


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

FEE SIMPLE

WARRANTY DEED
TRACT NO.TS 83


20151021000367270 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
10/21/2015 11:16:01 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-1-01-0-001-
003.054
10-1-01-0-001-
003.055

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Eighty-five Thousand, Eight Hundred Dollars & 00/100 (\$85,800.00) 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), Investment Associates, LLC has/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 from the Point of Beginning at a point on the west right-of-way of Valleydale Road offset 45.69 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 275+42.96 also being the southeastern most corner of Lot C4, according to Beaumont Phase 1, as recorded in Map Book 38, Page 28, in the Probate Office of Shelby County, Alabama; run thence N 89°56'54" W along the grantor's property line a distance of 50.55 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line N 28°13'42" E a distance of 172.35 feet, more or less, to a point offset 60 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 276+97.32; run thence along an arc 226.48 feet, more or less, to the right, having a radius of 2060.00 feet, the chord of which is N 19°58'06" E for a distance of 226.37 feet, more or less, to a point on the southerly right of way line of Beaumont Ave.; run thence along the southerly right of way line of Beaumont Ave. and along an arc 37.19 feet, more or less, to the right, having a radius of 25.00 feet, more or less, the chord of which is S 17°31'27" E for a distance of 33.85 feet, more or less, to a point on the west right of way line of Valleydale Rd.; run thence along the west right of way line of Valleydale Rd. and along an arc 242.64 feet, more or less, to the left, having a radius 1700.00 feet, the chord of which is S 20°59'52" W for a distance of 242.43 feet, more or less, to a point on the west right of way line of Valleydale Rd.; run thence along the west right of way line of Valleydale Rd. and along an arc 8.04 feet, more or less, to the left, having a radius of 1700.00 feet, the chord of which is S 16°46'25" W for a distance of 8.04 feet, more or less, to a point on the west right of way line of Valleydale Rd.; run thence along the west right of way line of Valleydale Rd. S 16°34'28" W a distance of 102.62 feet, more or less, to the Point of Beginning; Containing 0.205 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


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 20th day of October, 2015.

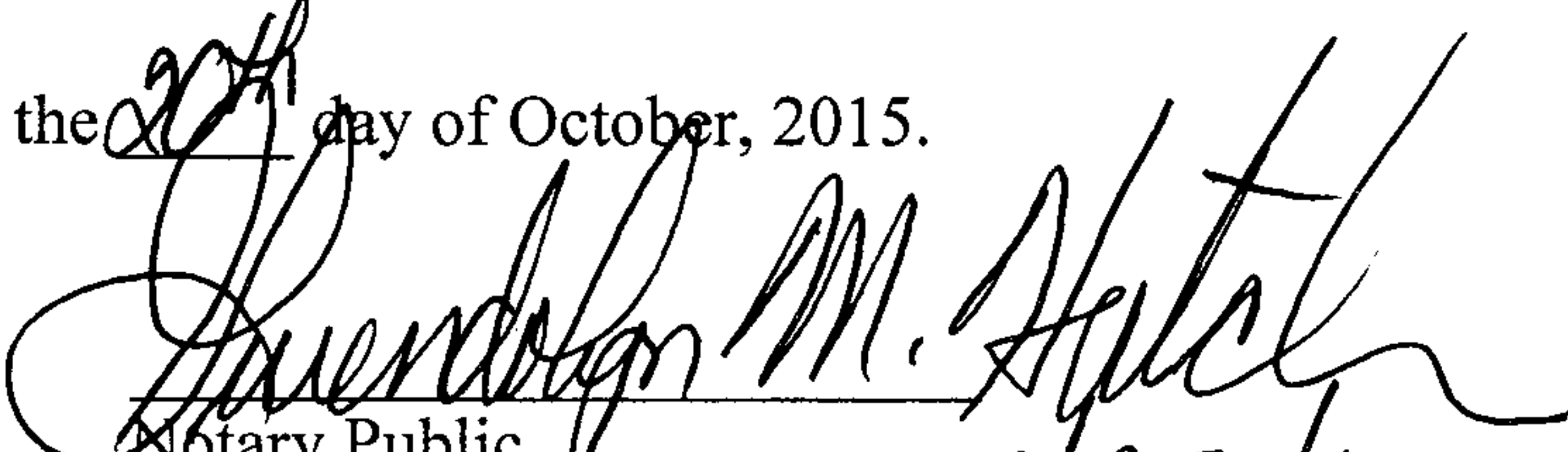
Investment Associates, LLC

By: NSH Corp.
Its: Sole Member


By: Jonathan Belcher
Its: President

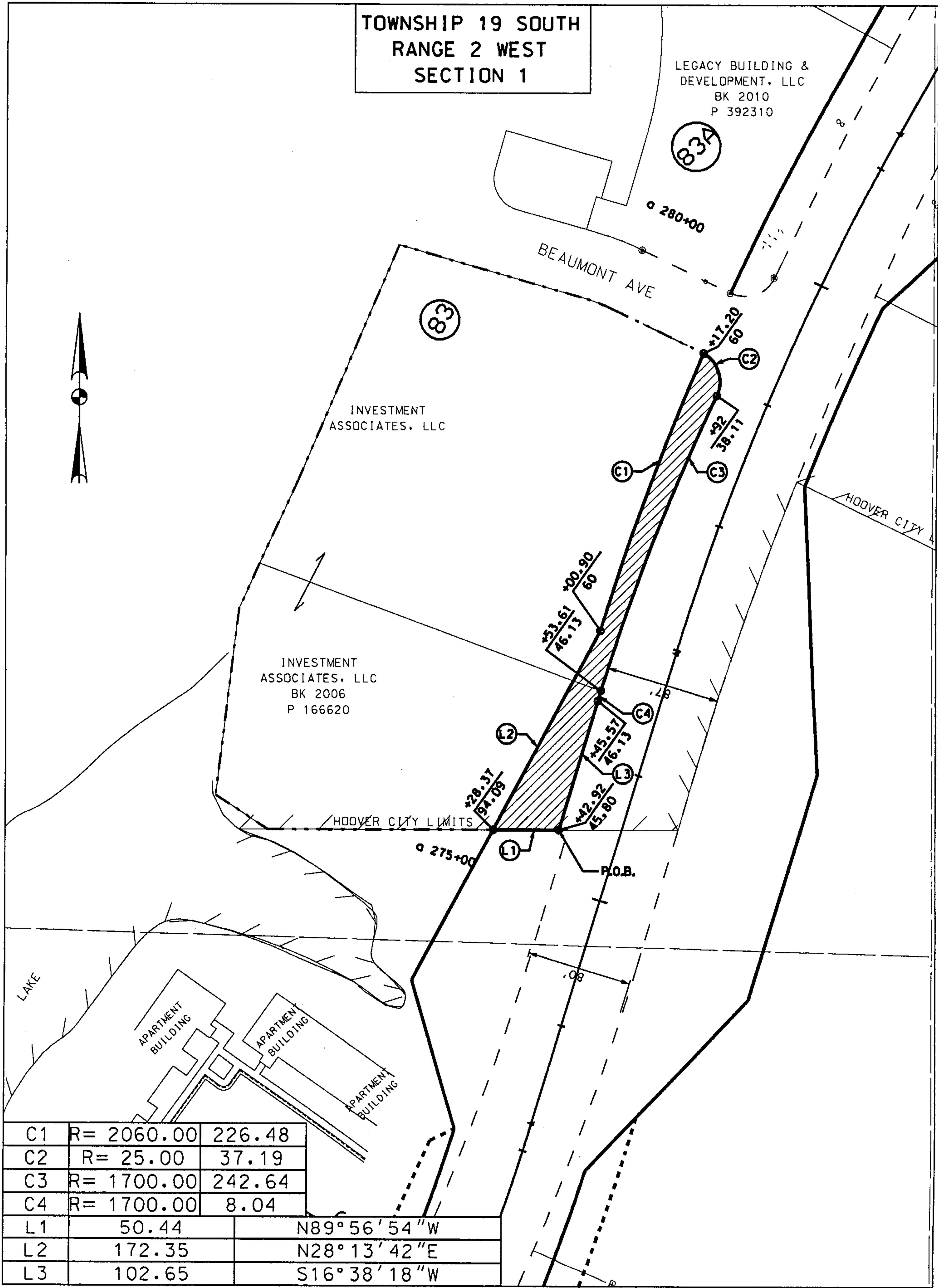
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said State and in said County, hereby certify that Jonathan Belcher, whose name as President of NSH Corp., the sole member of Investment Associates, LLC 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 Warranty Deed, as such officer with full authority, he executed the same voluntarily on the day the same bears date as the act of said Investment Associates, LLC.

Given under my and official seal on this the 20th day of October, 2015.

Notary Public
My Commission Expires: 2/23/16

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

SHELBY COUNTY, ALABAMA



TRACT SHEET 83 - 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. 83
OWNER INVESTMENT ASSOCIATES, LLC
PARCEL NO. 10-1-01-0-001-003.054
10-1-01-0-001-003.055

SCALE: 1" = 100'
TOTAL ACREAGE 2.660
R.O.W. REQUIRED 0.205
REMAINDER 2.455
REQ'D. CONST. EASE. N/A



Grantor Address: 3545 Market Street
Birmingham, AL 35226
Property Address: 1000 Beaumont Ave. &
5272 Valleydale Road
Birmingham, AL 35226

Date: October 20, 2015
Total Purchase Price: \$85,800.00
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.

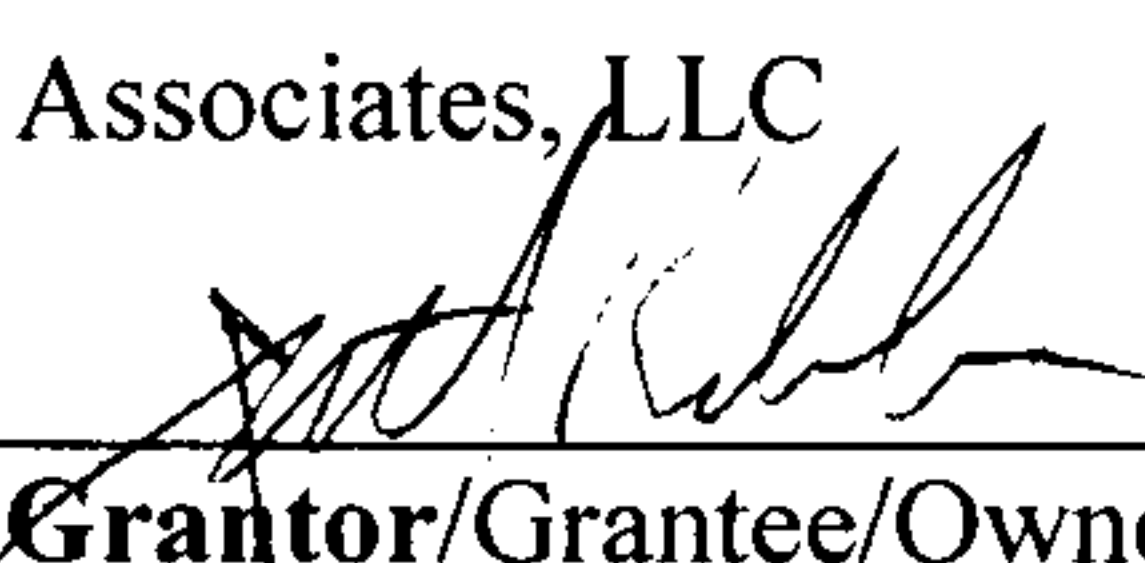
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: October 20, 2015

Investment Associates, LLC

Signed by: 
(Grantor/Grantee/Owner/Agent) circle one
Print: Jonathan Belcher, President of NHS Corp.
Its: Sole Member

_____ Unattested

(Verified by)


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