


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT ROAD
MOBILE, AL 36670-0434

FEE SIMPLE

WARRANTY DEED
TRACT NO. 15


20160505000150260 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
05/05/2016 09:21:38 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-
040.000

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

One Hundred Six Thousand Two Hundred Twenty Five & 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), Ann B. Yates, unmarried
William J. Bailey, Jr., a married man and/ 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:

R.O.W. 1 of 3:

Commencing at the NW corner of the SE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 89°25'49" E a distance of 410.90 feet, more or less, run thence S 00°34'11" W a distance of 139.95 feet, more or less, to the Point of Beginning; thence N 53°49'43" E a distance of 45.79 feet, more or less, run thence S 42°02'53" E a distance of 2.26 feet, more or less, run thence S 31°50'50" E a distance of 210.78 feet, more or less, run thence along an arc 144.09 feet, more or less, to the right, having a radius of 7055.00 feet, the chord of which is S 36°42'24" E, a distance of 144.09 feet, more or less, run thence S 58°47'39" W a distance of 28.58 feet, more or less, run thence N 36°39'25" W for a distance of 354.06 feet, more or less, to the Point of Beginning; Containing 0.276 acres, more or less.

R.O.W. 2 of 3:

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 89°01'00" W a distance of 415.29 feet, more or less, run thence N 00°59'00" E a distance of 193.67 feet, more or less, to the Point of Beginning; run thence N 77°15'04" W a distance of 19.21 feet, more or less, run thence N 63°57'34" W a distance of 43.50 feet, more or less, run thence along an arc 22.34 feet, more or less, to the left, having a radius of 800.00 feet, the chord of which is N 78°03'03" W for a distance of 22.34 feet, more or less, run thence N 45°08'51" E a distance of 11.58 feet, more or less, run thence along an arc 6.00 feet, more or less, to the right, having a radius of 787.43 feet, the chord of which is S 77°13'34" E for a distance of 6.00 feet, more or less, run thence S 76°57'35" E a distance of 67.26 feet, more or less, run thence S 00°13'29" E a distance of 19.63 feet, more or less to the Point of Beginning; Containing 0.026 acres, more or less.

R.O.W. 3 of 3:

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 88°28'18" W a distance of 116.11 feet, more or less, run thence N 01°31'42" E a distance of 124.90 feet, more or less, to the Point of Beginning; run thence N 77°15'04" W a distance of 23.07 feet, more or less, run thence N 67°47'18" W a distance of 30.41 feet, more or less, run thence N 77°15'04" W a distance of 44.53 feet, more or less, run thence N 00°22'09" W a distance of 18.54 feet, more or less, run thence S 76°57'35" E a distance of 96.77 feet, more or less, run thence S 00°09'09" W a distance of 23.12 feet, more or less, to the Point of Beginning; Containing 0.044 acres, more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR
RESPECTIVE SPOUSE.


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.

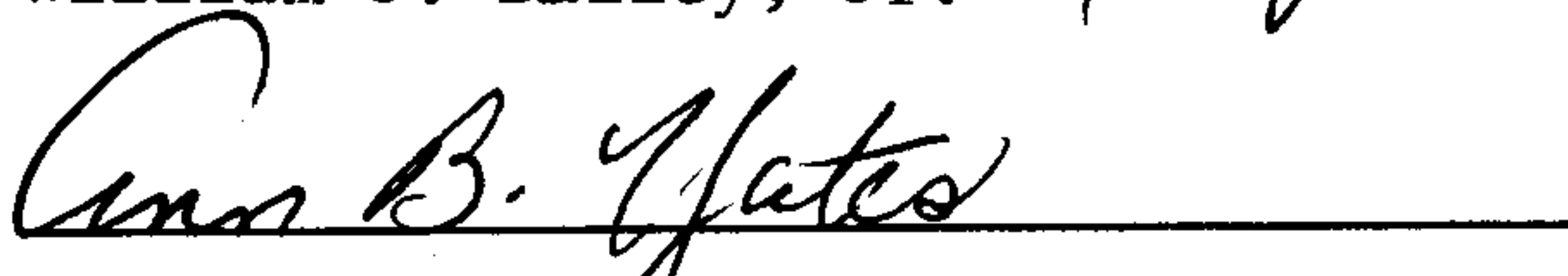
The Grantor(s) Herein Further Covenant(s) And Agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the 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

4th day of May, 2016.


20160505000150260 2/6 \$30.00
Shelby Cnty Judge of Probate, AL
05/05/2016 09:21:38 AM FILED/CERT


William J. Bailey, Jr.


Ann B. Yates

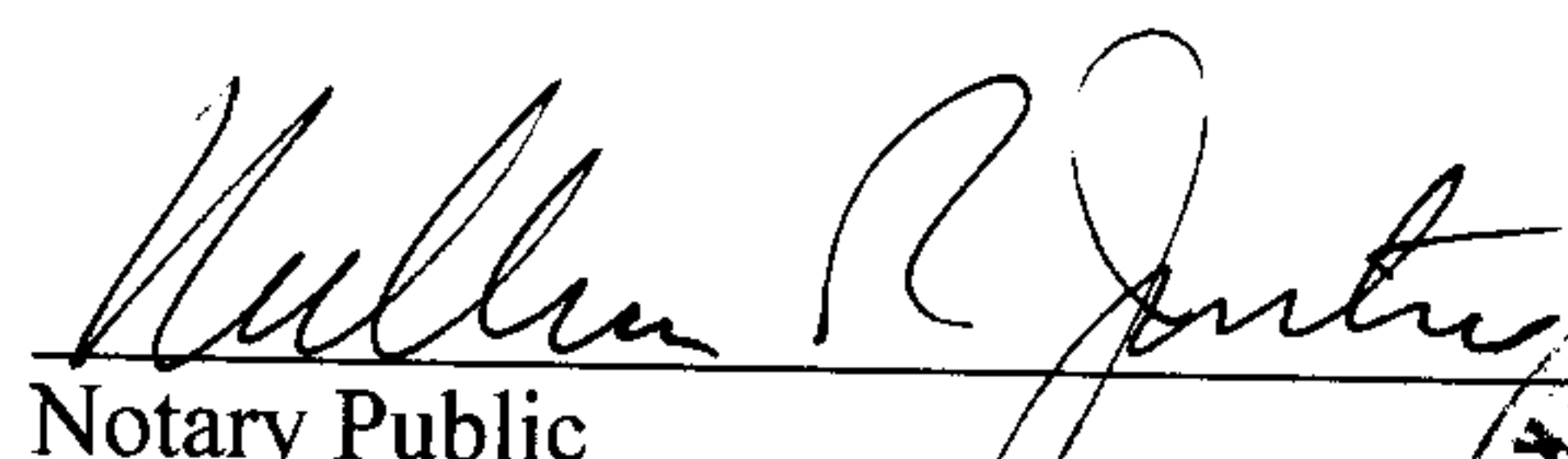
Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William J. Bailey, Jr. and Ann B. Yates, who 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 the conveyance they executed the same voluntarily on the day the same bears date.

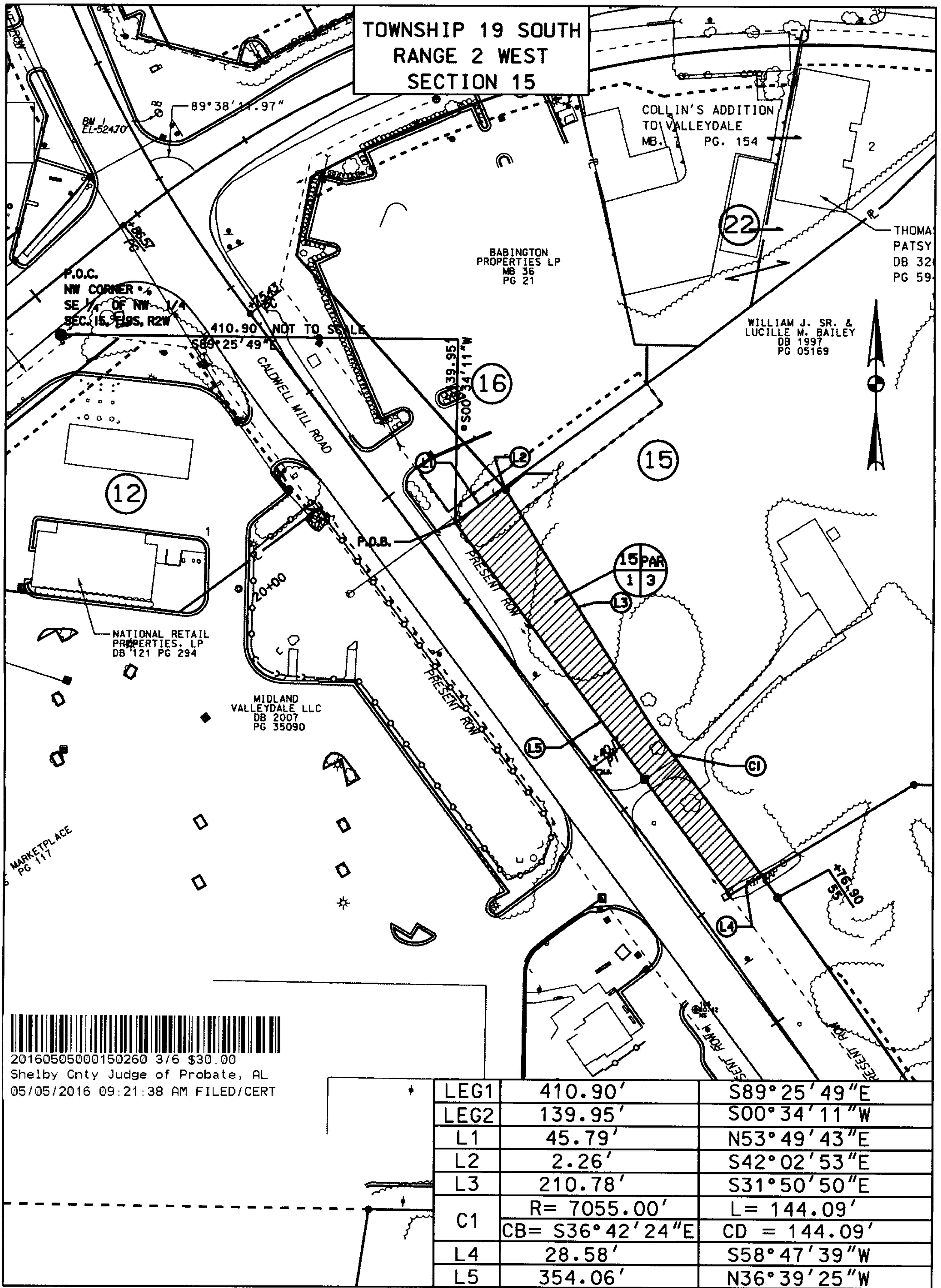
Given under my hand and official seal this 4th day of May, 2016

My Commission Expires: 9-11-19


Notary Public



SHELBY COUNTY, ALABAMA



TRACT SHEET 15 - ROW 1
SHEET 2 OF 7

**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 7.810

TRACT NO. 15 - ROW 1

ROW REQUIRED 0.276

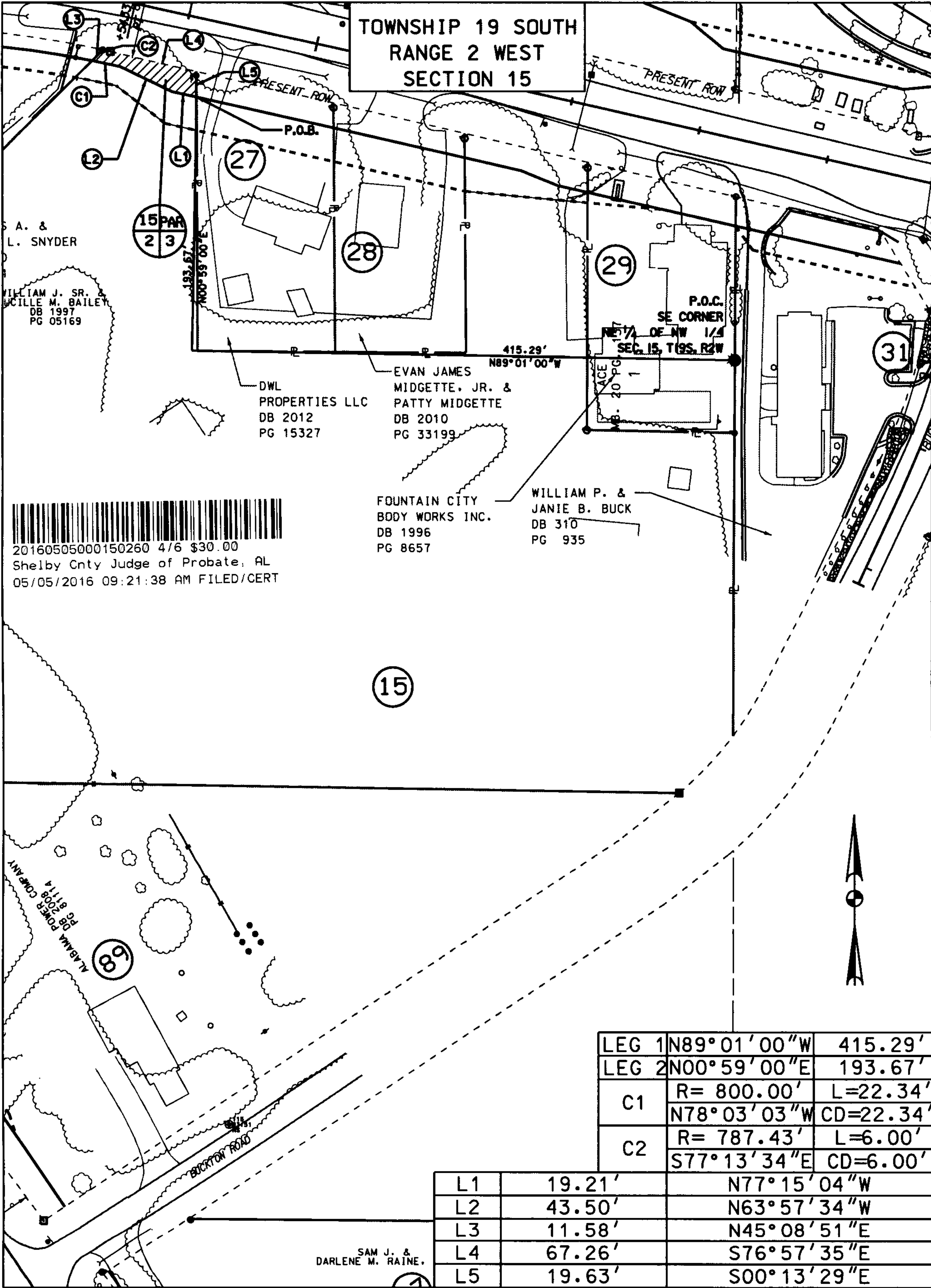
OWNER WILLIAM J. BAILEY JR. &
ANN B. YATES

REMAINDER 7.534

PARCEL NO. 10-5-15-0-001-040.000

ACQD CONST FASE	0.143
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SHELBY COUNTY, ALABAMA



TRACT SHEET 15 - ROW 2
SHEET 3 OF 7

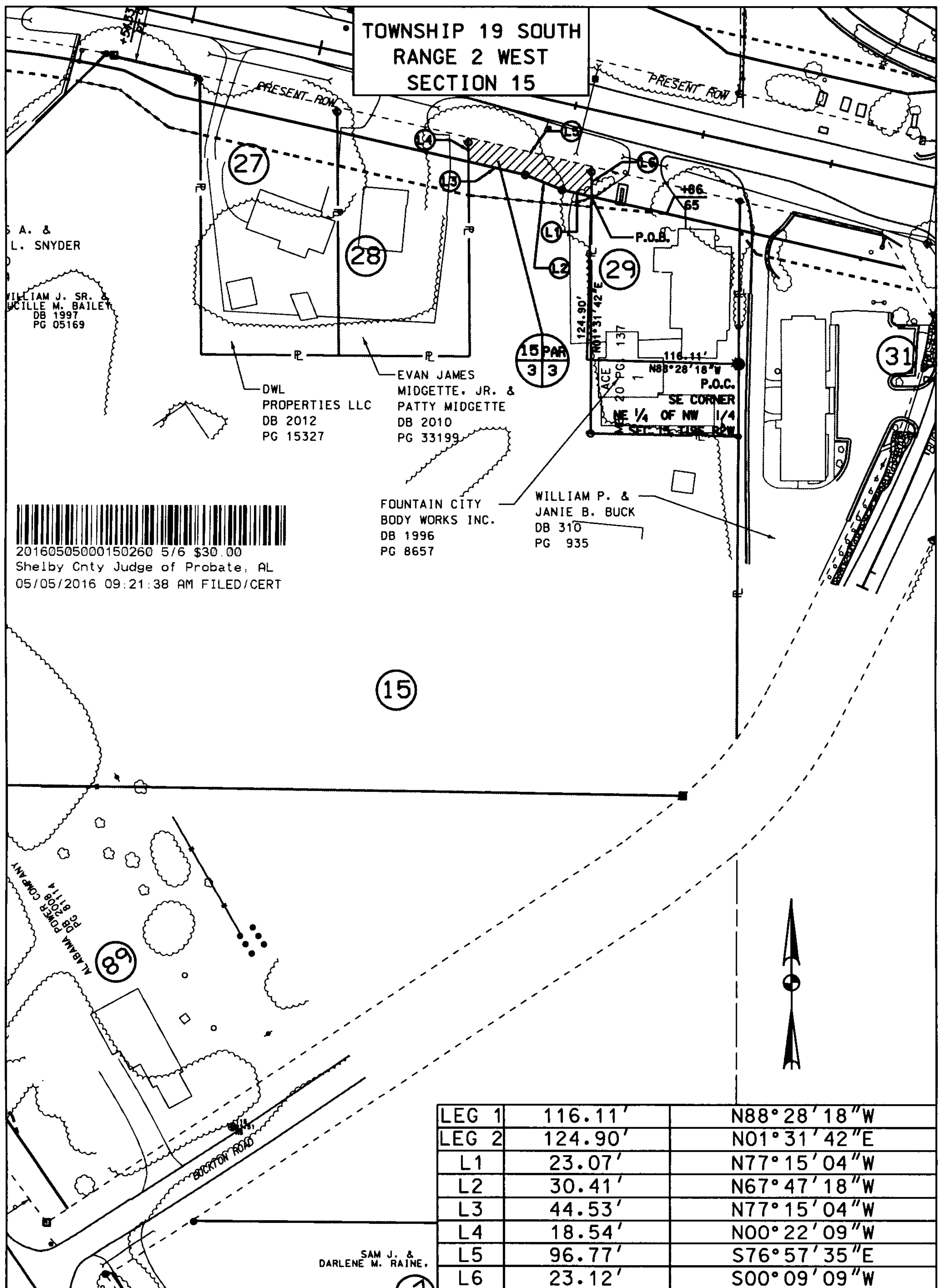
THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 15 - ROW 2
OWNER WILLIAM J. BAILEY JR. &
ANN B. YATES
PARCEL NO. 10-5-15-0-001-040.000

SCALE: 1" = 100'
TOTAL ACREAGE 7.810
ROW REQUIRED 0.026
REMAINDER 7.784
ACQD CONST EASE 0.143

SHELBY COUNTY, ALABAMA



TRACT SHEET 15 - ROW 3
SHEET 4 OF 7

**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. 15 - ROW 3
OWNER WILLIAM J. BAILEY JR. &
ANN B. YATES
PARCEL NO. 10-5-15-0-001-040.000

SCALE:	<u>1" = 100'</u>
TOTAL ACREAGE	<u>7.810</u>
ROW REQUIRED	<u>0.044</u>
REMAINDER	<u>7.766</u>
ACQD CONST EASE	<u>0.143</u>

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : William J. Bailey, Jr. & Ann B. Yates
Mailing Address 5348 Meadow Garden Lane
Birmingham, AL 35242

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

Property Address: Valleydale Road
Birmingham, AL

DATE: May 4, 2016
Total Purchase Price \$ 106,225.00


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 –


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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 5-4-16

* Sign

(Grantor/Grantee/Owner/Agent) circle one

* Print

WILLIAM J. BAILEY, JR.

____ Unattested

(Verified by)