


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, P.L.S.
VOLKERT, INC.
3809 MOFFETT RD.
MOBILE, AL 36670

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 77 R**


20150619000206890 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/19/2015 02:27:40 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-1-01-005-
028.000**

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

One Thousand, One Hundred Eighty-eight Dollars & no/cents (\$1,188.00) 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), Mary Elizabeth Walker 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 SW ¼ of Section 1, Township 19 South, Range 2 West, run thence S 88°24'18" E a distance of 1012.34 feet, more or less; run thence N 01°35'42" E a distance of 597.26 feet, more or less, to a point on the north right of way line of Valleydale Rd. being the Point of Beginning; run thence along the north right of way line of Valleydale Rd. and along an arc 70.20 feet, more or less, to the right, having a radius of 2824.82 feet, the chord of which is S 39°02'32" W for a distance of 70.20 feet, more or less, to a point on the north right of way line of Valleydale Rd.; run thence along the grantor's property line N 55°19'08" W a distance of 4.14 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line and along an arc 70.05 feet, to the left, having a radius of 2445.00 feet, the chord of which is N 36°56'07" E for a distance of 70.05 feet, more or less, to a point on the grantor's property line; run thence along the grantor's property line S 55°19'53" E a distance of 6.72 feet, more or less, to the Point of Beginning; Containing 0.009 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 19th day of June, 2015.

Mary Elizabeth Walker
Mary Elizabeth Walker

STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Walker, 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 19th date of June, 2015.

Quindley M. Hall
Notary Public

My Commission Expires: 2/23/16

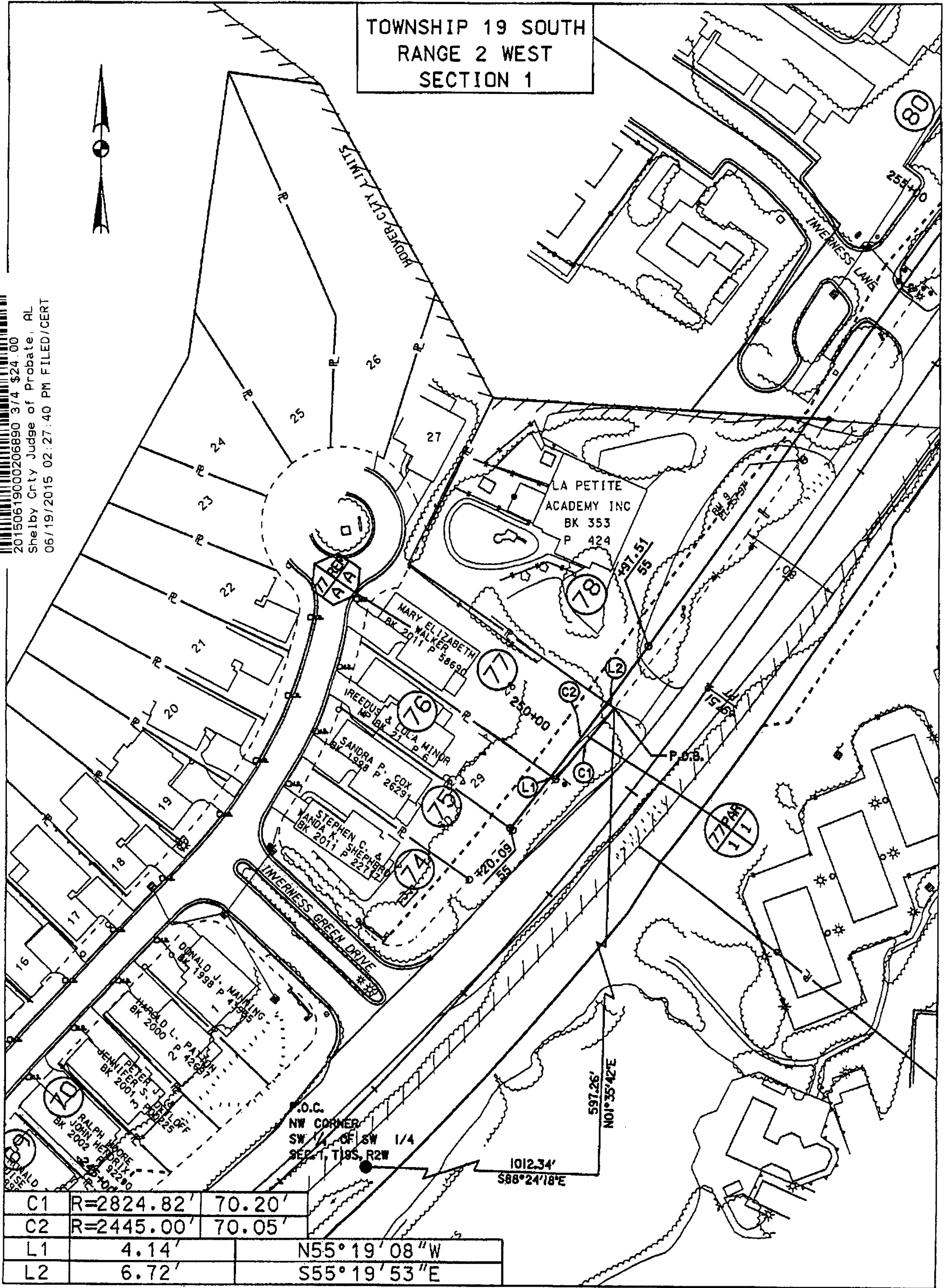
Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051


20150619000206890 2/4 \$24.00
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SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 1

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| | | |
|----|------------|-------------|
| C1 | R=2824.82' | 70.20' |
| C2 | R=2445.00' | 70.05' |
| L1 | 4.14' | N55°19'08"W |
| L2 | 6.72' | S55°19'53"E |

TRACT SHEET 77 - 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. 77 - ROW 1
OWNER MARY ELIZABETH WALKER
PARCEL NO. 10-1-01-0-005-028.000

SCALE: 1" = 100'
TOTAL ACREAGE 0.310
R.O.W. REQUIRED 0.009
REMAINDER 0.301
REQ'D. CONST. EASE. 0.027

Grantor Address: 235 Inverness Center Dr., Apt. 209
Birmingham, AL 35242-5606
Property Address: 7004 Inverness Green Lane
Birmingham, AL 35242

Date: 6-19-15
Total Purchase Price: \$2,165.00
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 | _____ Appraisal |
| _____ Sales Contract | _____ Other – Tax Assessor |
| <u>X</u> _____ Closing Statement | |

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.

Grantor's name and mailing address – provide the name of the person or persons to who 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§ 20-2091 (h).

Date: 6-19-15

Sign: Mary Elizabeth Walker
(Grantor/Grantee/Owner/Agent) circle one

Print: Mary Elizabeth Walker

_____ Unattested

Leslie Walker
(Verified by)

