

20150501000142550 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/01/2015 09:29:58 AM 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 62 R**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-01-11-0-001-  
003.000**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

Forty Thousand and no/100-----(\$40,000.00) 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), James D. Smith, Jr., ~~unmarried~~ man 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 NE ¼ of Section 11, Township 19 South, Range 2 West, run thence S 00°01'45" W a distance of 219.52 feet, more or less, to the Point of Beginning; to a point on a curve to the right having a radius of 1925.00 feet, a central angle of 0°29'02", a curve distance of 16.26 feet, and a chord bearing N 52°04'44" E at a distance of 16.26 feet, run thence N 61°36'59" E a distance of 149.20 feet, more or less, run thence S 45°34'34" W a distance of 201.80 feet, more or less, run thence N 0°01'45" E a distance of 60.33 feet, more or less, to the Point of Beginning; Containing 0.104 acres, more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR SPOUSE.

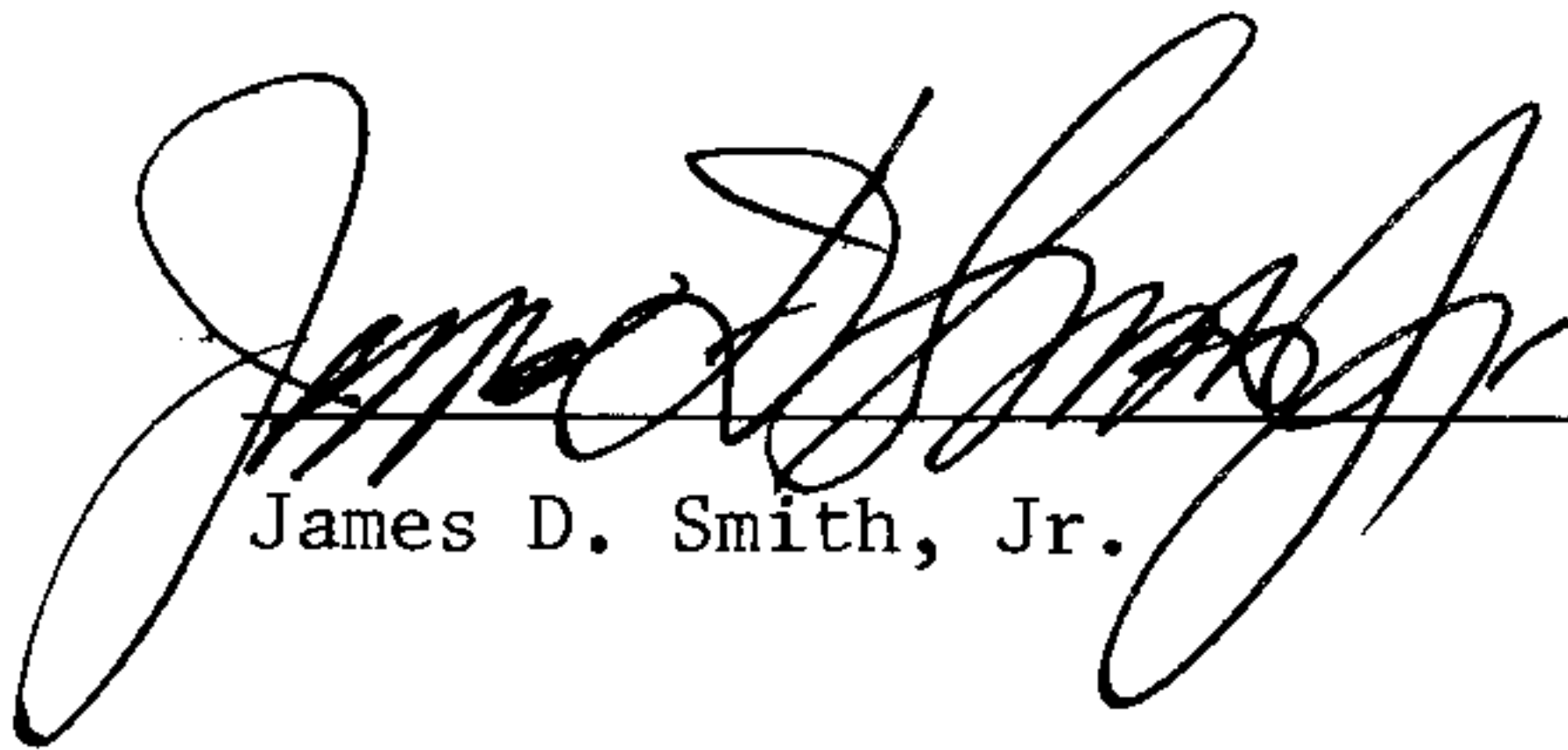
**To Have and To Hold**, unto Shelby County, its successors and assigns in fee simple forever.

**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 1st day of May, 2015.

  
James D. Smith, Jr.

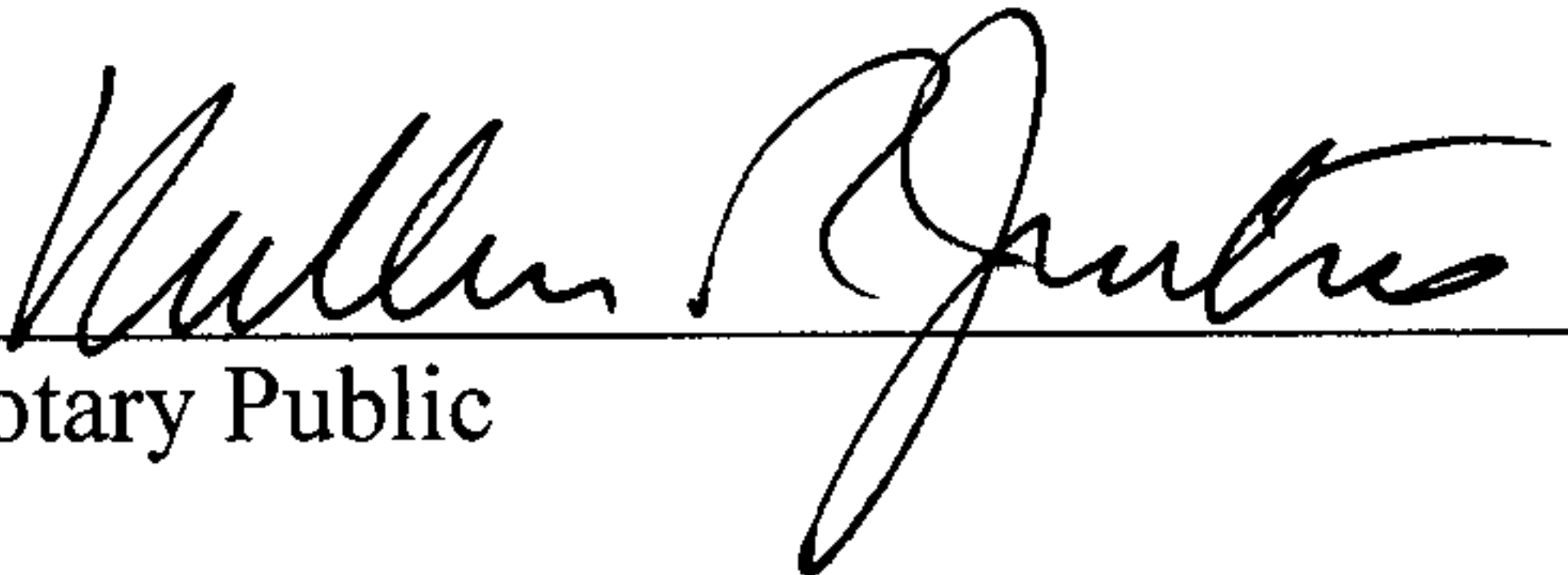
Grantee's Address:  
Shelby County Commission  
506 Highway 70  
Columbiana, AL 35051

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Smith, Jr., 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 the 1st day of May, 2015.

  
Notary Public

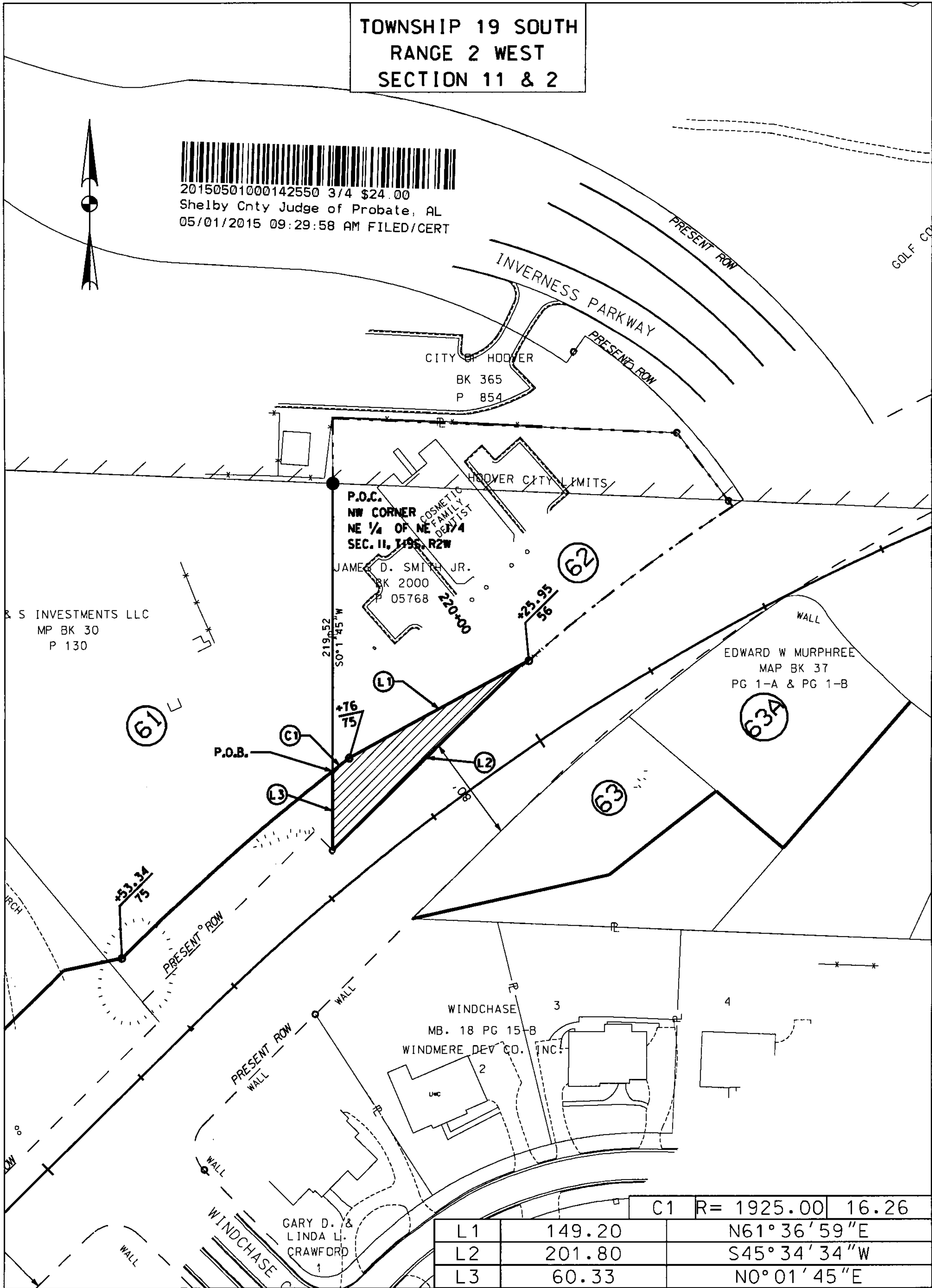
My Commission Expires: 9/12/15



  
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SHELBY COUNTY, ALABAMA



TRACT SHEET 62 - 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. 62  
OWNER JAMES D. SMITH JR.  
PARCEL NO. 10-01-11-0-001-003.000

SCALE: 1" = 100'  
TOTAL ACREAGE 1.250  
R.O.W. REQUIRED 0.104  
REMAINDER 1.146  
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 James D. Smith, Jr.  
Mailing Address 4960 Valleydale Road  
Hoover, AL 35243

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

Property Address: Valleydale Road  
Birmingham, AL  
Parcel ID# 10-01-11-0-001-003.000

Date of Sale 5-1-15

Total Purchase Price \$ 40,000.00

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 5-1-15

✱ Sign

(Grantor/Grantee/Owner/Agent) circle one

Print James D. Smith, Jr.

☐ Unattested

(Verified by)

