

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

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 37 R



20160629000226490 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/29/2016 01:28:38 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-
045.001

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Thirty Nine Thousand Nine Hundred Fifty Four & 00/00dollar(s), cash in hand paid to the
undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
the undersigned grantor(s), NORTH SHELBY FIRE AND EMERGENCY MEDICAL DISTRICT
~~a public 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 NW ¼ of the NE ¼ of Section 15, Township 19 South, Range 2
West; run thence N 88°05'29" W a distance of 82.62 feet, more or less; run thence N 01°56'13" E a
distance of 147.79 feet, more or less, to the Point of Beginning; run thence N 31°00'55" W a distance of
19.36 feet, more or less, to a point; run thence on a curve to the left having a radius of 1950.36 feet, more
or less, a curve distance of 200.54 feet, more or less, and a chord bearing N 63°59'59" E at a distance of
200.45 feet, more or less, to a point; run thence S 31°07'59" E a distance of 20.64 feet, more or less, to a
point; run thence on a curve to the right having a radius of 1910.00 feet, more or less, a curve distance of
200.70 feet, more or less, and a chord bearing S 64°21'46" W at a distance of 200.61 feet, to the Point of
Beginning; Containing 0.092 acres, more or less.

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

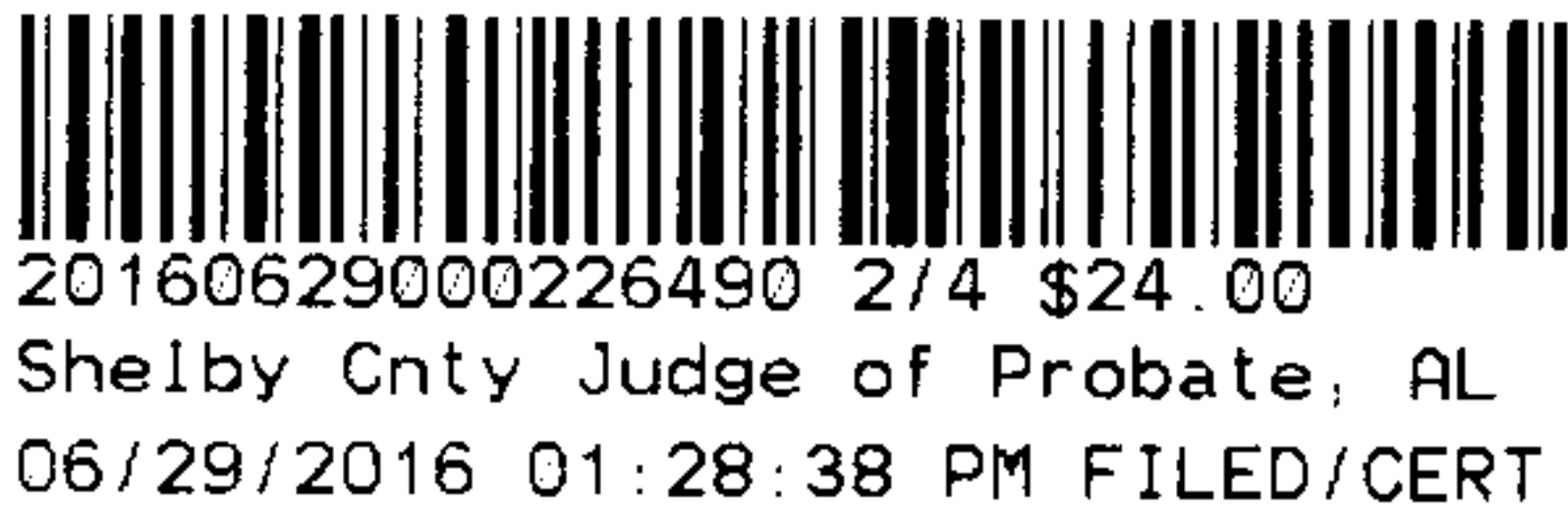
And For The Consideration, Aforesaid, I (we) do for myself (ourselves), for my (our)
heirs, executors administrators, successors, and assigns covenant to and with Shelby County
that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land
hereinabove described; that 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 29th day of June, 2016. NORTH SHELBY COUNTY FIRE AND EMERGENCY MEDICAL DISTRICT

By: Charles Waldrop
Charles Waldrop, President Board of Trustees
By: Eugene Tyler
Eugene Tyler, Fire Chief

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



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 Charles Waldrop, as President of Board of Trustees, and Eugene Tyler, as Chief of North Shelby County Fire and Emergency Medical District, a public corporation, 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, in their capacity as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

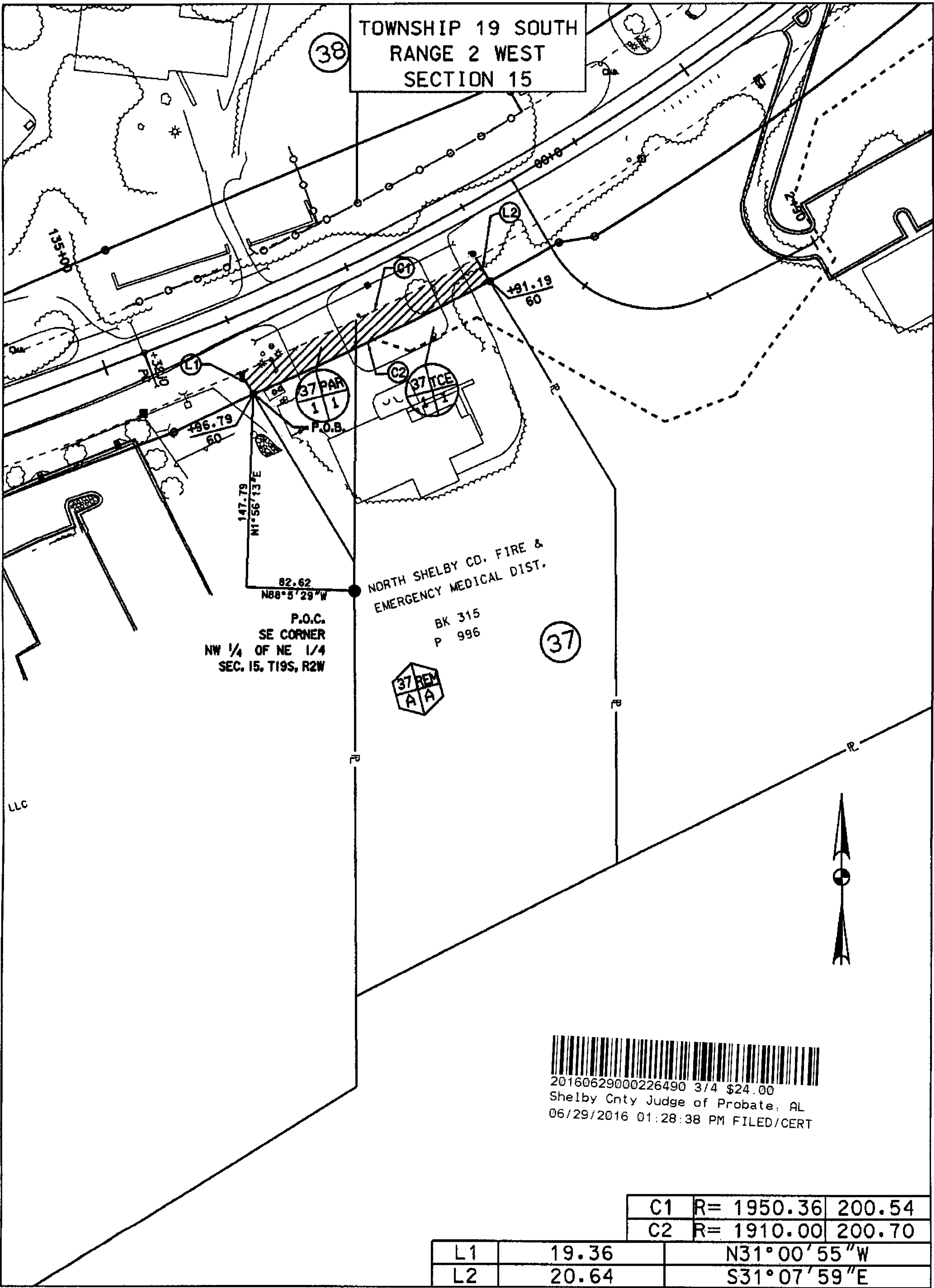
Given under my hand and official seal the 29th day of June, 2016.

William R. Foster
Notary Public

My Commission Expires: 9-11-19



SHELBY COUNTY, ALABAMA



TRACT SHEET 37 - ROW
SHEET 1 OF 2

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	2.270
TRACT NO.	37	R.O.W. REQUIRED	0.092
OWNER	NORTH SHELBY CO. FIRE & EMERGENCY MEDICAL DIST.	REMAINDER	2.178
PARCEL NO.	10-05-15-0-001-045-001	REQ'D. CONST. EASE.	0.052

Real Estate Sales Validation Form

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

Grantor's Name : North Shelby Co. Fire & Emergency
Medical District
Mailing Address 4617 Valleydale Rd.
Birmingham, AL 35242

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


Property Address: 4617 Valleydale Road
Birmingham, AL

DATE: 6-29-16
Total Purchase Price \$ 39,954.00
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 6-29-16

✕ Sign Eugene Tyler
(Grantor/Grantee/Owner/Agent) circle one

✕ Print : Eugene Tyler

____ Unattested

(Verified by)