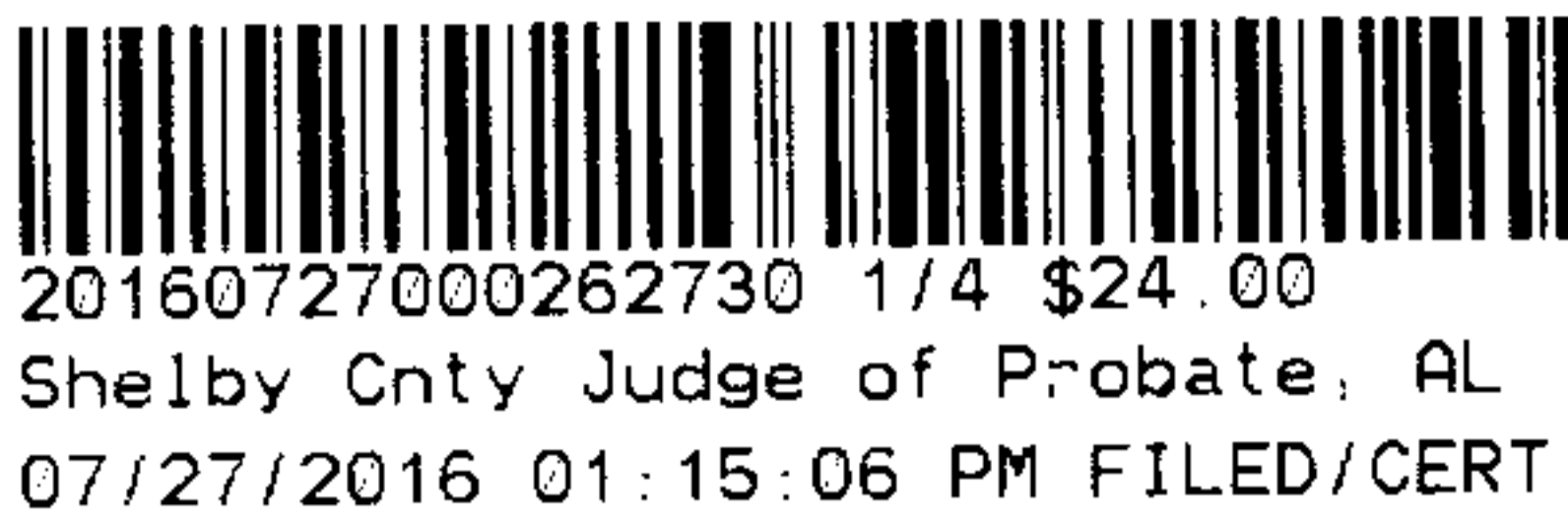


THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. 36



STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-5-15-0-991-
001.001

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

Two Hundred Ten Thousand Six Hundred and no/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), Providence Park Owners Association, Inc. 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 135+93.90 offset to the right 39.94 feet from the proposed centerline of Valleydale Road also being the northeast corner of Parcel Two, according to the Faith Presbyterian Church, as recorded in Map Book 28, Page 123, in the Probate Office of Shelby County, Alabama; run thence S 31°00'55" E a distance of 20.28 feet to a station of 135+96.79 offset to the right 60.00 feet from said centerline, run thence N82°19'27" W a distance of 19.97 feet to a station of 135+80.00 offset to the right 50.00 feet from said centerline, continue on a non-radial curve to the right having a radius of 1900.00 feet, a central angle of 1°29'00", an arc distance of 49.19 feet, with a chord bearing S 68°38'06" W a distance of 49.19 feet to a point at a station of 135+32.11 offset to the right 50.00 feet from said centerline, run thence S 69°22'36" W a distance of 179.14 feet to a station of 133+52.97 offset to the right 50.00 feet from said centerline, continue on a radial curve to the right having a radius of 830.00 feet, a central angle of 17°28'49", an arc distance of 253.22 feet to a station of 131+15.00 offset to the right 50.00 feet from said centerline, run thence S 44°26'42" W a distance of 22.01 feet to a station of 131+00.00 offset to the right 65.00 feet from said centerline, continue on a non-radial curve to the right having a radius of 845.00 feet, a central angle of 3°58'42", an arc distance of 58.67 feet, with a chord bearing S 89°56'52" W a distance of 58.66 feet to a station of 130+45.84 offset to the right 65.00 feet from said centerline, run thence N 27°03'20" W a distance of 37.34 feet to a point on said south right-of-way at a station of 130+28.47 offset to the right 32.54 feet from said centerline, continue on a non-radial curve to the left having radius 1171.74 feet, a central angle of 24°08'06", an arc distance of 493.58 feet, with a chord bearing N 78°44'45" E a distance of 489.94 feet to a station of 135+08.00 offset to the right 42.99 feet from said centerline, run thence N 66°40'42" E along said south right-of-way a distance of 87.32 feet to the Point of Beginning; Containing 0.202 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.

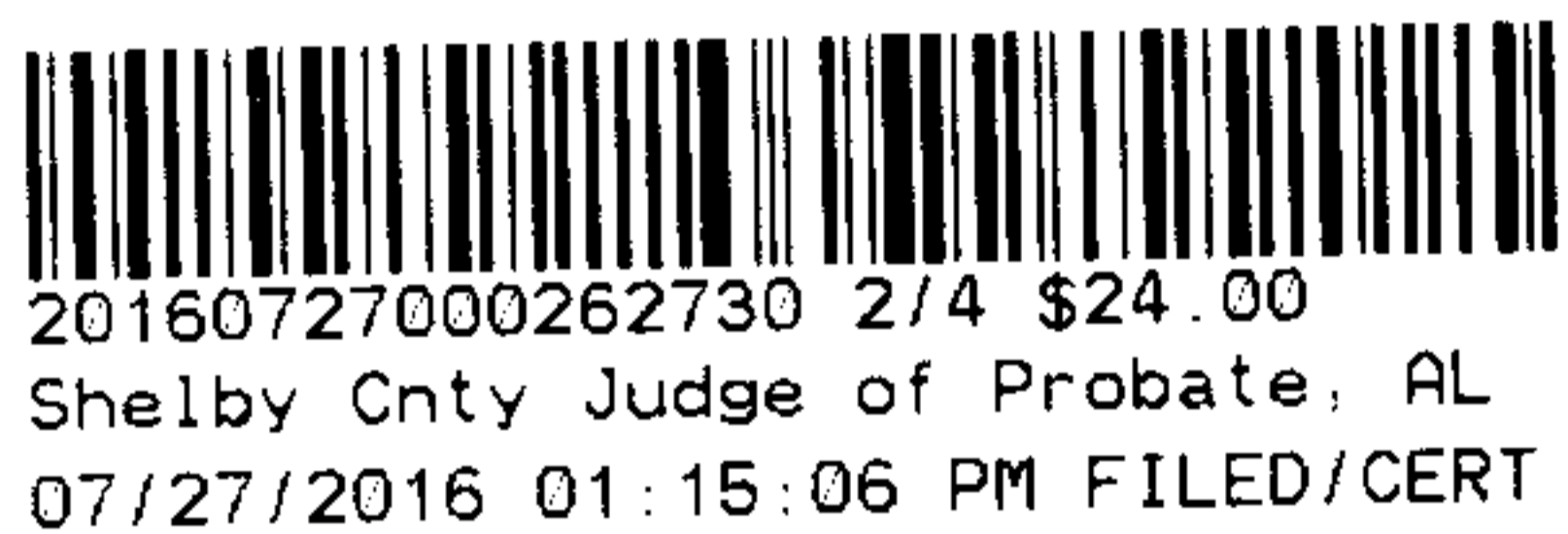
The Grantor(s) Herein Further Covenant(s) And Agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the 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 26th day of July, 2016.

PROVIDENCE PARK OWNERS ASSOCIATION, INC.

By: *Ronald W. Stokes*
Ronald W. Stokes, President

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



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald W. Stokes, as President of Providence Park Owners Association, Inc., 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.

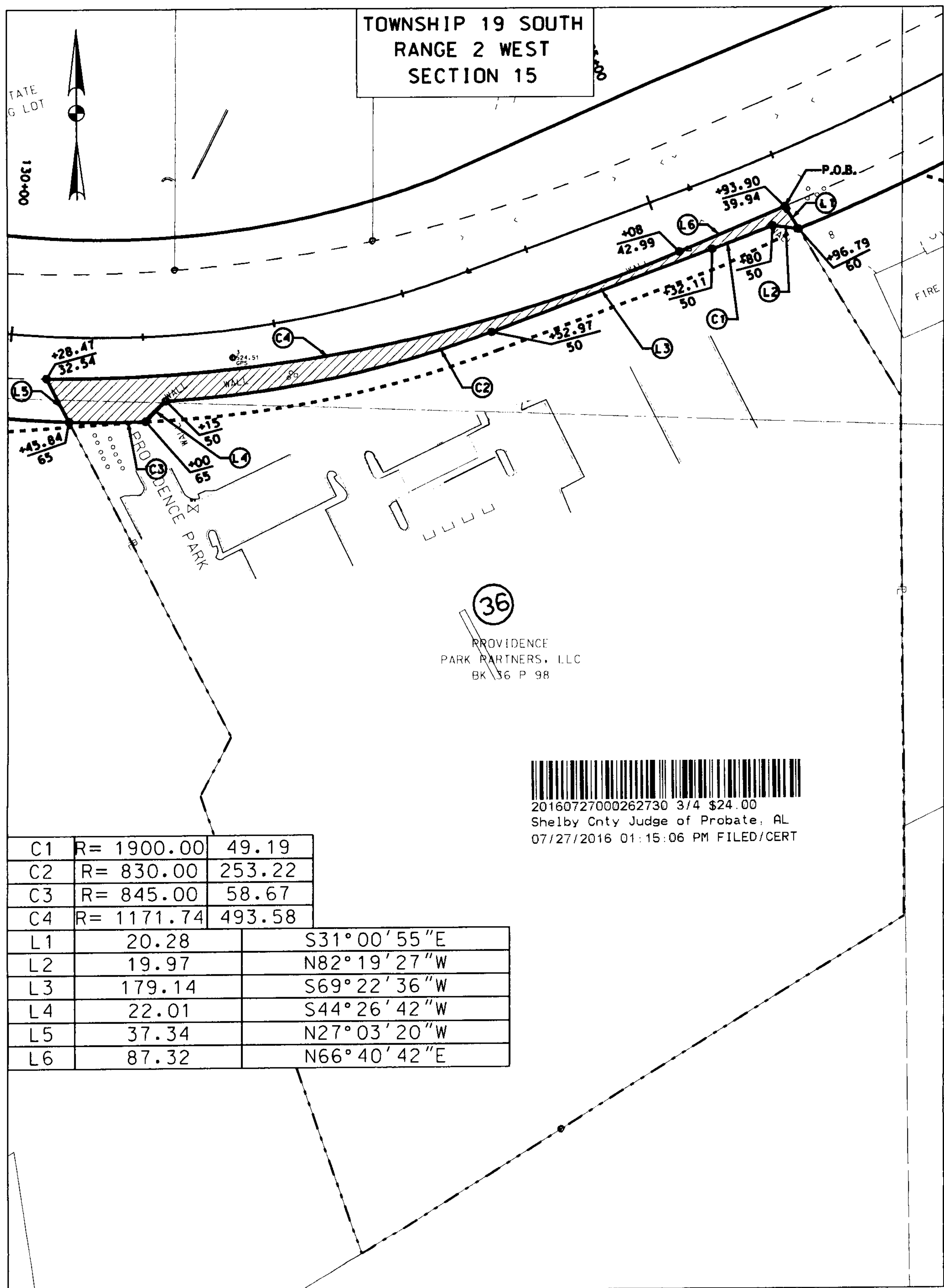
Given under my hand and official seal the 26th day of July, 2016.

My Commission Expires: 9-11-19

William R. Justice
Notary Public



SHELBY COUNTY, ALABAMA



TRACT SHEET 36 - ROW

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. 36
OWNER PROVIDENCE PARK PARTNERS, LLC
PARCEL NO. 10-5-15-0-991-001.001

SCALE: 1" = 100'
TOTAL ACREAGE 7.247
R.O.W. REQUIRED 0.202
REMAINDER 7.045
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 : Providence Park Owners Assoc. Inc.
Mailing Address 2100 Providence Park, Ste 200
Birmingham, AL 35242

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

Property Address: Valleydale Road
Birmingham, AL

DATE: 7-26-16
Total Purchase Price \$ 210,600.00

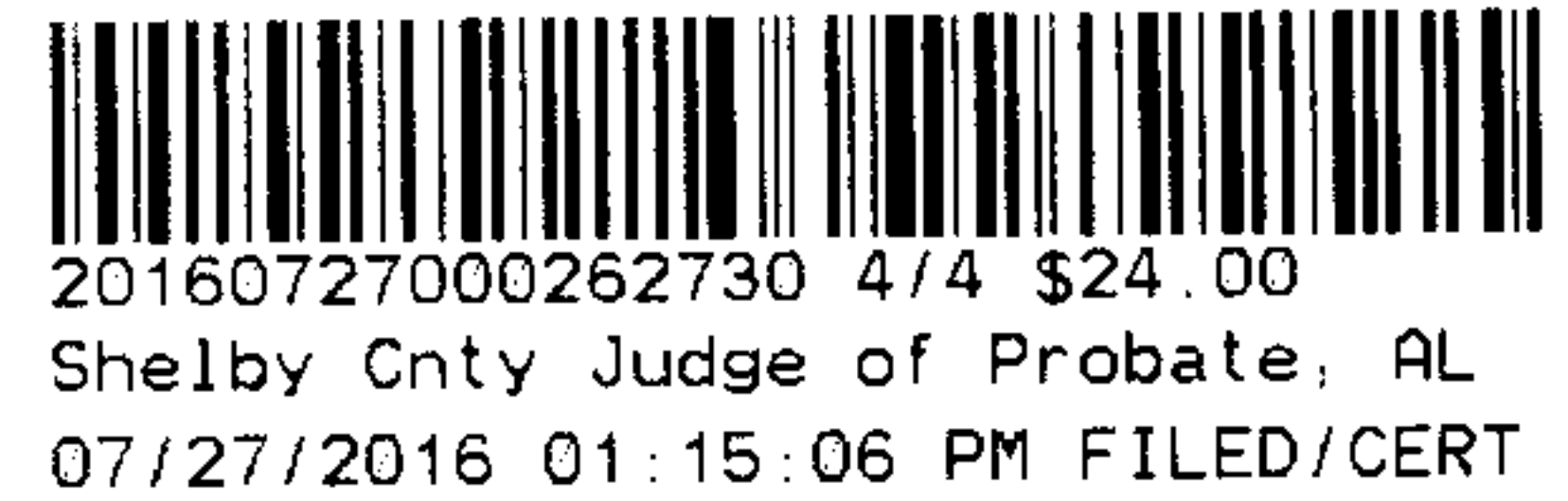
or
Actual Value \$ _____

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 7-26-16

Sign Ronald W. Stokes President
(Grantor) Grantee/Owner/Agent) circle one

Print Ronald W. Stokes

Unattested

(Verified by)