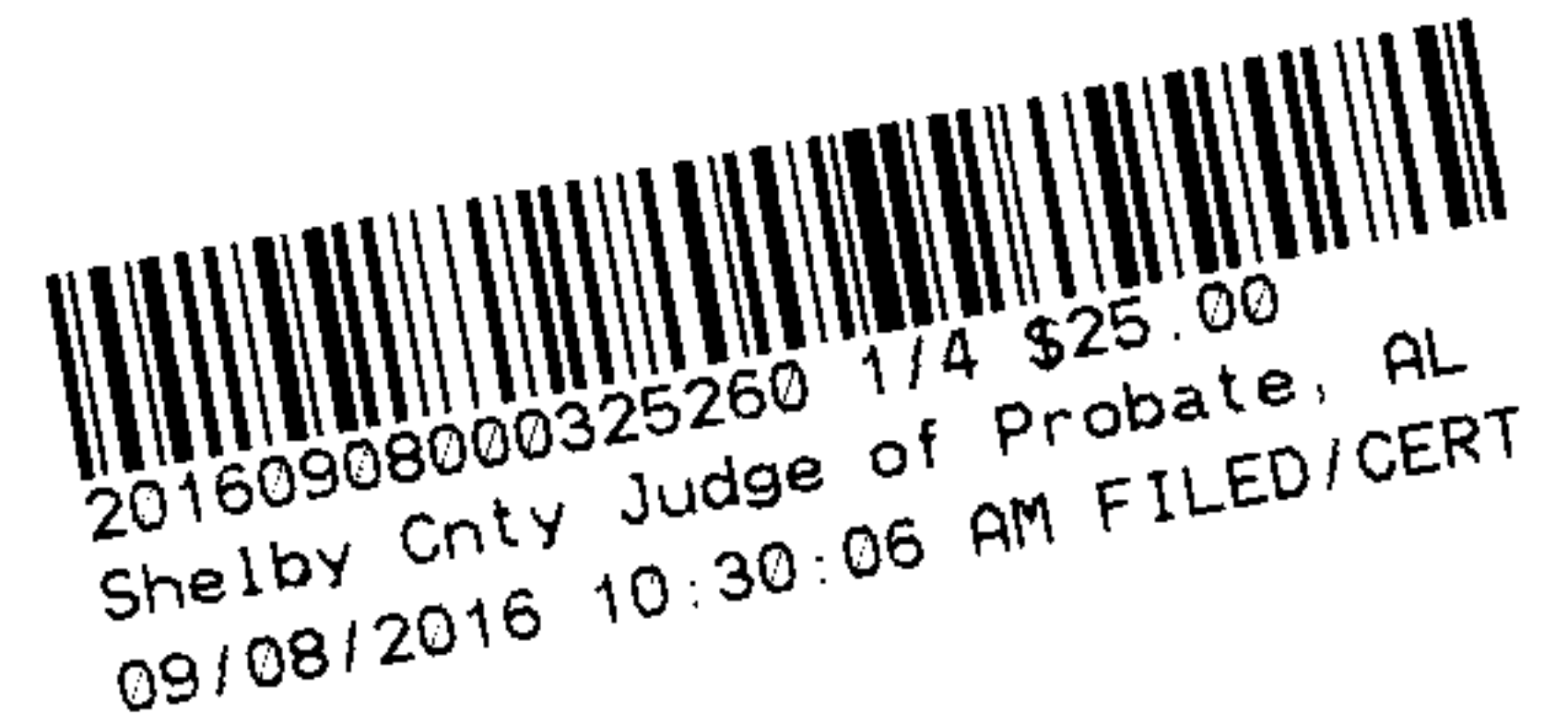


THIS INSTRUMENT PREPARED BY:  
RODNEY MANASCO, PLS  
VOLKERT, INC  
3809 MOFFETT ROAD  
MOBILE, AL 36670-0434

**FEE SIMPLE**

**WARRANTY DEED  
TRACT NO. 22 ROW 1**



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-5-15-0-001-  
038.001  
10-5-15-0-001-  
038.002**

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

Two Hundred Eighteen Thousand Nine 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), Snyder Properties, LLC, an Alabama Limited Liability Company 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 also being the northeast corner of Lot 2, according to the Collin's Addition to Valleydale, as recorded in Map Book 7, Page 154, in the Probate Office of Shelby County, Alabama; Point of Beginning; run thence S 45°08'51" W a distance of 11.58 feet, more or less; run thence along an arc 348.73 feet, more or less, to the left, having a radius of 800.00 feet, the chord of which is S 88°39'40" W for a distance of 345.97 feet, more or less; run thence N 12°59'45" W a distance of 13.17 feet, more or less; run thence along an arc 360.20 feet, more or less, to the right, having a radius of 787.43 feet, the chord of which is N 89°27'04" E for a distance of 357.07 feet, more or less, to the Point of Beginning; Containing 0.096 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.

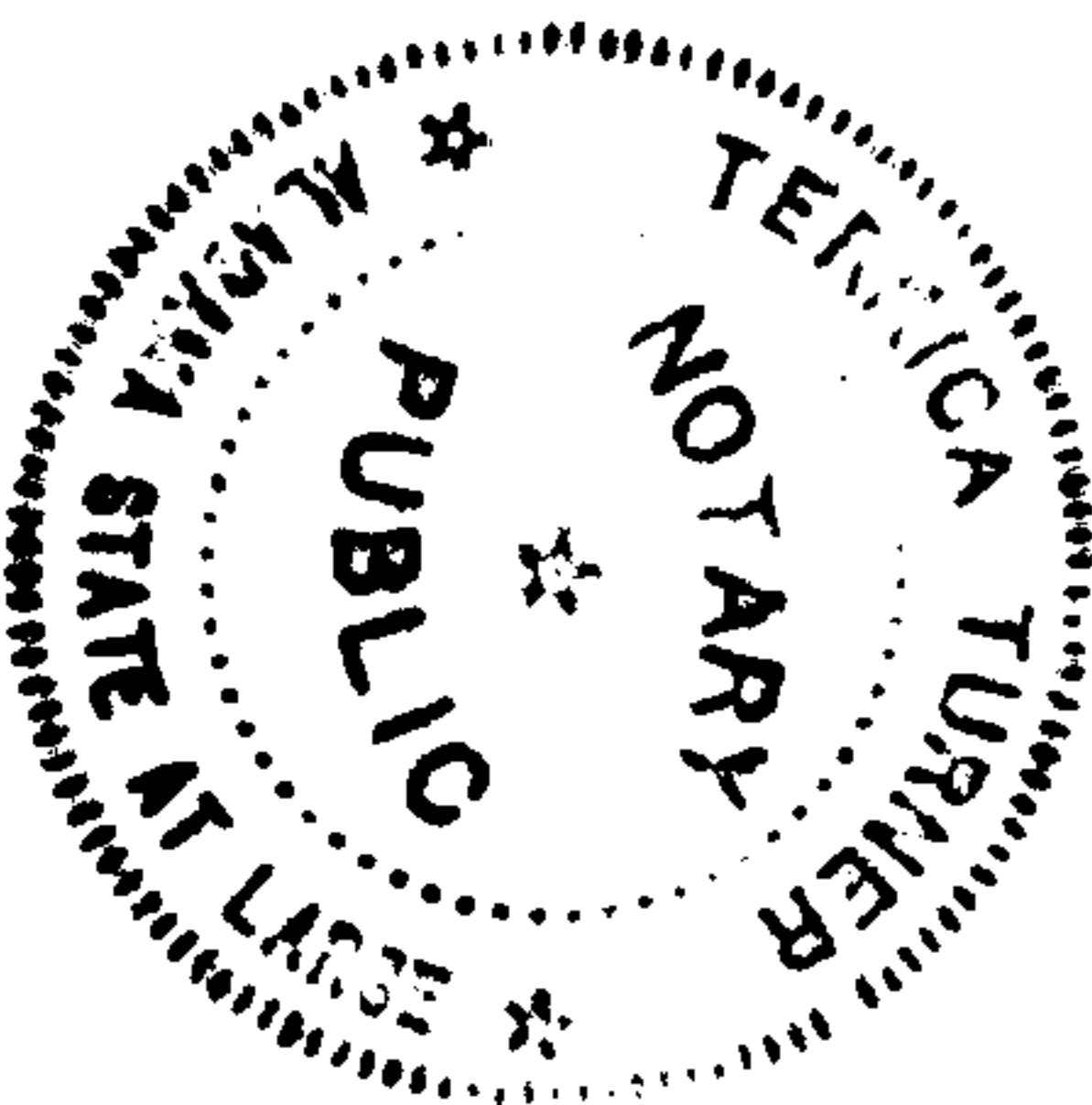
In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the

1<sup>st</sup> day of September, 2016.

SNYDER PROPERTIES, LLC, an Alabama  
Limited Liability Company

BY:

Anthony A. Snyder  
Anthony A. Snyder, Owner/Agent



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

**NOTARY ACKNOWLEDGMENT**

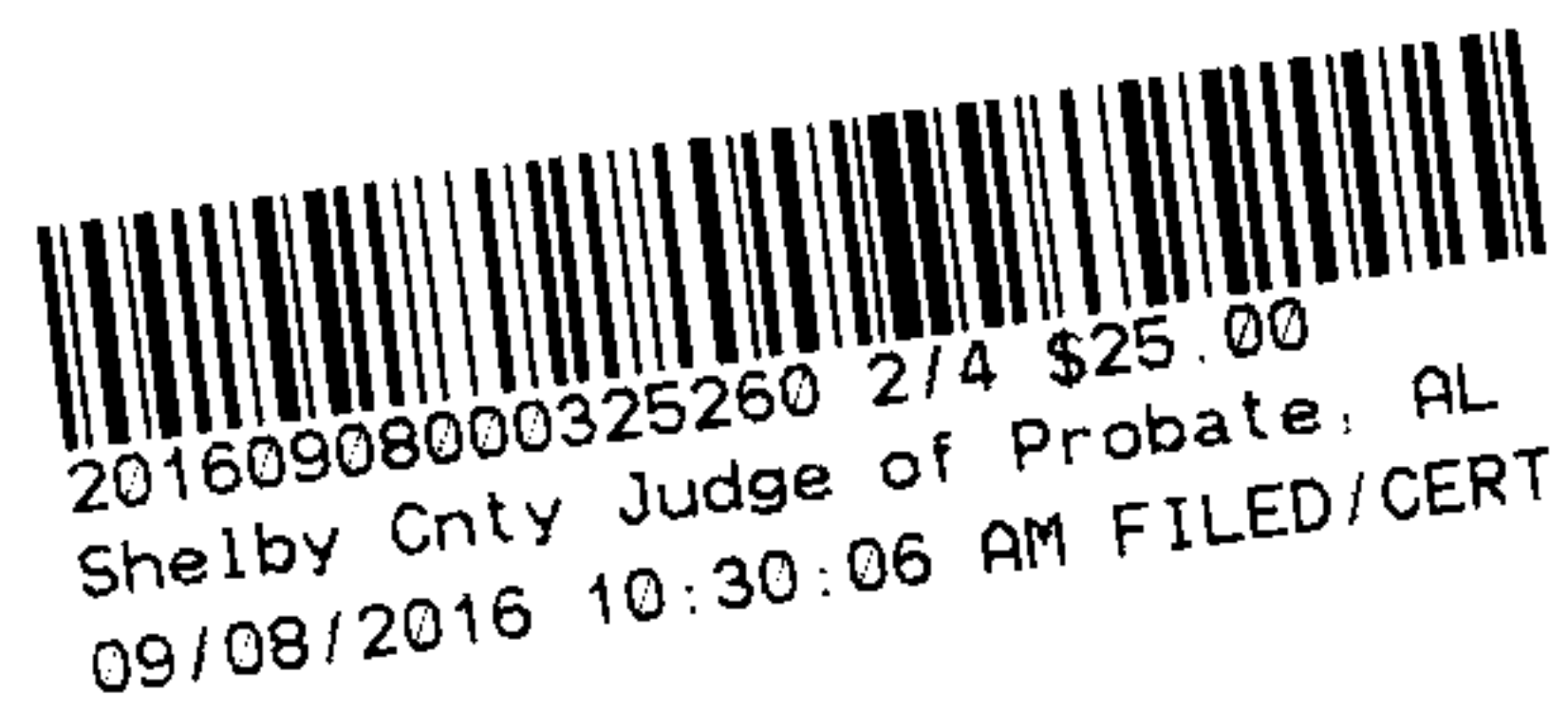
STATE OF ALABAMA  
COUNTY OF Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony A. Snyder, as Owner/Agent of Snyder Properties, LLC, 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 company.

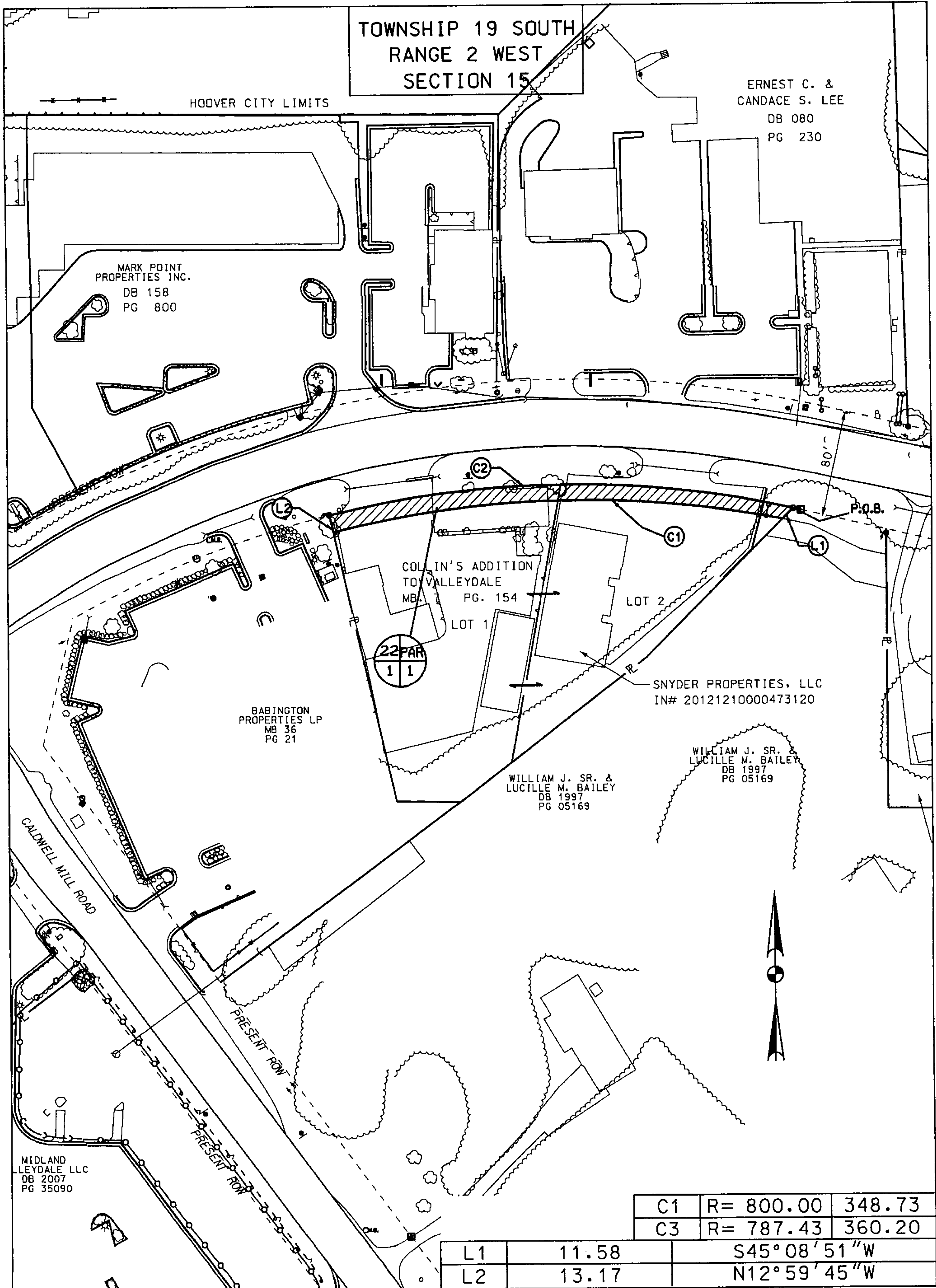
Given under my hand and official seal the 1<sup>st</sup> day of September, 2016.

Terecia Turner  
Notary Public

My Commission Expires: 4-12-2020



SHELBY COUNTY, ALABAMA



TRACT SHEET 22 - ROW 1

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. 22 ROW 1  
OWNER SNYDER PROPERTIES, LLC  
PARCEL NO. 10-5-15-0-001-038.001  
10-5-15-0-001-038.002

SCALE: 1" = 100'  
TOTAL ACREAGE 1.183  
R.O.W. REQUIRED 0.096  
REMAINDER 1.087  
REQ'D. CONST. EASE. 0.157

\$DATES\$ \$TIMES\$ \$FILES\$



20160908000325260 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
09/08/2016 10:30:06 AM FILED/CERT

PLOTTED BY \$USERNAMES\$



Real Estate Sales Validation Form

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

Grantor's Name : Snyder Properties, LLC  
Mailing Address 2001 Roundleaf Green  
Huntsville, AL 35803

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

Property Address: Valleydale Road  
Birmingham, AL

DATE: 9-6-16

Total Purchase Price \$218,900.00

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  
  X   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 9-6-16

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

       Unattested

                                      
(Verified by)

