

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

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 57 R**

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-01-11-0-001-
009.002**

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

Four Four Thousand and no/100 (\$44,210.00)----- 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), Inverness Family Realty, LLC, an Alabama Limited have this
Liability Company

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 SW corner of the NW ¼ of the NE ¼ of Section 11, Township 19 South, Range 2 West, run thence N 00°38'37" W a distance of 109.60 feet, more or less, run thence N 89°20'36" E a distance of 386.54 feet, more or less, to a point on the northwest right of way line of Valleydale Rd. and being the Point of Beginning; run thence along the grantor's property line N 44°23'19" W a distance of 2.47 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line N 45°25'30" E a distance of 6.24 feet, more or less, to a point on the acquired right of way line offset 45 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 205+55.25; run thence along the acquired right of way line N 23°07'48" E a distance of 118.62 feet, more or less, to a point offset 90 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 206+65.00; run thence along the acquired right of way line N 45°25'30" E a distance of 21.60 feet, more or less, to a point on the grantor's property line; run thence S 44°15'34" E a distance of 48.59 feet, more or less, to a point on the northwest right of way line of Valleydale Rd.; run thence long the northwest right of way line of Valleydale Rd. S 45°53'32" W a distance of 137.33 feet, more or less, to the Point of Beginning; Containing 0.088 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


20151009000354590 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/09/2015 11:12:16 AM FILED/CERT

TS 57 R.doc

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 8th day of October, 2015.

INVERNESS FAMILY REALTY, LLC

Michael E. Brewer
BY: Michael E. Brewer, Managing Member

David C. Black
BY: David C. Black, Managing Member

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

NOTARY ACKNOWLEDGMENT

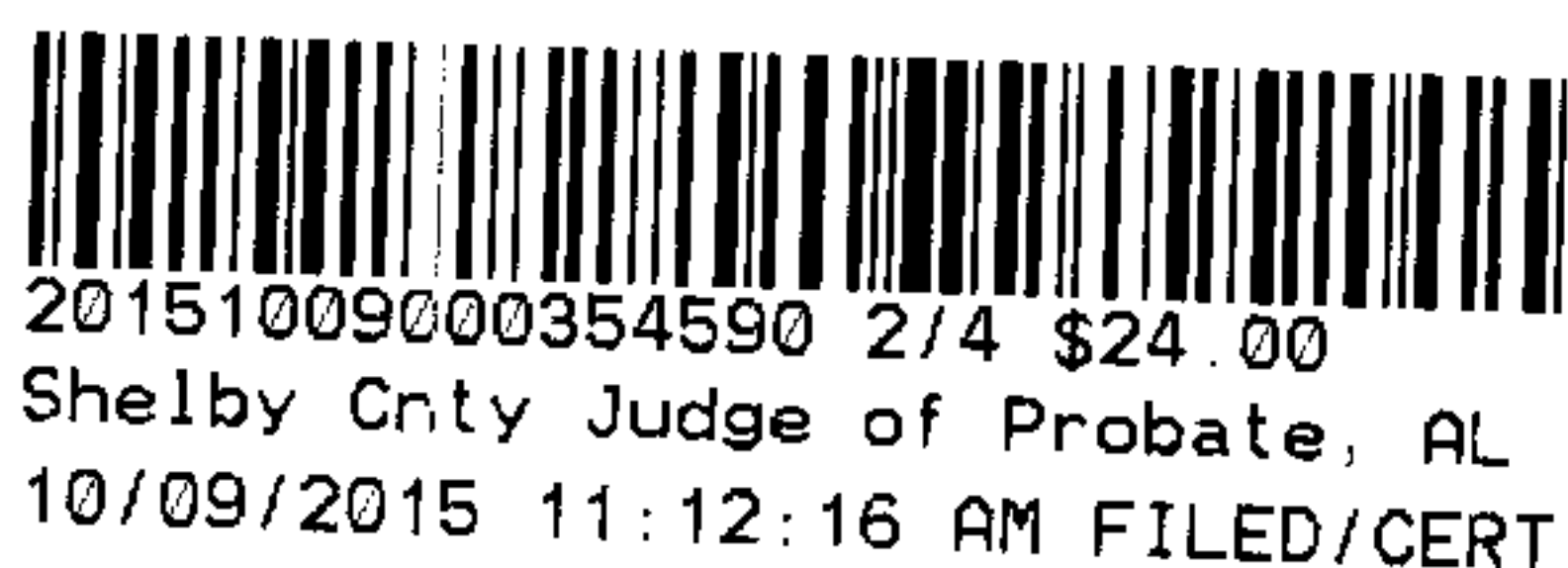
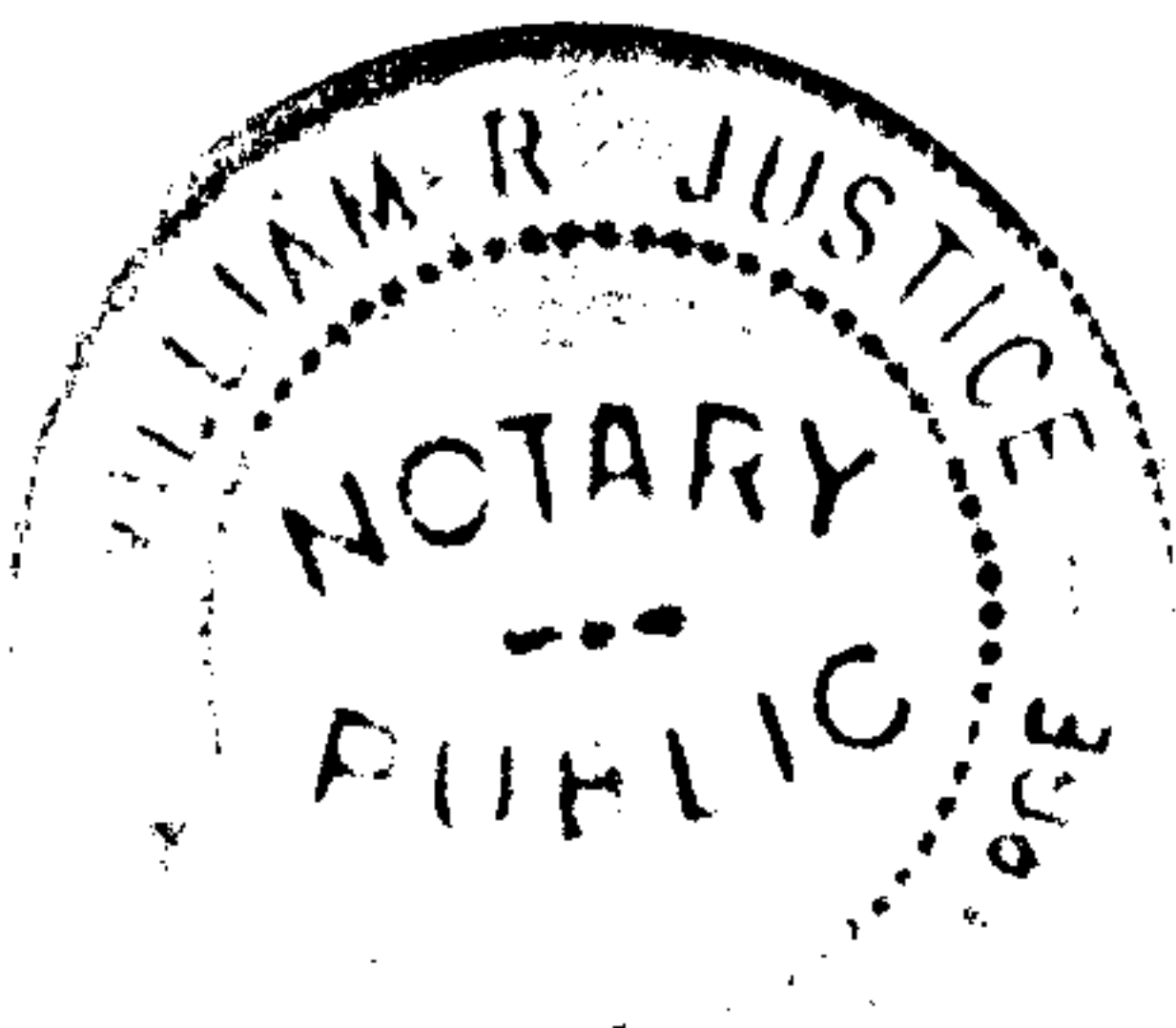
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said County in said state, hereby certify that Michael E. Brewer and David C. Black, whose names as Managing Managers of Inverness Family Realty, LLC, an Alabama limited liability company, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such agents and with full authority, executed the same voluntarily for and as the act of said company.

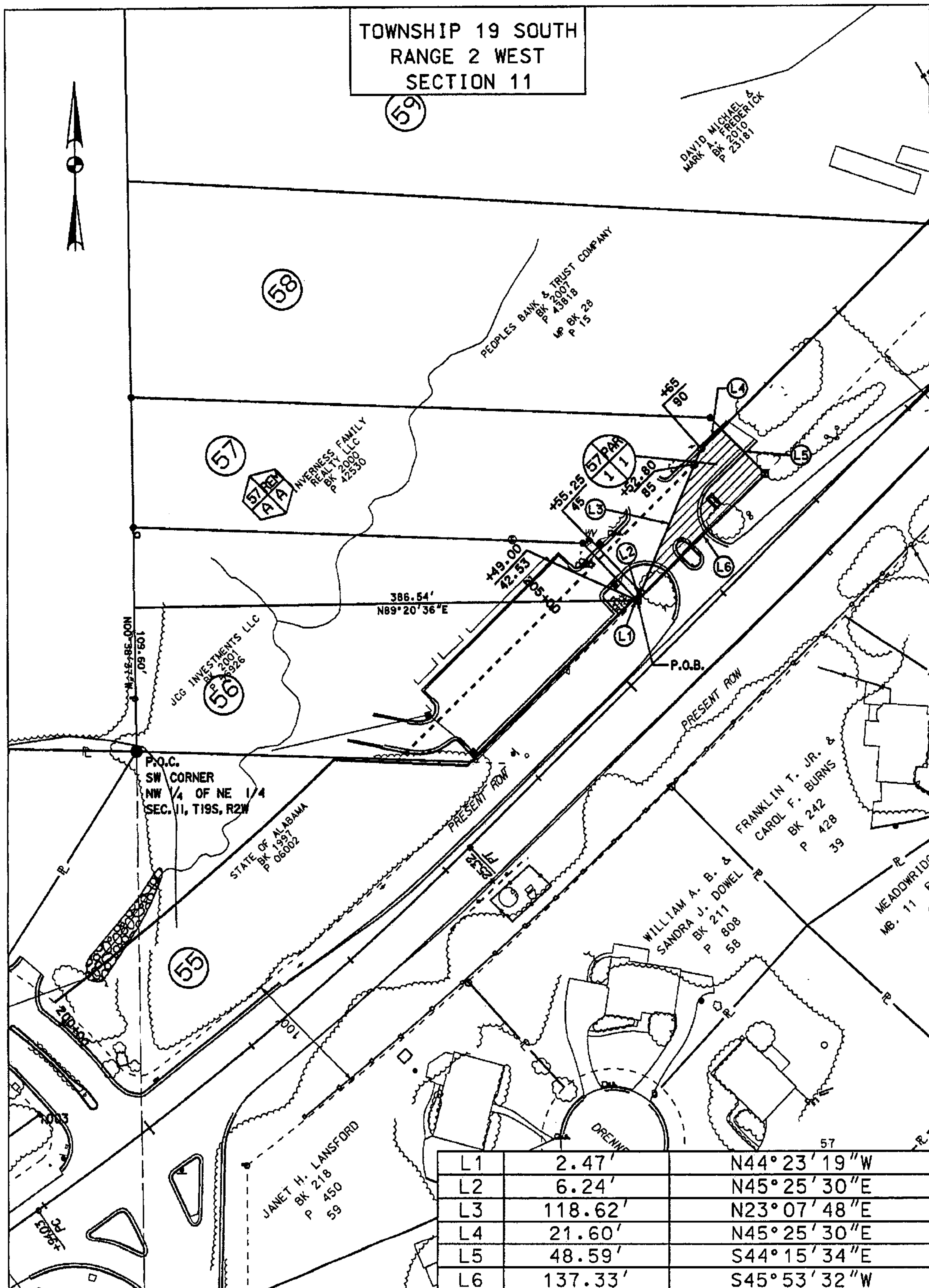
Given under my hand and official seal the 8th day of October, 2015.

My Commission Expires: 9/11/19

William R. Justice
Notary Public



SHELBY COUNTY, ALABAMA



TRACT SHEET 57 - ROW 1

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 1.095

TRACT NO. 57 - ROW 1

R.O.W. REQUIRED 0.088

OWNER INVERNESS FAMILY REALTY LLC

REMAINDER 1.007

PARCEL NO. 10-01-11-0-001-009.002

REQ'D. CONST. EASE. 0.051

\$DATES\$ \$TIME\$ \$FILE\$

PLOTTED BY \$USERNAME\$



20151009000354590 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/09/2015 11:12:16 AM 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 : Inverness Family Realty, LLC
Mailing Address 4902 Valleydale Road
Birmingham, AL 35242

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

Property Address: Valleydale Road
Birmingham, AL

DATE: October 08, 2015
Total Purchase Price \$ 44,210.00
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 10-8-15

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

☐ Unattested

(Verified by)

Form RT-1


20151009000354590 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/09/2015 11:12:16 AM FILED/CERT