20160921000345020 1/4 \$25.00 Shelby Cnty Judge of Probate, AL 09/21/2016 01:49:27 PM FILED/CERT THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED TRACT NO. TS 36 R CORRECTIVE

STATE OF ALABAMA

COUNTY OF SHELBY

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

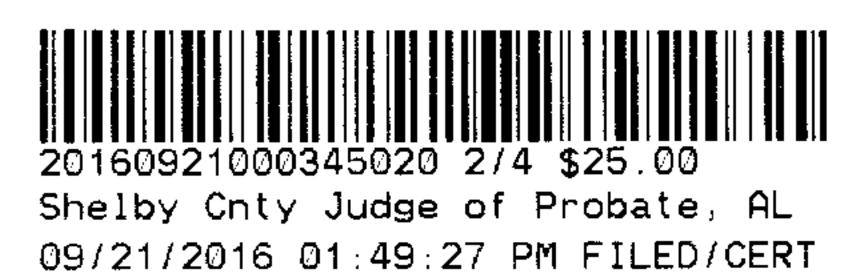
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ten Thousand Six Hundred and no/100--- dollar(s), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Frovidence Park Owners Association, 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 at the Point of Beginning at a point on the south right of way of Valleydale Road at a station of 135+94.03 offset to the right 40.85 feet, more or less, 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 19.36 feet, more or less; run thence S 64°05'58" W a distance of 67.06 feet, more or less; run thence S 68°39'34" W a distance of 80.01 feet, more or less; run thence S 61°43'52" W a distance of 67.64 feet, more or less; run thence along an arc 332.72 feet, more or less, to the right, having a radius of 845.00 feet, the chord of which is S 80°39'25" W for a distance of 330.58 feet; run thence N 27°03'20" W a distance of 36.93 feet, more or less; run thence along an arc 501.07 feet, more or less, to the left, having a radius of 1172.53 feet, the chord of which is N 78°37'36" E for a distance of 497.27 feet, more or less; run thence N 66°39'36" E a distance of 80.03 feet to the Point of Beginning; Containing 0.334 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 Sept.

August, 2016.

This corrective deed is being recorded in order to correct the legal description in deed recorded in Instrument No. 20160727000262730.

PROVIDENCE PARK OWNERS ASSOCIATION, INC.

By: Muld W. Stokes, President

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 215th day of August, 2016.

day of Hugust, 20

Notary Public

Grantee's Address:

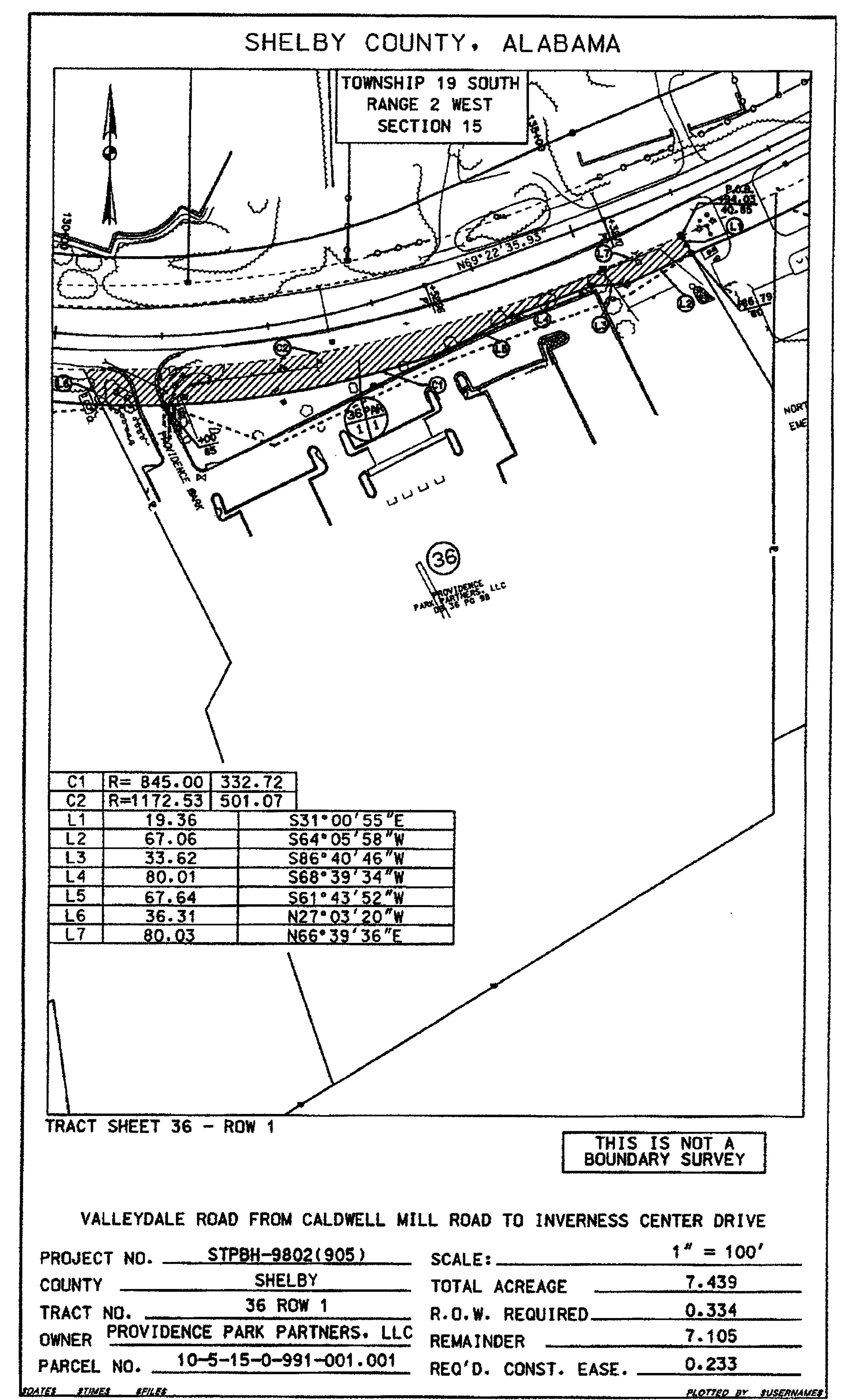
Shelby County Commission

pmission Expires: 10-9-16

506 Highway 70 Columbiana, AL 35051



Shelby Cnty Judge of Probate, AL 09/21/2016 01:49:27 PM FILED/CERT



Real Estate Sales Validation Form

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

	Providence Park Owners A			Shelby County Co	mmission
Mailing Address	2100 Providence Park, Ste Birmingham, AL 35242	<u>200</u> N	1ailing Address:	Columbiana, AL	35051
	Diffillingiani, 7 xD 332 12		Sep	tember 21, 20	
Property Address	: Valleydale Road Birmingham, AL		DATE: Purchase Price	\$210,600.00	·
			or	\$	
20160	0921000345020 4/4 \$25.00 by Chty Judge of Probate, AL		or	Φ	
The purchase price	te or actual value claimed on of documentary evidence is	this form can be ver	or's Market Valuified in the follow		y evidence: (check
Bill of Sal Sales Cont X Closing St	ract	Appraisal Other – Co	rrective O	202	
If the conveyance of this form is not	document presented for rect trequired.	ordation contains all	of the required in	nformation refere	nced above, the filing
Grantor's name and n	nailing address - provide the name	Instruction of the person or persons		property and their cu	irrent mailing address.
Grantee's name and n	nailing address - provide the name	of the person or persons	to whom interest to p	property is being conv	veyed.
Property address -the	physical address of the property b	eing conveyed, if availab	le.		
Date of Sale - the dat	e on which interest to the property	was conveyed.			
Total purchase price record.	- the total amount paid for the pure	hase of the property, both	n real and personal, b	being conveyed by the	e instrument offered for
Actual value - if the record. This may be	property is not being sold, the true evidenced by an appraisal conduct	value of the property, bot ed by a licensed appraiser	th real and personal, or the assessor's cur	being conveyed by the rrent market value.	ne instrument offered for
determined by the lo	ed and the value must be determine cal official charged with the response Code of Alabama 1975§ 40-22-1	sibility of valuing proper	fair market value, exty ty for property tax p	xcluding current use vourposes will be used	valuation, of the property as and the taxpayer will be
I attest, to the best of statements claimed of	my knowledge and belief that the noting this form may result in the impo	information contained in sition of the penalty indic	this document is tru ated in Code of Alab	e and accurate. Jfurthoama 1975§ 40-22-1 (er understand that any false (h).
Date <u>9/21/1</u>	6Sign	Grantor/Grantee/Owner/A	Agent) circle one Stoke		
	PIHH	Thakerice -			
Unattested		(Verified by)	· · · • • • • • • • • • • • • • • • • •		

Form RT-1