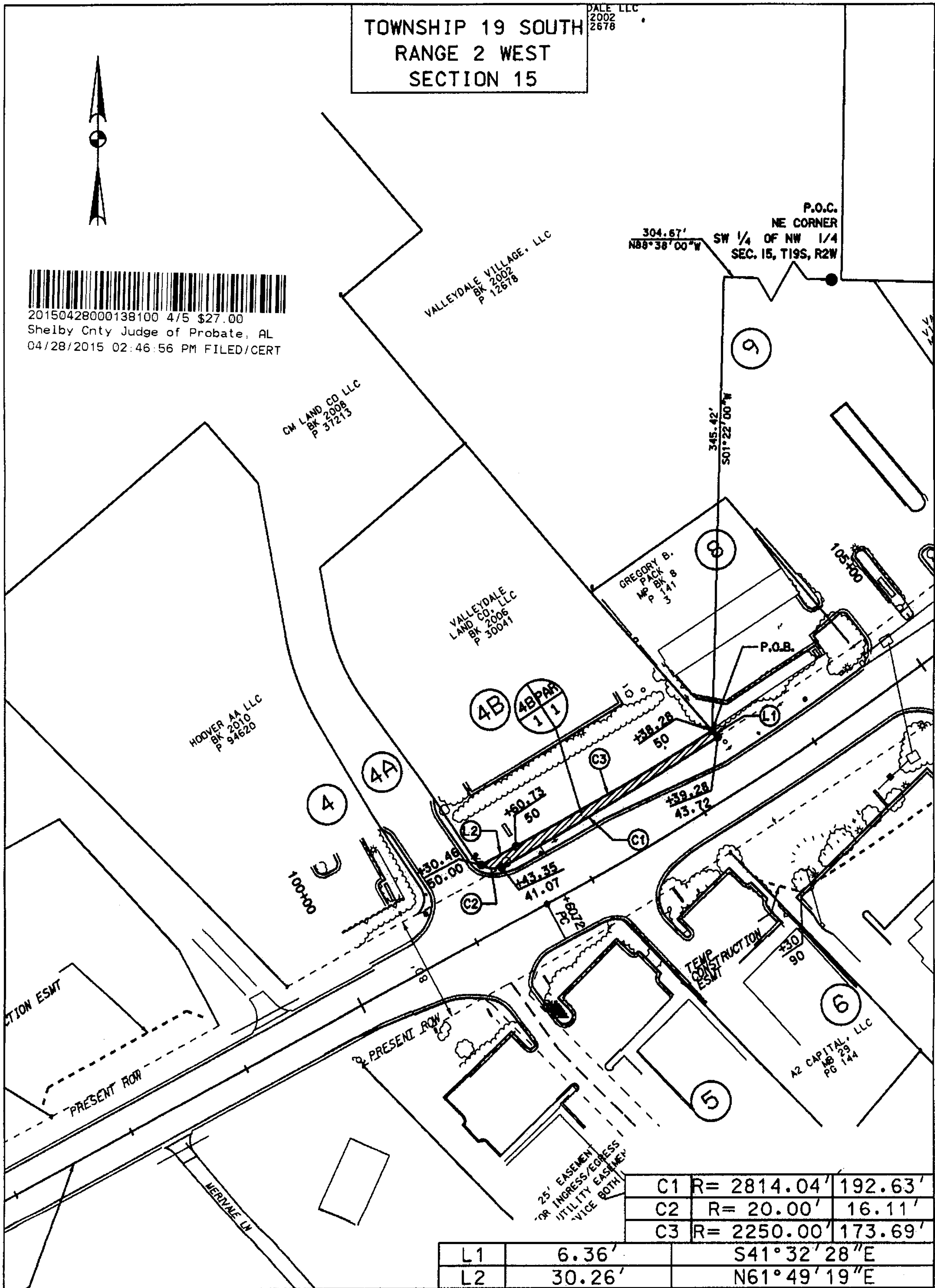
Given under my hand and seal of office this the 4th day of March, 2015.

[NOTARIAL SEAL]




Notary Public
My commission expires: 6/5/2015

SHELBY COUNTY, ALABAMA



TRACT SHEET 4B - ROW 1

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 4B ROW 1
OWNER VALLEYDALE
LAND CO., LLC
PARCEL NO. 10-05-15-0-001-057.005

SCALE: 1" = 100'
TOTAL ACREAGE 1.191
R.O.W. REQUIRED 0.034
REMAINDER 1.157
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 CM Land Co., LLC
Mailing Address 5254 Cahaba Valley Cove
Birmingham, AL 35242

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

Property Address: Valleydale Road
Birmingham, AL
Parcel ID# 10-5-15-0-001-057.005

Date of Sale 3/4/15

Total Purchase Price \$ 14,815.50

or

Actual Value \$ _____

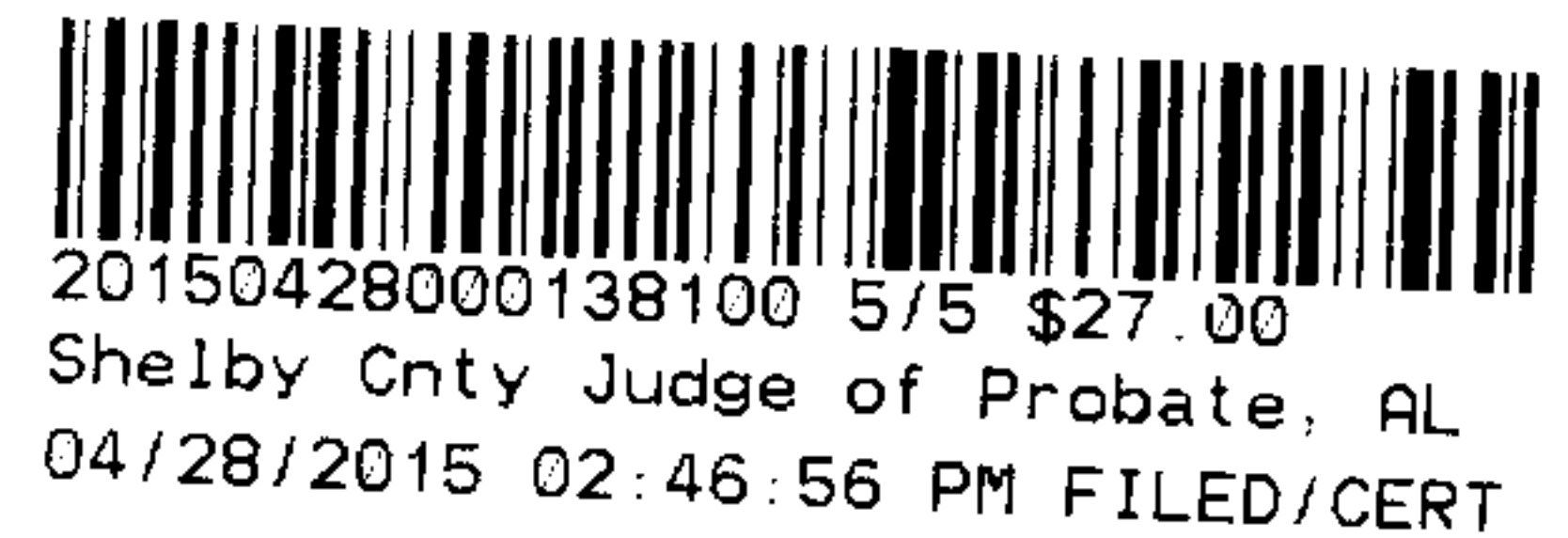
or

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 4-24-15

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one
Print William R. Justice

☐ Unattested

(Verified by)