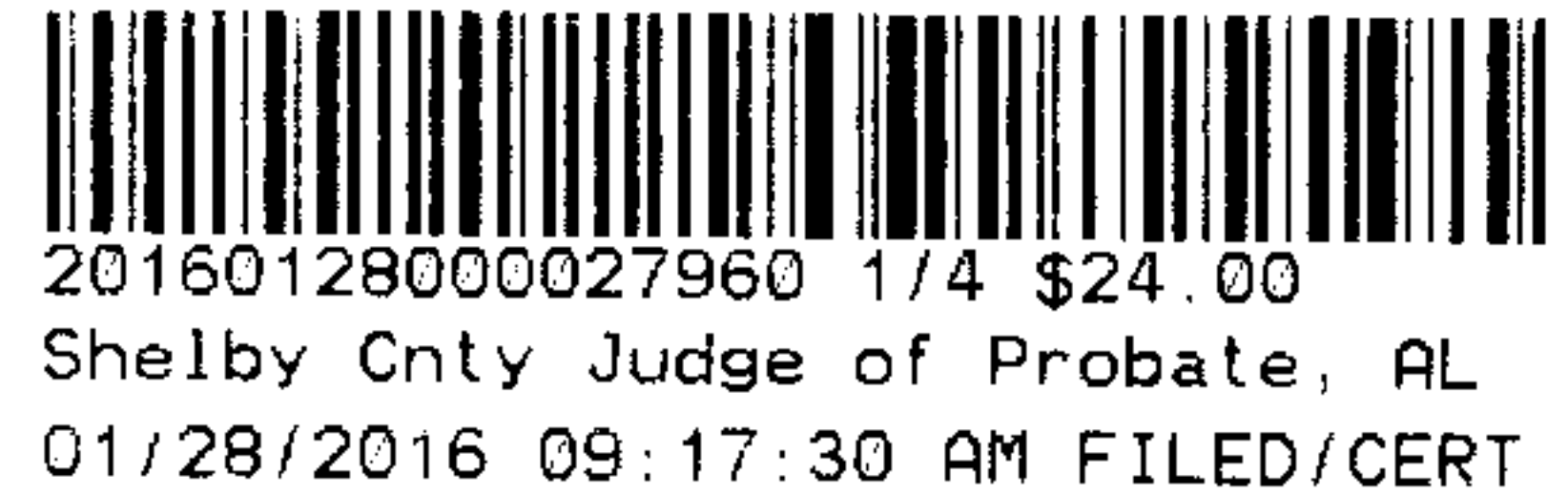


THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. 05**



STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-05-15-0-001-
057.004**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
(\$129,556.80)

One Hundred Twenty Nine Thousand Five Hundred Fifty Six & 80/100 / 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), Marty Byrom, L.L.C., an Alabama Limited Liability Company 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 for the Point of Beginning at a point on the south right-of-way of Valleydale Road at a station of 102+05.45 offset to the right 37.57 feet from the centerline of Valleydale Road also being the northern most corner of Lot 2-B, according to the Byrom Resurvey No. 1, as recorded in Map Book 29, Page 144, in the Probate Office of Shelby County, Alabama; run thence S 44°14'04" E a distance of 28.38 feet to a point at a station of 102+12.56 offset to the right 65.00 feet from said centerline, to a point on a non-radial curve to the right having a radius of 2365.00 feet, a central angle of 1°17'29", an arc distance of 53.31 feet, with a chord bearing S 61°10'35" W a distance of 53.31 feet at a station of 101+60.72 offset to the right 65.00 feet from said centerline, run thence S 80°04'10" W a distance of 89.91 feet to a point at a station of 100+82.93 offset to the right 39.35 feet from said centerline, run thence N 61°05'37" E a distance of 21.53 feet to a point at a station of 101+04.45 offset to the right 39.08 feet from said centerline, continue along said south right-of-way along a non-radial curve to the left having a radius 1042.97 feet, a central angle of 5°35'29", an arc distance of 101.78 feet, with a chord bearing N 60°43'20" E a distance of 101.74 feet to the Point of Beginning; Containing 0.053 acre, more or less.

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

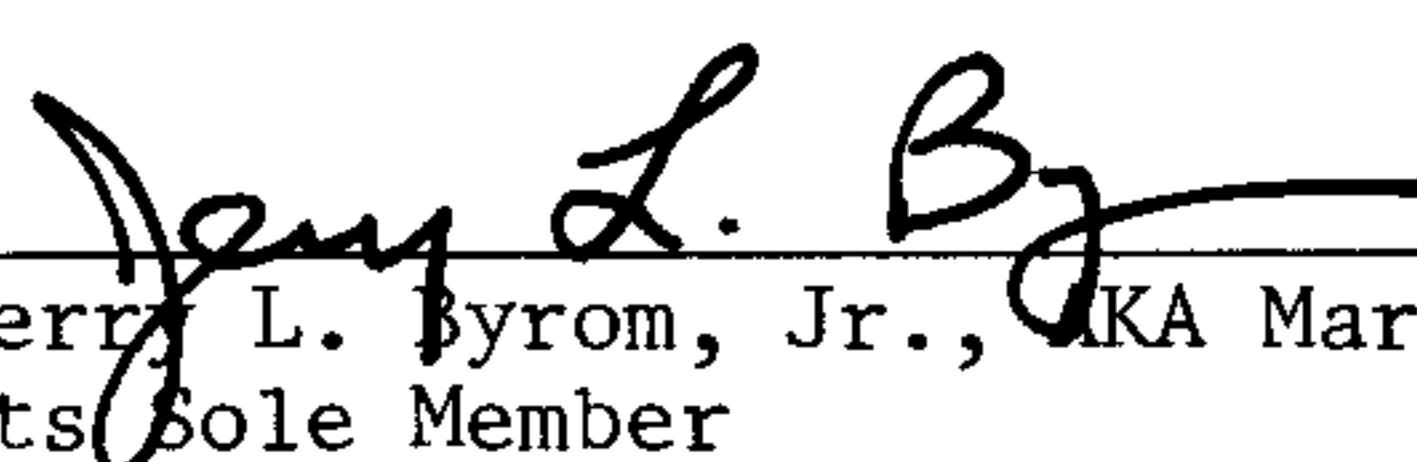
And For The Consideration, Aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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 27th day of January, 20¹⁶.

MARTY BYROM, L.L.C., an Alabama Limited Liability Company

By: 
By: Jerry L. Byrom, Jr., AKA Marty Byrom
Its Sole Member

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


20160128000027960 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/28/2016 09:17:30 AM FILED/CERT

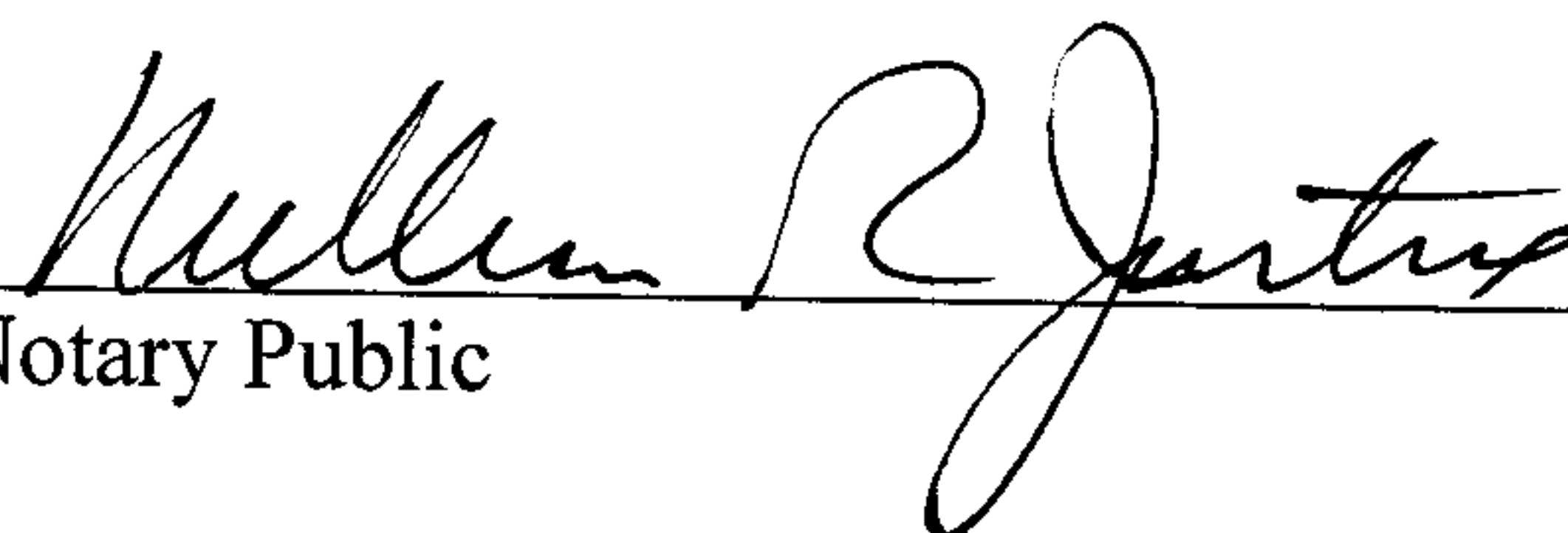
NOTARY ACKNOWLEDGMENT

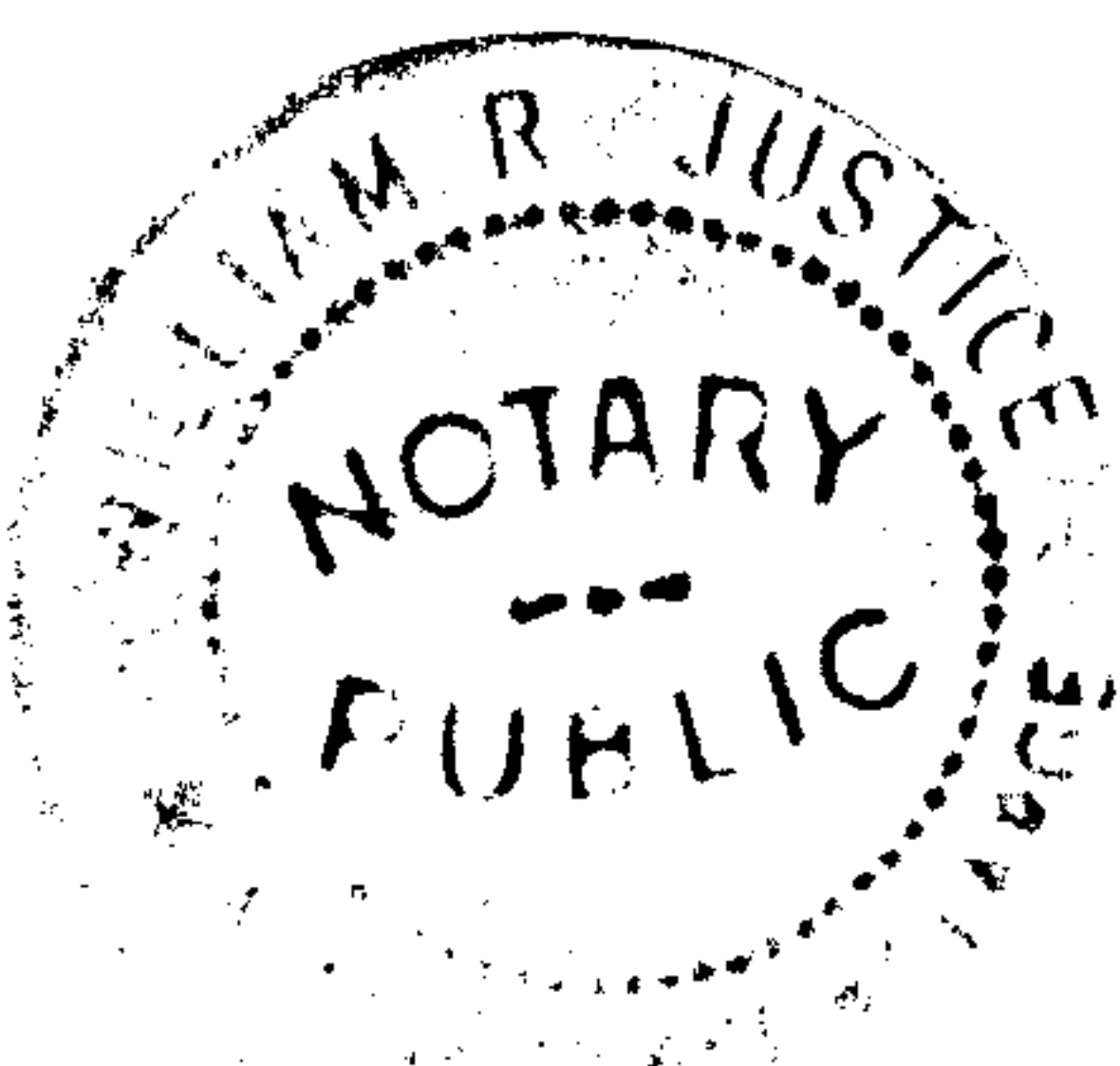
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Byrom, Jr. AKA Marty Byrom, as Sole Member for Marty Byrom, L.L.C., an Alabama limited liability company, 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, as such Agent and with full authority, executed the same voluntarily for and as the act of said limited liability company.

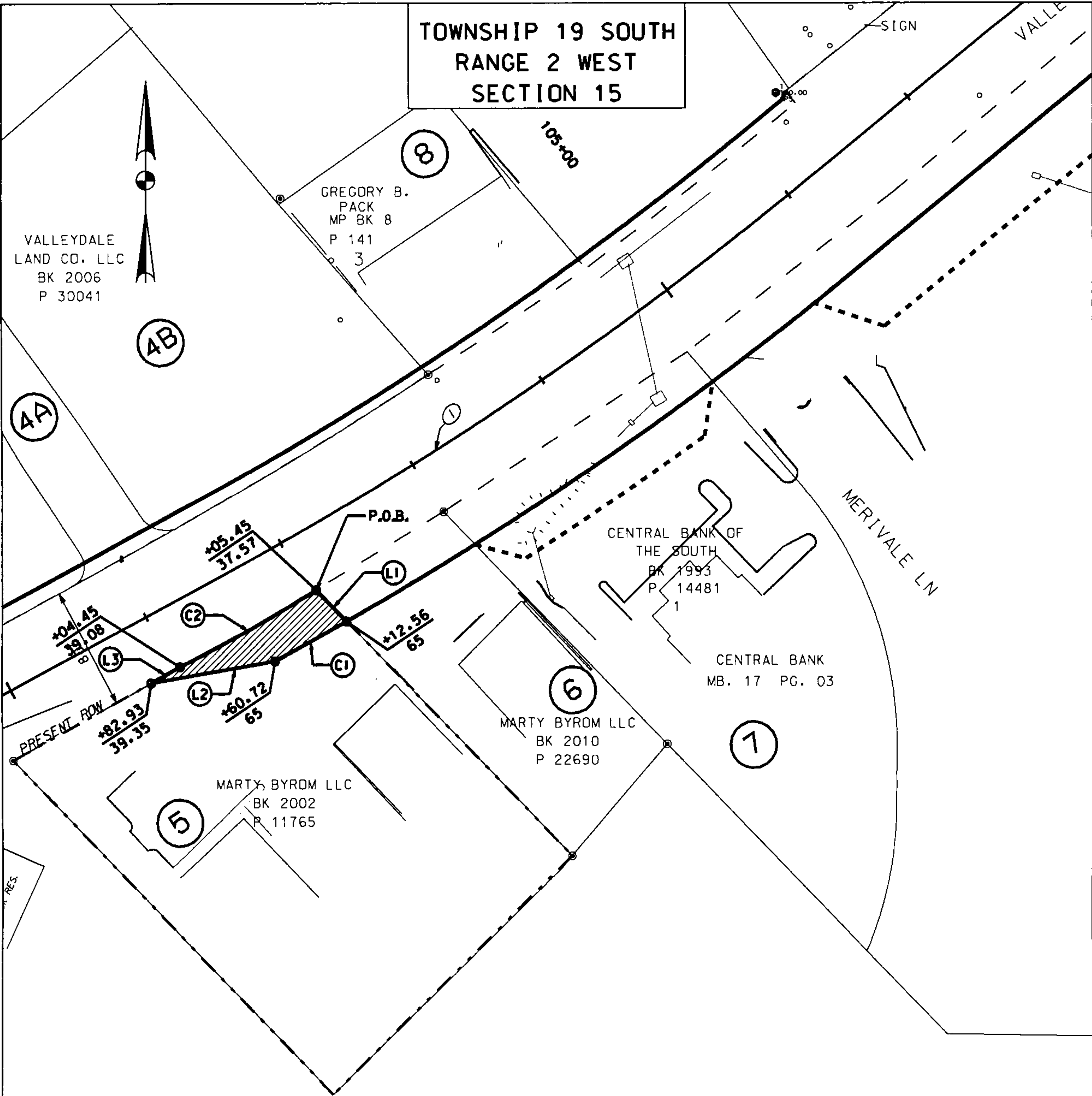
Given under my hand and official seal the 27th day of January, 2016.

My Commission Expires: 9-11-19


Notary Public



SHELBY COUNTY, ALABAMA



20160128000027960 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/28/2016 09:17:30 AM FILED/CERT

C1	R= 2365.00	53.31
C2	R= 1042.97	101.78
L1	28.38	S44°14'04"E
L2	81.91	S80°04'10"W
L3	21.53	N61°05'37"E

TRACT SHEET 5 - ROW

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	1.357
TRACT NO.	5	R.O.W. REQUIRED	0.053
OWNER	MARTY BYROM LLC	REMAINDER	1.304
PARCEL NO.	10-05-15-0-001-057.004	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 Marty Byrom, LLC
Mailing Address 2526 Valleydale Road #100
Hoover, AL 35244

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

Property Address Valleydale Road
Parcel ID: 10-05-15-0-001-057.004

Date of Sale 1/27/16

Total Purchase Price \$ 129,556.80

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


20160128000027960 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/28/2016 09:17:30 AM FILED/CERT

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).

MARTY BYROM, L.L.C.

Date 1-27-16

Print

Jerry L. Byrom

☐ Unattested

Sign

Jerry L. Byrom

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1