


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), 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 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 21st day of ~~August~~ ^{Sept.}, 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: *Ronald W. Stokes*
Ronald 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 21st day of ~~August~~ ^{Sept.}, 2016.

Celeste Fulmer
Notary Public

My Commission Expires: 10-9-16

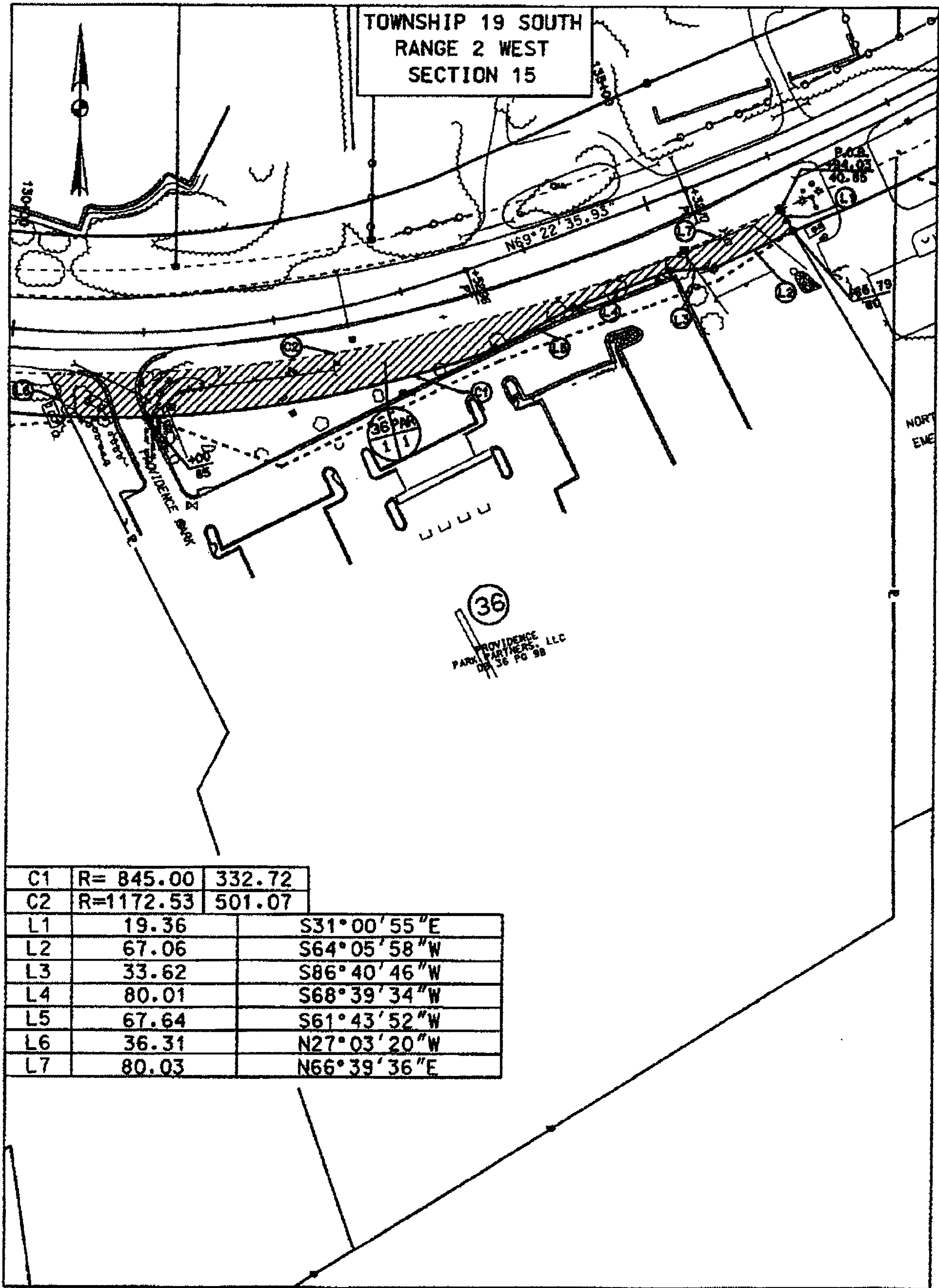


Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051



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SHELBY COUNTY, ALABAMA



C1	R= 845.00	332.72
C2	R=1172.53	501.07
L1	19.36	S31°00'55"E
L2	67.06	S64°05'58"W
L3	33.62	S86°40'46"W
L4	80.01	S68°39'34"W
L5	67.64	S61°43'52"W
L6	36.31	N27°03'20"W
L7	80.03	N66°39'36"E

TRACT SHEET 36 - ROW 1

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	7.439
TRACT NO.	36 ROW 1	R.O.W. REQUIRED	0.334
OWNER	PROVIDENCE PARK PARTNERS, LLC	REMAINDER	7.105
PARCEL NO.	10-5-15-0-991-001.001	REQ'D. CONST. EASE.	0.233

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