

STATE OF ALABAMA)

SHELBY COUNTY)

River Road
Shelby County
Tract No. 2

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar (\$1.00) , cash in hand paid to the undersigned by the Shelby County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **Shelby Investments, LLC, a Georgia 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

A parcel of land situated in the North half of Section 24 and South half of Section 13, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence run North 35 degrees 12 minutes 29 seconds West for a distance of 363.18 feet to the POINT OF BEGINNING which is the point of commencement of a curve to the right, said curve having a radius of 780.00 feet, a central angle of 25 degrees 22 minutes 34 seconds, a chord bearing of North 0 degrees 29 minutes 42 seconds East for a chord distance of 57.29 feet; thence run along arc of said curve for a distance of 57.30 feet; thence run North 2 degrees 35 minutes 59 seconds East for a distance of 726.27 feet to the point of commencement of a curve to the right, said curve having a radius of 615.00 feet, a central angle of 42 degrees 06 minutes 40 seconds, a chord bearing of North 23 degrees 39 minutes 19 seconds East for a chord distance of 441.91 feet; thence run along arc of said curve for a distance of 452.01 feet; thence run North 44 degrees 42 minutes 39 seconds East for a distance of 484.71 feet to the point of commencement of a curve to the left, said curve having a radius of 720.00 feet, a central angle of 39 degrees 54 minutes 03 seconds, a chord bearing of North 24 degrees 45 minutes 38 seconds East for a chord distance of 491.34 feet; thence run along arc of said curve for a distance of 501.41 feet; thence run North 4 degrees 48 minutes 36 seconds East for a distance of 539.24 feet to the point of commencement of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 29 degrees 00 minutes 39 seconds, a chord bearing of North 9 degrees 41 minutes 34 seconds West for a chord distance of 185.35 feet; thence run along arc of said curve for a distance of 187.34 feet; to the point of commencement of a curve to the right, said curve having a radius of 430.00 feet, a central angle of 52 degrees 42 minutes 02 seconds, a chord bearing of North 2 degrees 08 minutes 58 seconds East for a chord distance of 381.72 feet; thence run along arc of said curve for a distance of 395.51 feet; thence run North 28 degrees 29 minutes 59 seconds East for a distance of 229.82 feet to the point of commencement of a curve to the right, said curve having a radius of 255.00 feet, a central angle of 36 degrees 56 minutes 17 seconds, a chord bearing of North 46 degrees 58 minutes 08 seconds East for a chord distance of 161.56 feet; thence run along arc of said curve for a distance of 164.40 feet; thence run North 65 degrees 26 minutes 16 seconds East for a distance of 466.12 feet to the point of commencement of a curve to the right, said curve having a radius of 2530.00 feet, a central angle of 06 degrees 23 minutes 15 seconds, a chord bearing of North 66 degrees 21 minutes 26 seconds East for a chord distance of 81.19 feet; thence run along arc of said curve for a distance of 81.19 feet; thence run South 0 degrees 38 minutes 55 seconds East for a distance of 64.88 feet to the point of commencement of a curve to the left, said curve having a radius of 2470.00 feet, a central angle of 06 degrees 23 minutes 15 seconds, a chord bearing of South 66 degrees 04 minutes 28 seconds West for a chord distance of 54.88 feet; thence run along arc of said curve for a distance of 54.88 feet; thence run South 65 degrees 26 minutes 16 seconds West for a distance of 466.12 feet to the point of commencement of a curve to the left, said curve having a radius of 195.00 feet, a central angle of 36 degrees 56 minutes 12 seconds, a chord bearing of South 46 degrees 58 minutes 08 seconds West for a chord distance of 123.55 feet; thence run along arc of said curve for a distance of 125.71 feet; thence run South 28 degrees 29 minutes 59 seconds West for a distance of 229.82 feet to the point of commencement of a curve to the left, said curve having a radius of 370.00 feet, a central angle of 52 degrees 42 minutes 02 seconds, a chord bearing of South 2 degrees 08 minutes 58 seconds West for a chord distance of 328.46 feet; thence run along arc of said curve for a distance of 340.33 feet to the point of commencement of a curve to the right, said curve having a radius of 430.00 feet, a central angle of 29 degrees 00 minutes 39 seconds, a chord bearing of South 9 degrees 41 minutes 43 seconds East for a chord distance of 215.41 feet; thence run along arc of said curve for a distance of 217.72 feet; thence run South 4 degrees 48 minutes 36 seconds West for a distance of 539.24 feet to the point of commencement of a curve to the right, said curve having a radius of 780.00 feet, a central angle of 39 degrees 54 minutes 03 seconds, a chord bearing of South 24 degrees 45 minutes 38 seconds West for a chord distance of 532.28 feet; thence run along arc of said curve for a distance of 543.19 feet; thence run South 44 degrees 42 minutes 39 seconds West for 484.71 to the point of commencement of a curve to the left, said curve having a radius of 555.00 feet, a central angle of 42 degrees 06 minutes 40 seconds, a chord bearing of South 23 degrees 39 minutes 19 seconds West for a chord distance of 398.79 feet; thence run along arc of said curve for a distance of 407.91 feet; thence run South 2 degrees 35 minutes 59 seconds West for a distance of 726.27 feet to the point of commencement of a curve to the left, said curve having a radius of 720.00 feet, a central angle of 25 degrees 22 minutes 34 seconds, a chord bearing of South 2 degrees 07

minutes 23 seconds West for a chord distance of 11.98 feet; thence run along arc of said curve for a distance of 11.98 feet; thence run South 37 degrees 19 minutes 02 seconds West for 2.35; thence run South 55 degrees 11 minutes 03 seconds West for a distance of 71.33 feet to the POINT OF BEGINNING. Said parcel contains 252,996 square feet or 5.81 acres more or less.

And as shown on the Property Plat attached hereto and made a part hereof:

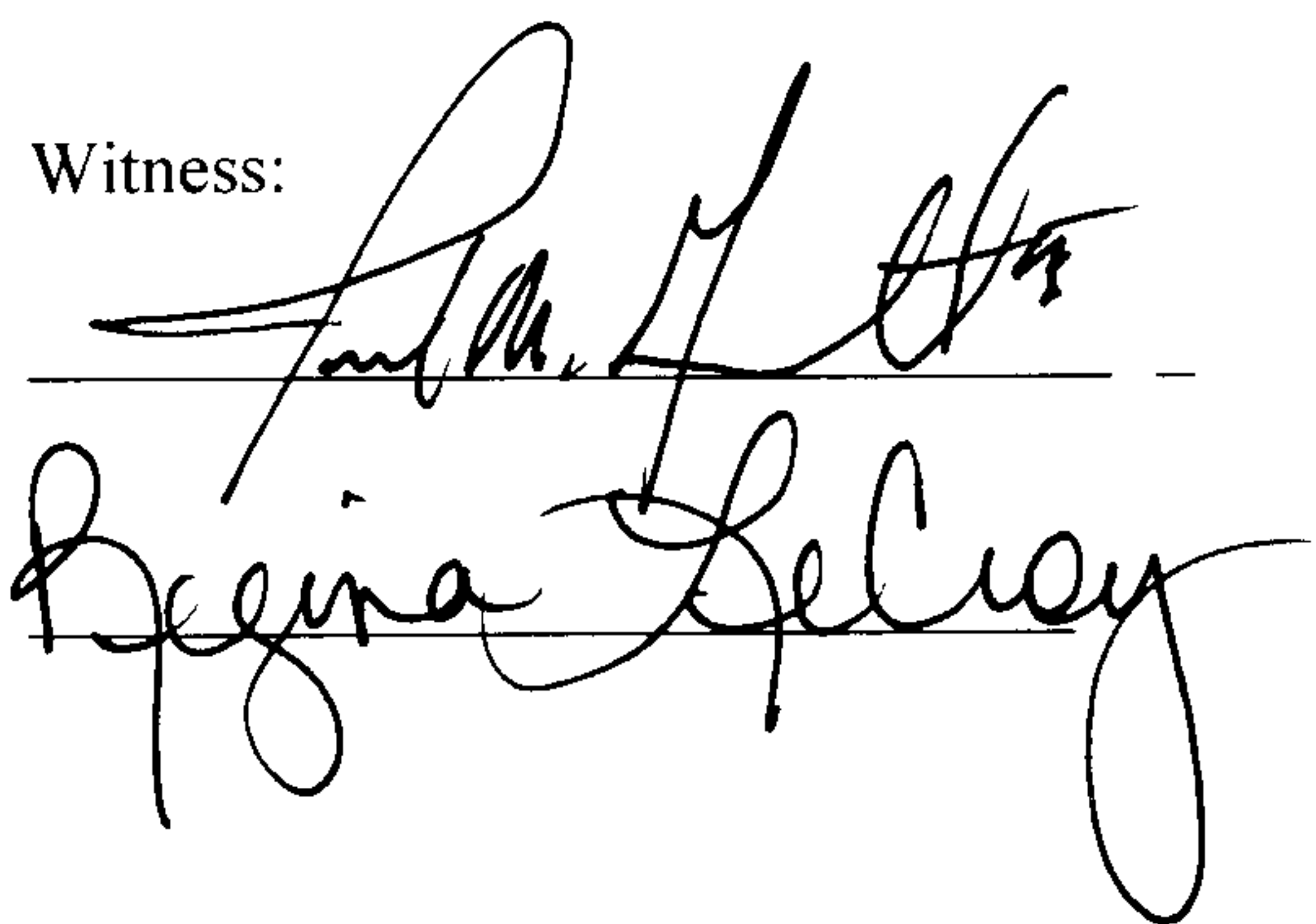
To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

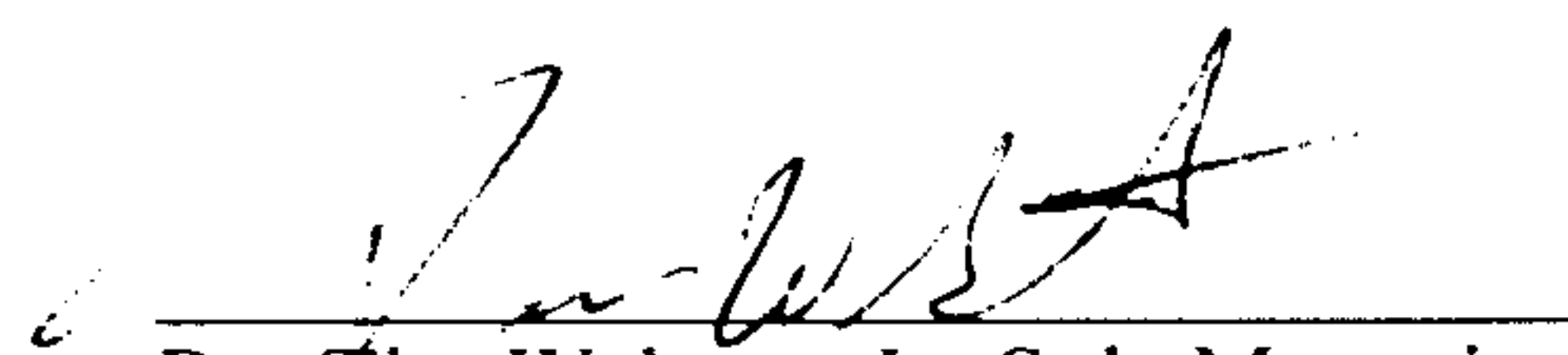
And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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.

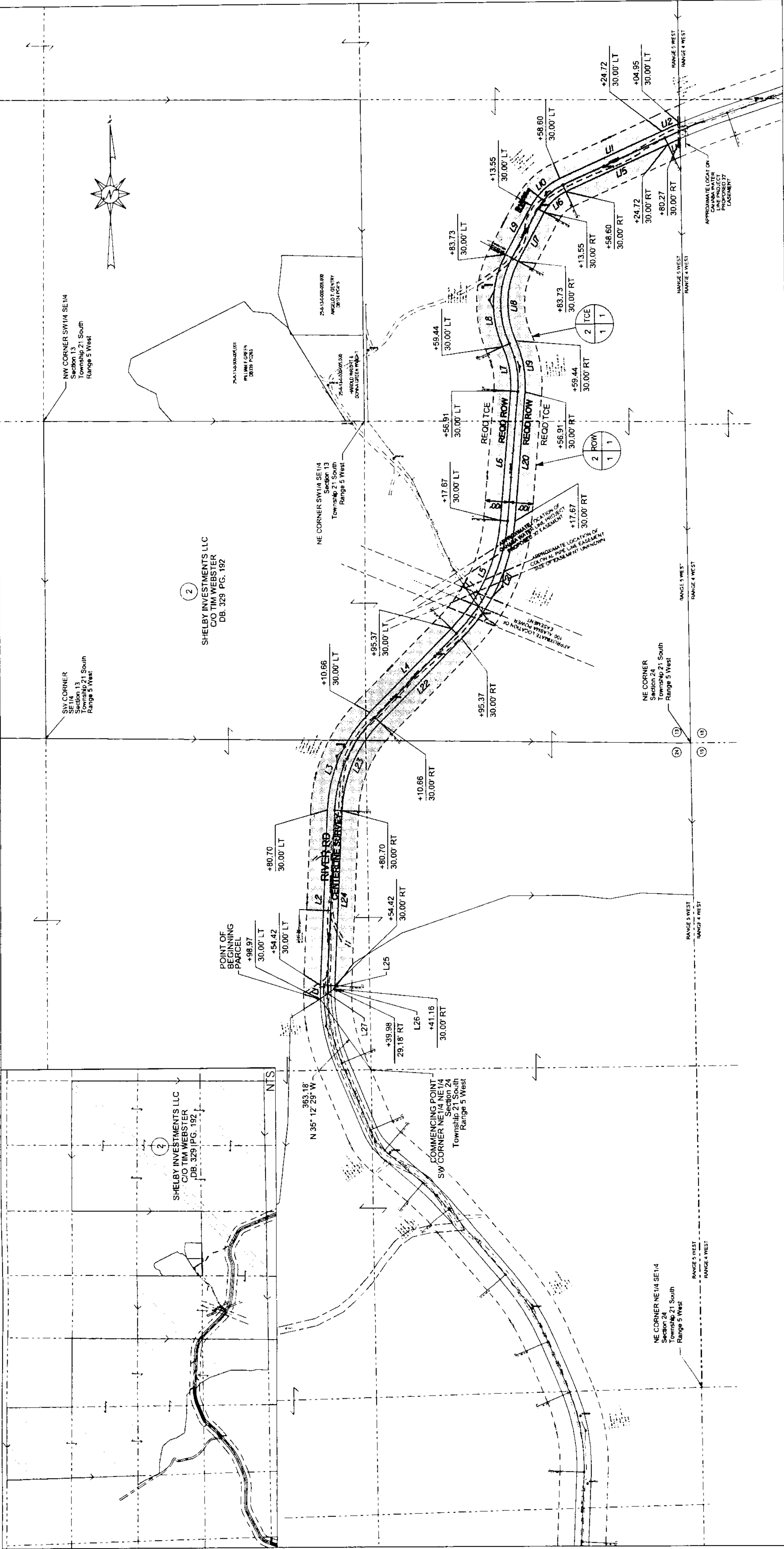
In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 14th day of October, 2015.

Witness:


Regina Selcay


By: Tim Webster, Its Sole Managing Member


20161027000396070 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/27/2016 03:59:16 PM FILED/CERT



| TRACT 2, PARCEL 1 OF 1 | | | | | | | | | |
|------------------------|-----------------------|-------------|-------------------------|---------|-----------------|--------|-----------------------|-------------|-------------------------|
| COURSE | BEARING/CHORD BEARING | DESCRIPTION | DISTANCE/CHORD DISTANCE | RADIUS | LENGTH OF CURVE | COURSE | BEARING/CHORD BEARING | DESCRIPTION | DISTANCE/CHORD DISTANCE |
| L1 | N 0° 29' 42" E | TANGENT | 57.29' | 780.00' | 57.30' | L10 | N 45° 58' 08" E | TANGENT | 161.56' |
| L2 | N 2° 35' 59" E | TANGENT | 726.27' | - | - | L11 | N 65° 26' 16" E | TANGENT | 466.12' |
| L3 | N 23° 38' 19" E | CURVE | 441.91' | 615.00' | 452.01' | L12 | N 65° 21' 26" E | CURVE | 81.19' |
| L4 | N 44° 42' 39" E | TANGENT | 484.71' | 720.00' | - | L13 | S 0° 38' 55" E | TANGENT | 54.88' |
| L5 | N 24° 45' 38" E | CURVE | 491.34' | 720.00' | 501.41' | L14 | S 66° 04' 28" W | CURVE | 54.88' |
| L6 | N 4° 48' 36" E | TANGENT | 539.24' | - | - | L15 | S 65° 26' 16" W | TANGENT | 466.12' |
| L7 | N 9° 41' 34" W | CURVE | 185.35' | 370.00' | 187.34' | L16 | S 46° 58' 08" W | CURVE | 123.55' |
| L8 | N 2° 08' 58" E | CURVE | 381.72' | 430.00' | 395.51' | L17 | S 28° 29' 59" W | TANGENT | 229.82' |
| L9 | N 28° 29' 59" E | TANGENT | 229.82' | - | - | L18 | S 2° 08' 58" W | CURVE | 328.46' |

TRACT : NO. 2

OWNER : SHELBY INVESTMENTS LLC

SHELBY COUNTY, ALABAMA

ACRES 557.00

SCALE: 1"=200'

TOTAL ACREAGE 5.808

R.O.W. ACQUIRED 551.192

REMAINDER 05-11-16

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 Investments LLC Grantee's Name Shelby County
Mailing Address 2464 Glasscott Point Mailing Address _____
Hoover, AL 35226 _____

Property Address undeveloped Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 4,800.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 10/27/16 Print Roena Bearden
Unattested _____ Sign Roena Bearden
(Grantor/Grantee/Owner/Agent) circle one

