

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



20160325000095440 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/25/2016 09:27:34 AM FILED/CERT

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 30 R**

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-05-15-0-001-
009.000**

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

Eighty Nine Thousand Five Hundred & no/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), H & S Realty Corporation, an Alabama corporation 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 at the SE corner of the NE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence N 00°14'52" E a distance of 206.69 feet, more or less, to a point on the northern right of way line of Valleydale Rd. and being the Point of Beginning; run thence N 76°56'10" W a distance of 186.47 feet, more or less, to a point on the grantor's property line; run thence along the grantor's property line N 01°26'08" W a distance of 22.72 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line N 83°34'11" E a distance of 91.58 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 122+15; run thence along the acquired right of way line S 67°47'17" E a distance of 60.83 feet, more or less, to a point offset 80 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 122+75; run thence along the acquired right of way line S 49°54'09" E a distance of 32.65 feet, more or less, to a point offset 65 feet, more or less, to the left of the proposed centerline of Valleydale Rd. at a station of 123+65; run thence along the acquired right of way line S 77°15'04" E a distance of 10.23 feet, more or less, to a point on the grantor's property line; run thence along the grantor's property line S 0°08'07" W a distance of 28.83 feet, more or less, to the Point of Beginning; Containing 0.171 acres, more or less.

H & S Realty Corporation is one and the same as H & S Realty, Inc.


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 24th day of March, 20¹⁶.

H & S REALTY CORPORATION

By: David L. Smith, President

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

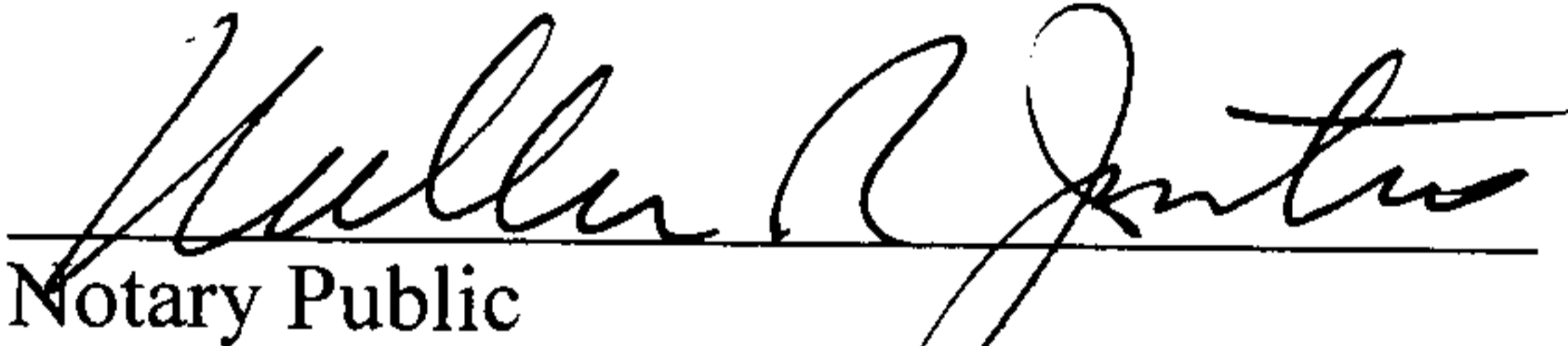

20160325000095440 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/25/2016 09:27:34 AM FILED/CERT

NOTARY ACKNOWLEDGMENT

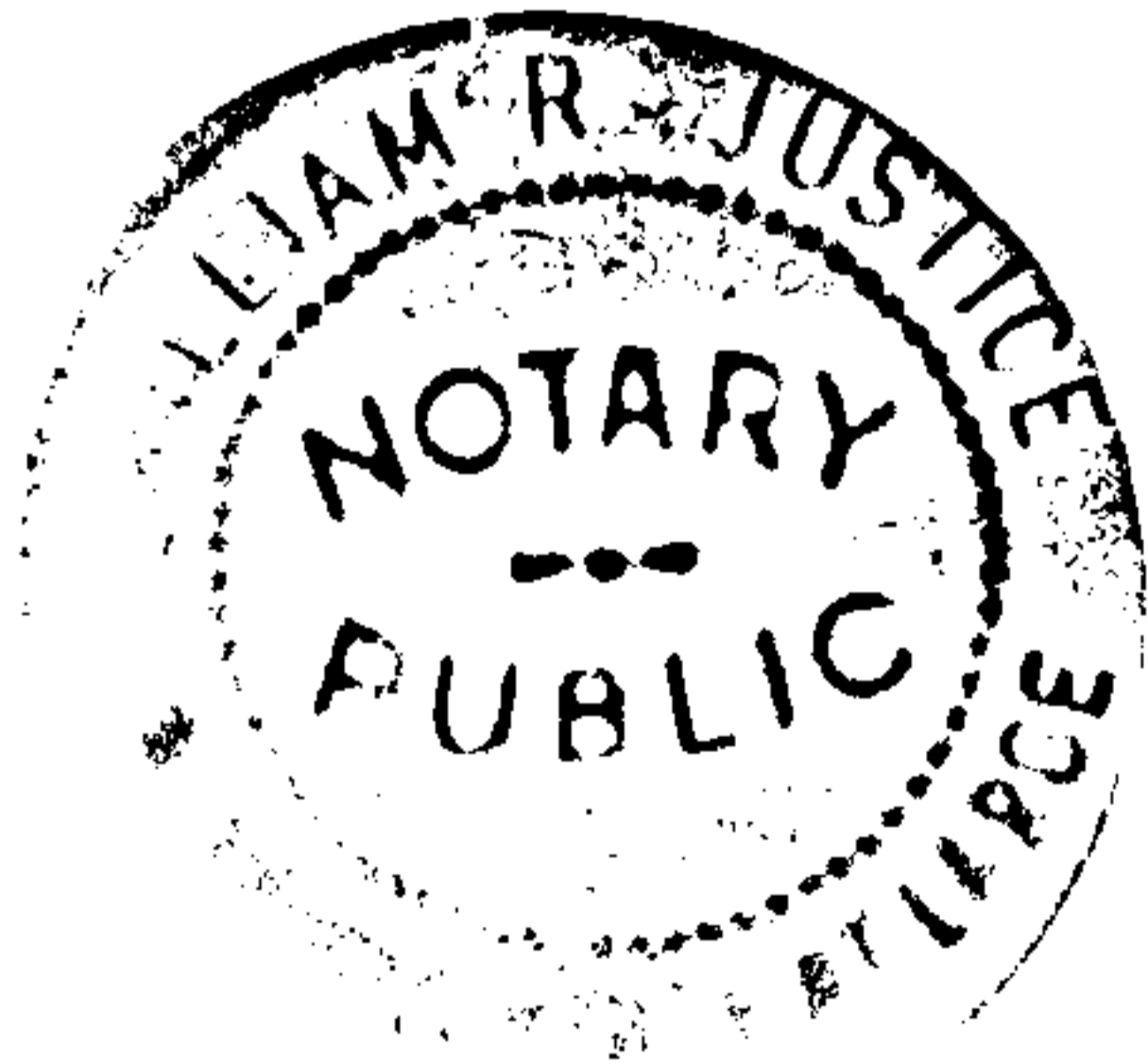
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David L. Smith, as President of H & S Realty 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal the 24th day of March, 2016.


Notary Public

My Commission Expires: 9-11-19

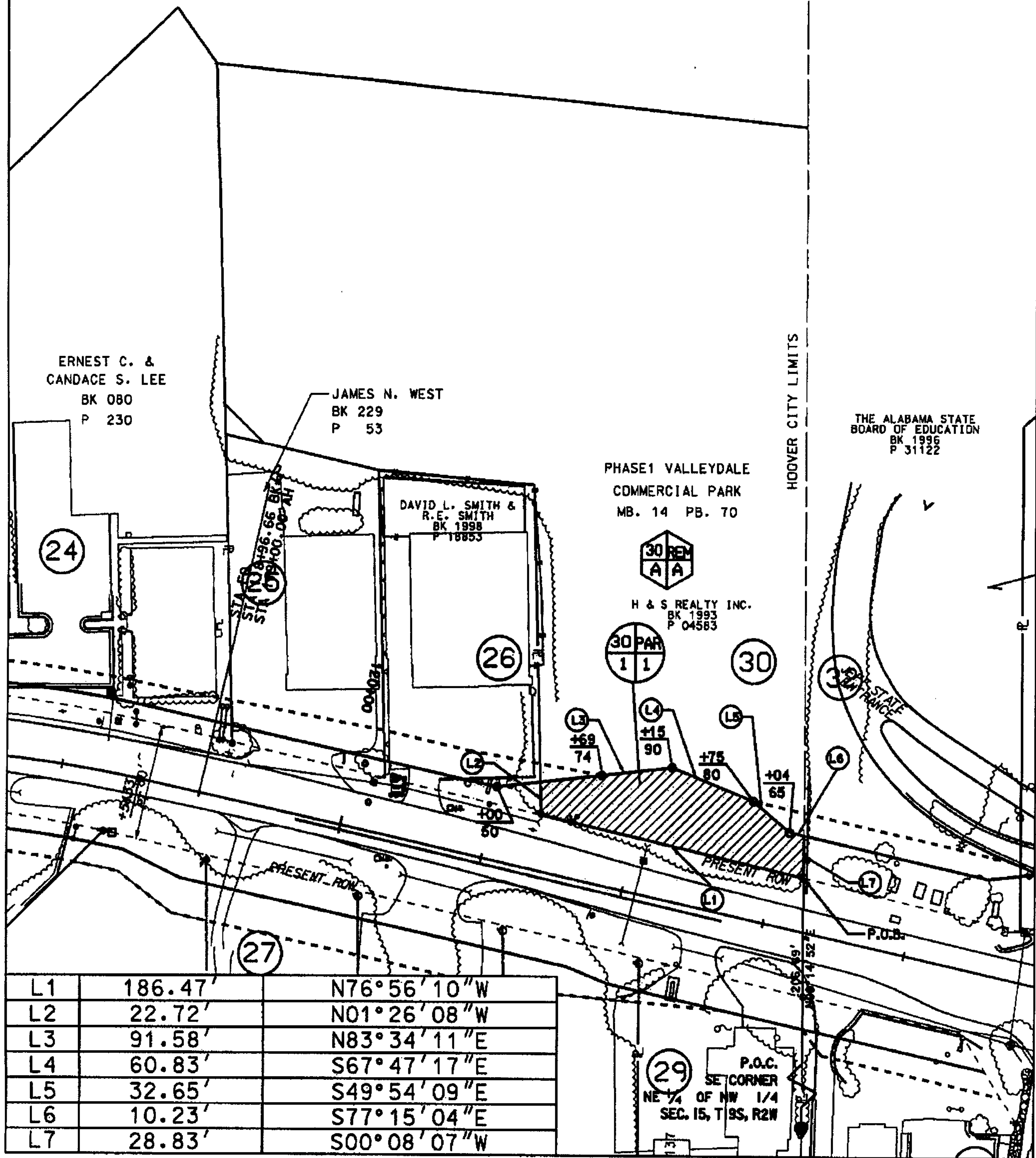


SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



20160325000095440 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/25/2016 09:27:34 AM FILED/CERT



TRACT SHEET 30 - 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	3.550
TRACT NO.	30 - ROW 1	R.O.W. REQUIRED	0.171
OWNER	H & S REALTY INC.	REMAINDER	3.379
PARCEL NO.	10-5-15-0-001-009.000	REQ'D. CONST. EASE.	0.014

Real Estate Sales Validation Form

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

Grantor's Name	H & S Realty Corporation	Grantee's Name	Shelby County, AL
Mailing Address	P O Box 10181	Mailing Address	506 Hwy 70
	Birmingham, AL 35202		Columbiana, AL 35051
Property Address	Valleydale Road	Date of Sale	3/24/16
		Total Purchase Price	\$ 89,500.00
		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

20160325000095440 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
03/25/2016 09:27:34 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).

Date 3-24-16

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1