


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 82 R2**


20160929000357170 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
09/29/2016 11:57:38 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-1-01-0-001-
003.001**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Twenty Three Thousand Seven
Hundred Fifty and no/100----- dollar(s), cash in hand paid to the

undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
County Board of Education of Shelby
the undersigned grantor(s), County, Alabama 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 NE corner of the SE ¼ of the NW ¼ of Section 1, Township 19 South, Range 2 West;
run thence S 00°00'00" E a distance of 232.85 feet, more or less, to a point; run thence S 90°00'00" W a
distance of 286.53 feet, more or less, to a point also being the Point of Beginning; run thence
N 66°41'48" W a distance of 17.04 feet, more or less, to a point; run thence on a radial curve to the left
having a radius of 2188.59 feet, an arc distance of 244.13 feet, more or less, to a point with a chord bearing
of N 17°51'43" E at a distance of 244.00 feet, more or less, to a point; run thence N 16°34'28" E a distance
of 173.02 feet, more or less, to a point; run thence on a radial curve to the right having a radius of 1620.00
feet, more or less, an arc distance of 205.22 feet, more or less, to a point with a chord bearing of
N 20°16'08" E at a distance of 205.09 feet, more or less, to a point; run thence S 63°51'20" E along said
east right-of-way a distance of 9.82 feet, more or less, to a point; run thence on a non-radial curve to the left
having a radius of 1950.00 feet, more or less, an arc distance of 0.94 feet, more or less, with a chord
bearing of S 21°15'58" W at a distance of 0.94 feet, more or less, to a point; run thence S 02°48'03" E a
distance of 220.88 feet, more or less, to a point; run thence S 16°49'08" W a distance of 180.00 feet, more
or less, to a point; run thence S 43°19'37" W a distance of 179.61 feet, more or less, to a point; run thence
on a non-radial curve to the right having a radius 1550.00 feet, more or less, to a point, an arc distance of
72.38 feet, more or less, to a point, with a chord bearing of S 18°59'17" W at a distance of 72.37 feet, more
or less, to a point, to the Point of Beginning; Containing 0.887 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 29th day of September, 2016.

**COUNTY BOARD OF EDUCATION OF SHELBY
COUNTY, ALABAMA**

BY: _____

Randy Fuller, Superintendent

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy Fuller, whose name as Superintendent for the County Board of Education of Shelby County, Alabama, 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, in his capacity as such Superintendent, executed the same voluntarily on the day the same bears date.

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

Notary Public

My Commission Expires: 9-11-19

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

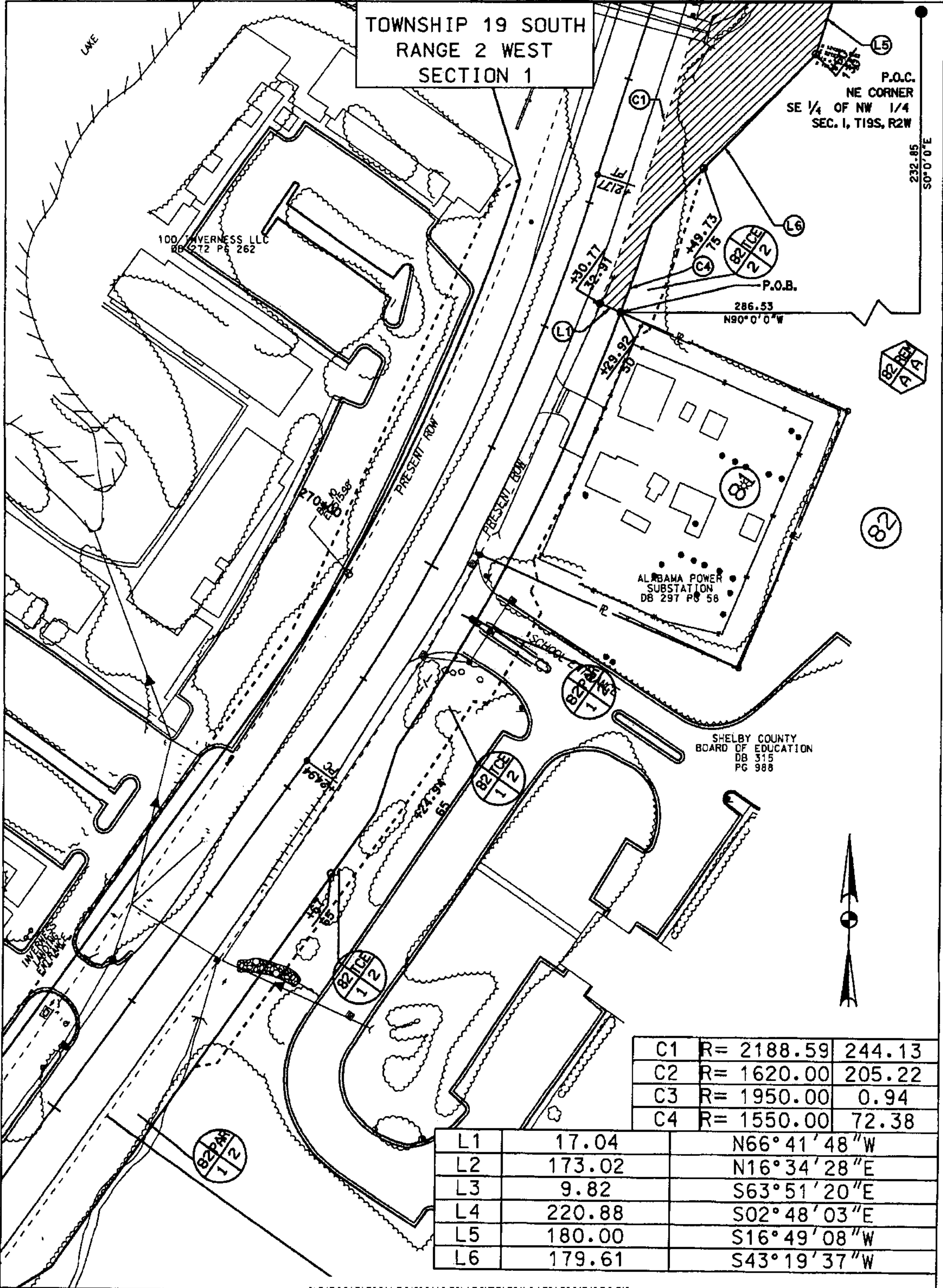


20160929000357170 2/5 \$28.00
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SHELBY COUNTY, ALABAMA

MATCH LINE SEE TRACT SHEET 82 - ROW 2B



TRACT SHEET 82 - ROW 2A
SHEET 3 OF 6



20160929000357170 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
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THIS IS NOT A
BOUNDARY SURVEY

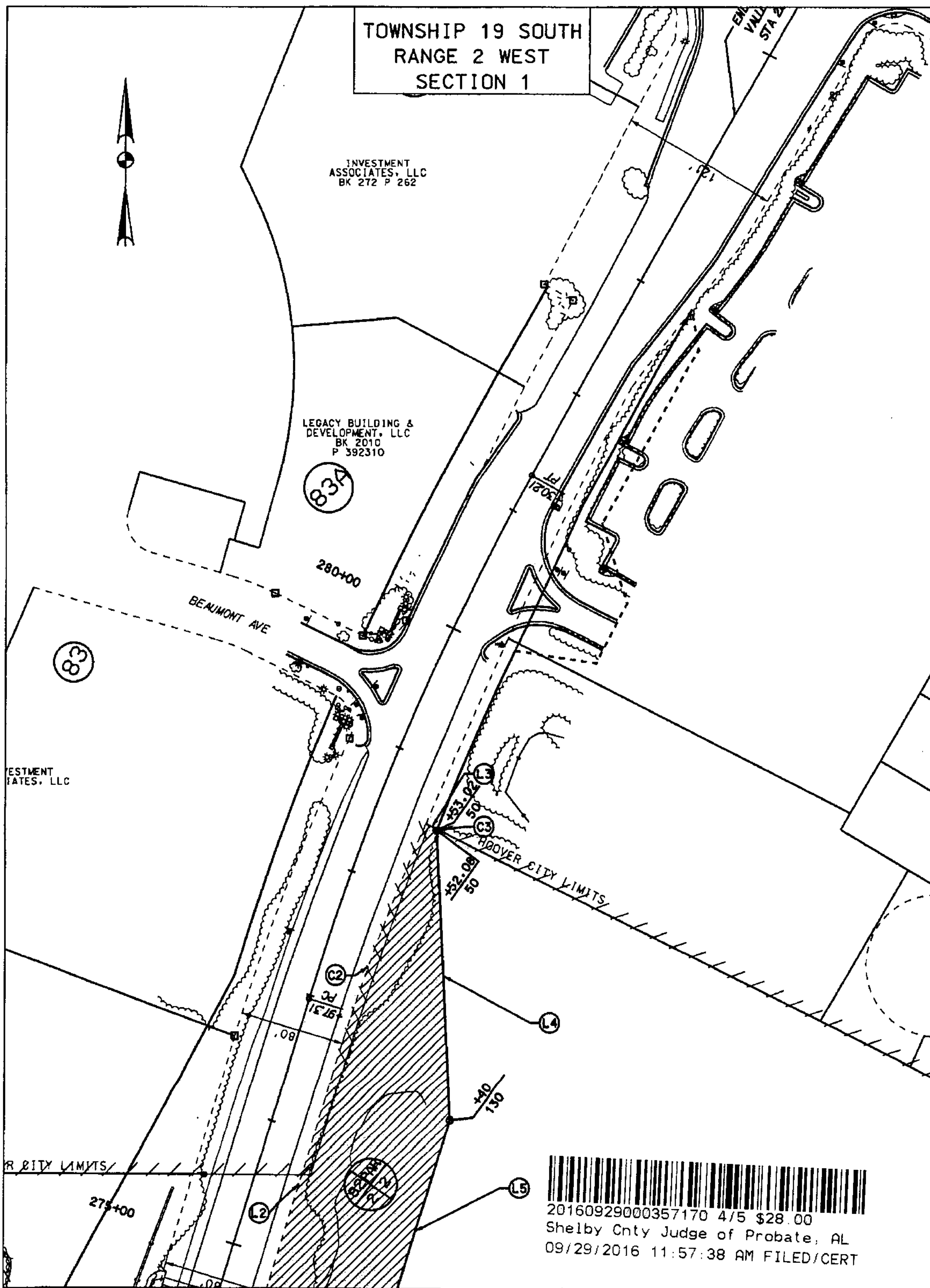
VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 100'
COUNTY	SHELBY	TOTAL ACREAGE	20.066
TRACT NO.	82 - PARCEL 2A	R.O.W. REQUIRED	1.219
OWNER	SHELBY COUNTY BOARD OF EDUCATION	REMAINDER	18.847
PARCEL NO.	10-1-01-0-001-003.001	REQ'D. CONST. EASE.	0.285

DATES \$TIMES \$FILES

PLOTTED BY \$USERNAME\$

SHELBY COUNTY, ALABAMA



MATCH LINE SEE TRACT SHEET 82 - ROW 2A
TRACT SHEET 82 - ROW 2B
SHEET 4 OF 6

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Real Estate Sales Validation Form

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

Grantor's Name : Shelby County Bd. of Education
Mailing Address P O Box 1910
Columbiana, AL 35051

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

Property Address: Valleydale Road
Birmingham, AL
Tract TS 82R2

DATE: 9-29-16
Total Purchase Price \$123,750.00
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 9-29-16

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

Print William R. Justice

 Unattested

(Verified by)