

THIS INSTRUMENT PREPARED BY

STATE OF ALABAMA )

COUNTY OF SHELBY )

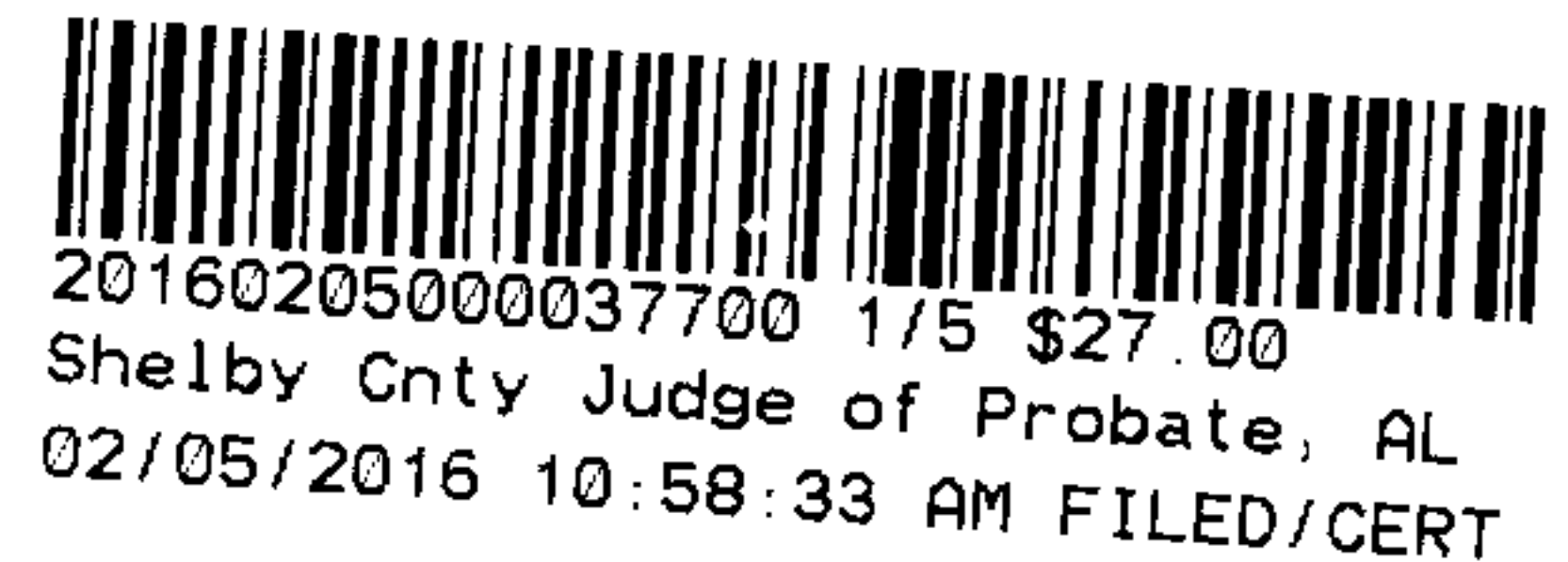
PROJECT NO. BRZ-5913( )

SCP 59-844-12

TRACT NO. 2

DATE: September 11, 2015

**FEE SIMPLE  
WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ONE THOUSAND AND 00/100 (\$1,000.00) dollar(s), cash in hand paid to the undersigned by Shelby County, a political subdivision of the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), SARA E. IRVING AND DOUGLAS A. IRVING, IN THEIR INDIVIDUAL CAPACITIES AND, SEPARATELY AND SEVERALLY, AS TRUSTEES OF THE SARA E. IRVING AND DOUGLAS A. IRVING REVOCABLE TRUST DATED OCTOBER 6, 1992 have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama, the following described property:

**A part of the Section 21, Township 24 North, Range 15 East, identified as Tract No. 2 on Project No BRZ-5913( ) in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

A tract of land located in the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama.

More particularly described as follows:

Commence at a Concrete Monument located at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 21 Township 24 North, Range 15 East, Shelby County, Alabama; thence run S 88 degrees 34 minutes 50 seconds W along the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21 a distance of 2899.89 feet; thence run S 01 degree 25 minutes 10 seconds E a distance of 236.33 feet to the centerline of Shelby County Road # 311; thence N 46 degrees 57 minutes 41 seconds E along the centerline a distance of 275.49 feet to a curve to the right having a central angle of 00 degrees 55 minutes 26 seconds, a radius of 2170.00 feet and a chord of 35.00 feet; thence with a chord bearing of N 47 degrees 25 minutes 24 seconds E run along the arc of said curve a distance of 35.00 feet; thence run N 42 degrees 06 minutes 53 seconds W a distance of 40.00 feet to a point at the intersection of the Northerly right-of-way of said Shelby County Road # 311 with the South line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21, said point is the Point of Beginning; thence S 88 degrees 34 minutes 50 seconds W a distance of 30.49 feet to a curve to the right having a central angle of 06 degrees 45 minutes 20 seconds, a radius of 2230.00 feet and a chord of 262.78 feet; thence with a chord bearing of N 50 degrees 40 minutes 09 seconds E run along the arc of said curve a distance of 262.93 feet; thence S 35 degrees 57 minutes 11 seconds E a distance of 20.00 feet to a point on the Northerly right-of way of said Shelby County Rd. # 311, being on a curve to the left having a central angle of 06 degrees 09 minutes 42 seconds, a radius of 2210.00 feet and a chord of 237.55 feet; thence with a chord bearing of S 50 degrees 57 minutes 58 seconds W run along the arc of said curve and right-of way a distance of 237.67 to the point of beginning.

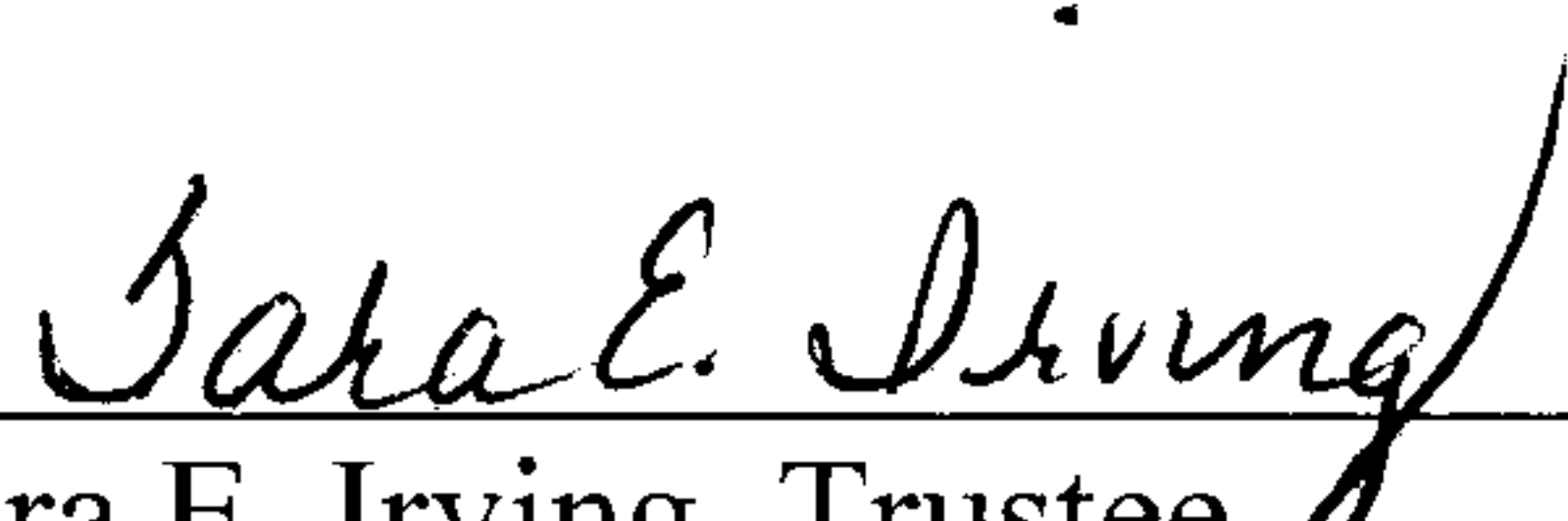


**TO HAVE AND TO HOLD**, unto Shelby County, a political subdivision of the State of Alabama, its successors and assigns in fee simple forever.

**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, a political subdivision of the State of Alabama, 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(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County, a political subdivision of the State of Alabama, 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 21 day of October, 20 15.

  
Sara E. Irving, Trustee

  
Douglas A. Irving, Trustee

ACKNOWLEDGMENT FOR TRUST

STATE OF FLORIDA

Pinellas COUNTY

I, K Wellington, a Florida Notary in and for said County, in said State, hereby certify that SARA E. IRVING AND DOUGLAS A. IRVING, whose names as TRUSTEES of the IRVING REVOCABLE TRUST, a trust, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this 21st day of October, A.D. 2015.

K Wellington



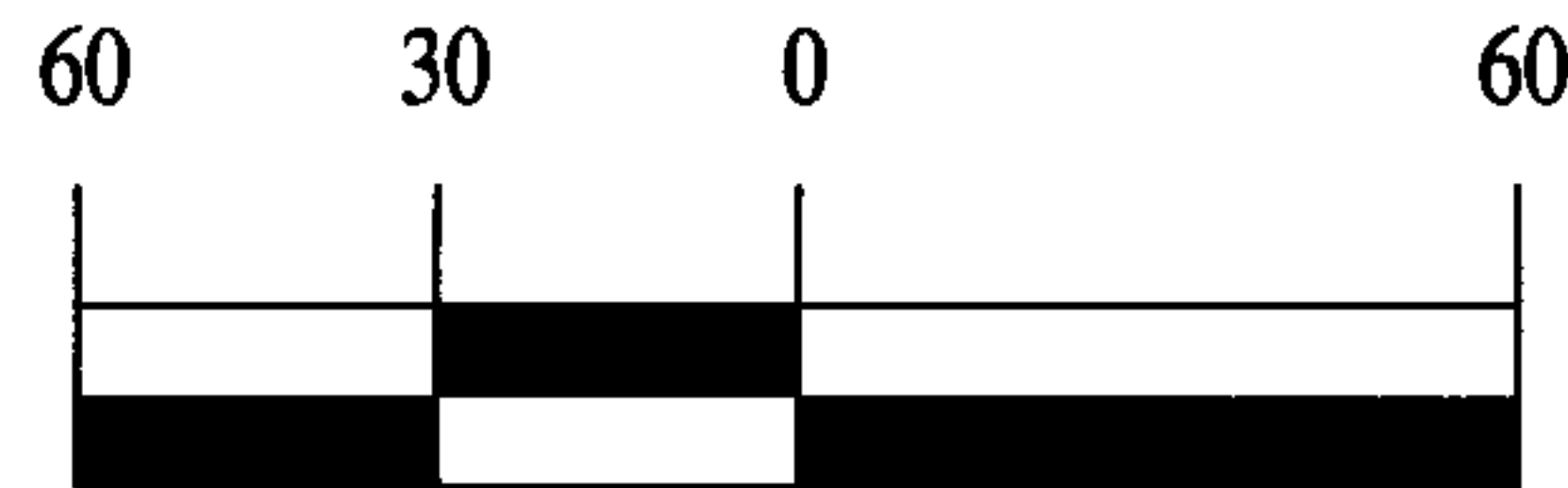
K. WELLINGTON  
MY COMMISSION # FF 083834  
EXPIRES: February 8, 2018  
Bonded Thru Budget Notary Services



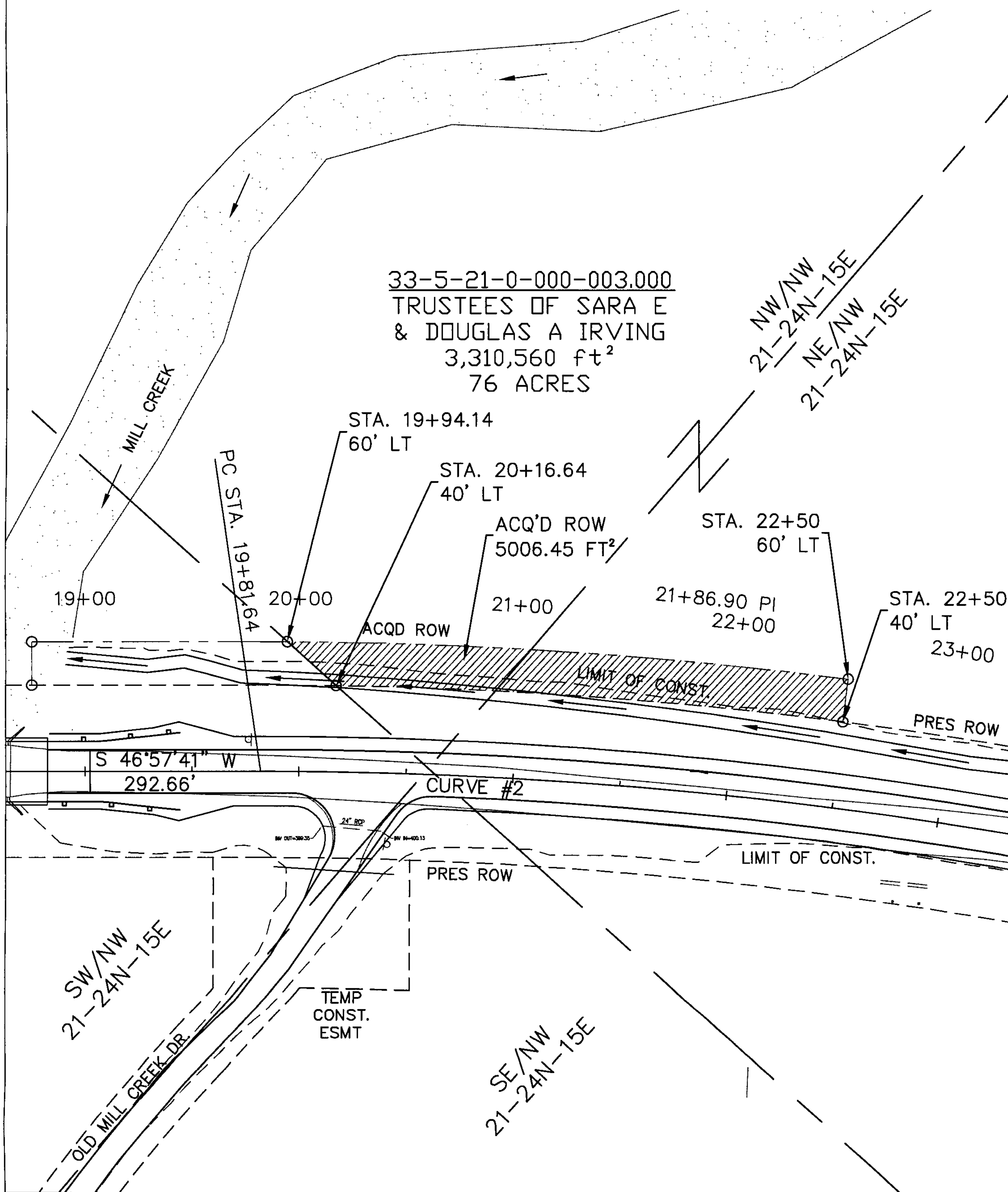
20160205000037700 3/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/05/2016 10:58:33 AM FILED/CERT



CO. RD. 311



GRAPHIC SCALE: 1"= 60'



SHELBY COUNTY HIGHWAY DEPARTMENT

TRACT 2  
REQUIRED RIGHT-OF-WAY  
OWNER: TRUSTEES OF SARA E & DOUGLAS A IRVING  
AREA REQUIRED: 5,006.45 SQ.FT OR  
0.12 AC±  
AREA REMAINING: 3,305,553.55 SQ. FT. OR  
75.88 AC±

PROJECT NO.:  
BRZ-5913( )  
  
COUNTY: SHELBY  
SCALE: 1" = 60'  
DATE: 03-30-2015  
REVISED:



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name IRVING REVOCABLE TRUST  
Mailing Address 7 ROSARY LANE  
BEULFAIR, FL 33756

Grantee's Name Shelby County Highway Dept.  
Mailing Address 506 Highway 70  
COLUMBIA, AL 35051

Property Address A BIRTH OF ACFE NO.  
58-33-5-21-0-000-003,000

Date of Sale 10/21/2015  
Total Purchase Price \$ 1,000.00

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 \_\_\_\_\_

Print THOMAS C. GIMES, D.E. - CLIFF ELMER

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20160205000037700 5/5 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/05/2016 10:58:33 AM FILED/CERT