


THIS INSTRUMENT PREPARE BY:
JOE MCKINLEY, PLS
VOLKERT, INC.
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 83A R


20160127000027590 1/5 \$127.50
Shelby Cnty Judge of Probate, AL
01/27/2016 11:51:34 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-1-01-0-001-
003.065

KNOW BY ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred One Thousand, One Hundred Sixty-seven & 00/100 (\$101,167.00) dollars, cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, **Barrow Investments, Inc.**, as sole shareholder of **Harbar Homes, Inc.**, a dissolved corporation pursuant to Articles of Dissolution recorded in 20121010000406350 (the “Grantor”), has this day bargained and sold, and by these presents does 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 shown on the a Property Plat attached hereto and made a part hereof:

A portion of Lot C2-C, according to the Final Plat of the Commercial Subdivision Beaumont Resurvey of Lot C2-B and Lot 1A, as recorded in Map Book 40, page 110, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing for the Point of Beginning at a point on the west right-of-way of Valleydale Road being the northeastern most corner of Lot C2-C, according to the Final Plat of the Commercial Subdivision Beaumont Resurvey of Lot C2-B and Lot 1A as recorded Map Book 40, Page 110, in the Probate Office of Shelby County, Alabama; run thence along said west right-of-way on a radial curve to the left having a radius of 4000.00 feet, an arc distance of 178.30 feet to a point on said west right-of-way, run thence S 27°24'11" W along said west right-of-way a distance of 19.25, run thence along said west right-of-way on a radial curve to the right having a radius of 25.00 feet an arc distance of 38.76 feet to a point on the north right-of-way of Beaumont Avenue at a station of 279+66.06, run thence on a non-radial curve to the right having a radius of 2060.00 feet, an arc distance of 169.08 feet with a chord bearing of N 26°52'09" E at a distance of 169.08 feet to a point at a station of 281+30.21 offset to the left 60.00 feet from said centerline, run thence N 29°13'14" E a distance of 54.70 feet to the north property line of said Lot C2-C, run thence S 61°31'59" E along said property line a distance of 22.65 feet to the Point of Beginning; Containing 0.122 acre, more or less.

Shelby County, AL 01/27/2016
State of Alabama
Deed Tax: \$101.50

TS 83A R.doc

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

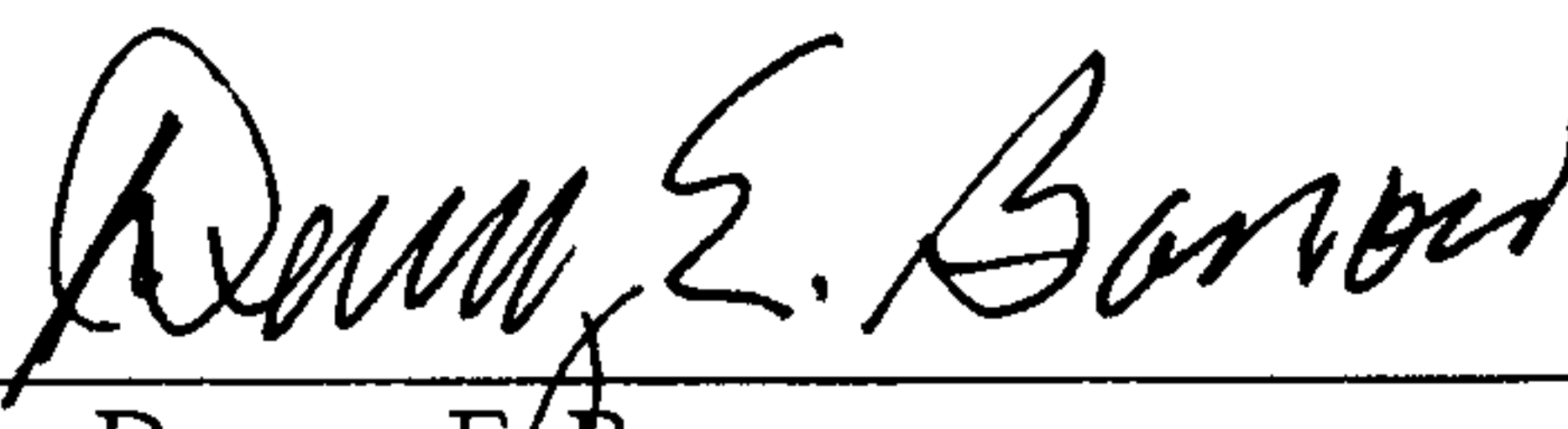
And For The Consideration, Aforesaid, Grantor does for itself and for its successors and assigns covenant to and with Shelby County that it is lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that it has a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The Grantor Herein Further Covenants And Agrees that the purchase price above-stated is in full compensation to Grantor for this conveyance, and hereby releases Shelby County and all or its employees and officers from any and all damages to the Grantor's remaining property contiguous to the property hereby conveyed (the "Remainder Property") arising from activity apart from and not located on the Remainder Property, whether such activity shall cause a diminution in value to the Remainder Property and/or some other form of damage to the Remainder Property.

In witness whereof, we have hereunto set our hands and seal this the 22nd day of January, 2016.

Harbar Homes, Inc., a dissolved corporation

By: **Barrow Investments, Inc.**
Its: Sole Shareholder

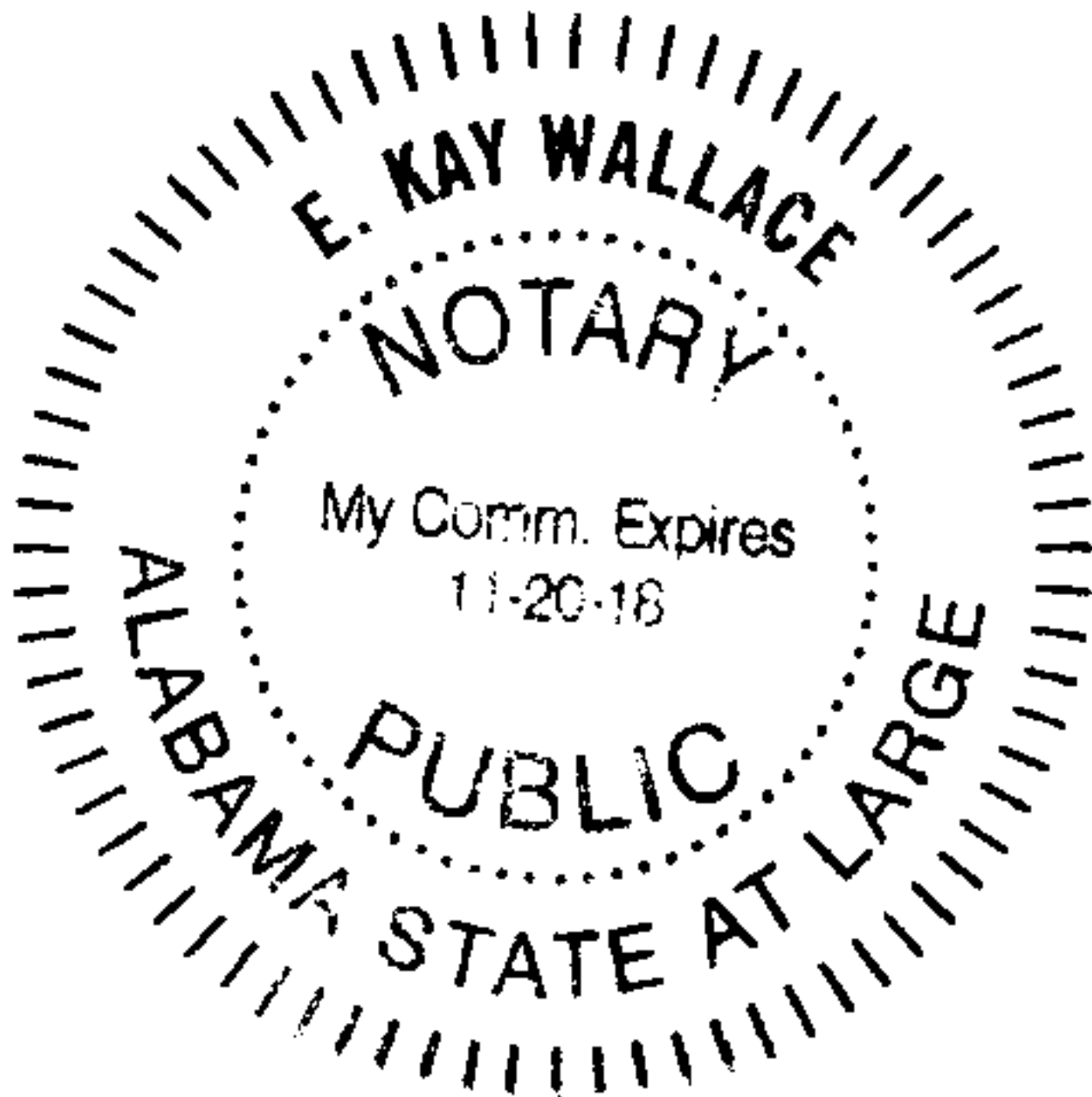

By: Denney E. Barrow
Its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

20160127000027590 3/5 \$127.50
Shelby Cnty Judge of Probate, AL
01/27/2016 11:51:34 AM FILED/CERT

I, the undersigned Notary Public, in and for said State and in said County, hereby certify that Denney E. Barrow, whose name as Vice President of Barrow Investments, Inc., the sole shareholder of Harbar Homes, Inc., a dissolved corporation, 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, as such officer with full authority, he executed the same voluntarily on the day the same bears date as the act of said Harbar Homes, Inc., a dissolved corporation, and of said Barrow Investments, Inc.

Given under my hand and official seal on this the 22nd day of January, 2016.



E. Kay Wallace
Notary Public
My Commission Expires: 11/20/2018

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

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 1

GALEN
TERPRISES LLC
DB 2011
PG 138080

INVESTMENT
ASSOCIATES, LLC
DB 212 PG 262

LEGACY BUILDING &
DEVELOPMENT, LLC
DB 2010
PG 392310

INVESTMENT
ASSOCIATES, LLC

THIS IS NOT A
BOUNDARY SURVEY

C1	R= 4000.00	178.30
C2	R= 25.00	38.76
C3	R= 2060.00	169.08
L1	19.25	S27°24'11"W
L2	54.70	N29°13'14"E
L3	22.65	S61°31'59"E

TRACT SHEET 83A - ROW
SHEET 1 OF 1

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 100'
COUNTY	SHELBY	TOTAL ACREAGE	0.750
TRACT NO.	83A	R.O.W. REQUIRED	0.122
OWNER	LEGACY BUILDING & DEVELOPMENT, LLC	REMAINDER	0.628
PARCEL NO.	10-01-01-0-001-003.065	ACQ'D. CONST. EASE.	0.000



20160127000027590 5/5 \$127.50
Shelby Cnty Judge of Probate, AL
01/27/2016 11:51:34 AM FILED/CERT

Grantor Address: 12 Montagel Way
Shoal Creek, AL 35242
Property Address: 1001 Beaumont Avenue
Birmingham, AL 35242

Date: January 14, 2016
Total Purchase Price: \$101,167.00

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: 1-14-15

Sign: x *Barrow E. Barrow*
(Grantor/Grantee/Owner/Agent) circle one

Print: Barrow Investments, Inc.
Its: President

_____ Unattested

Joe R. R. R.
(Verified by)