

STATE OF ALABAMA)
SHELBY COUNTY) River Road
Shelby County
Tract No. 4

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), Highway 13 LLC 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 South half of Section 7, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7; thence run South 89 degrees 57 minutes 28 seconds East along South section line for a distance of 303.80 feet to the POINT OF BEGINNING; thence run North 06 degrees 26 minutes 36 seconds East for a distance of 230.09 feet to the point of commencement of a curve to the left, said curve having a radius of 2500.00 feet, a central angle of 14 degrees 14 minutes 14 seconds, a chord bearing of North 00 degrees 40 minutes 31 seconds West for a chord distance of 612.18 feet; thence run along arc of said curve for a distance of 613.76 feet; thence run North 07 degrees 47 minutes 38 seconds West for a distance of 16.56 feet; thence run North 82 degrees 12 minutes 22 seconds East for a distance of 60.00 feet; thence run South 07 degrees 47 minutes 38 seconds East for a distance of 16.56 feet to the point of commencement of a curve to the right, said curve having a radius of 2500.00 feet, a central angle of 14 degrees 14 minutes 14 seconds, a chord bearing of South 00 degrees 40 minutes 31 seconds East for a chord distance of 627.05 feet; thence run along arc of said curve for a distance of 628.67 feet; thence run South 06 degrees 26 minutes 36 seconds West for a distance of 223.36 feet; thence run North 89 degrees 57 minutes 28 seconds West for a distance of 60.38 feet to the POINT OF BEGINNING. Said parcel contains 51,880 square feet or 1.19 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.

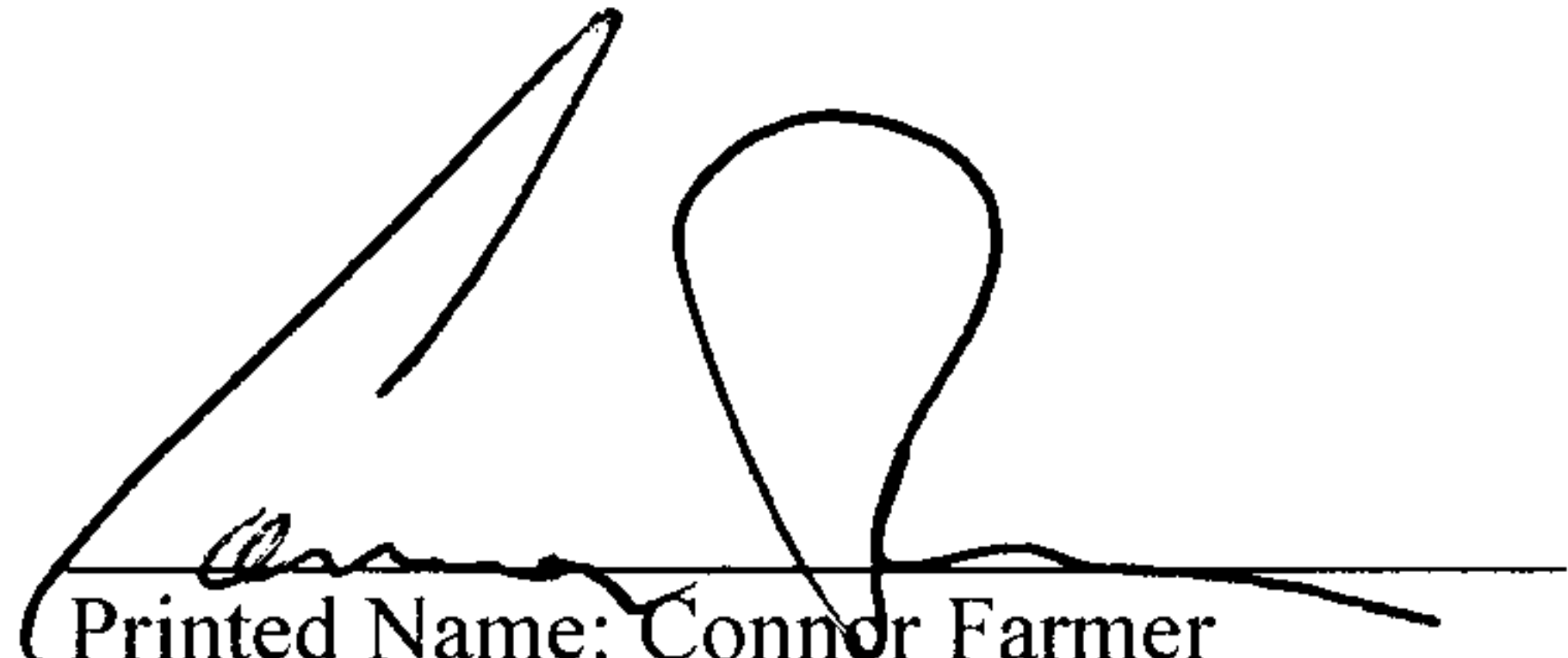


20161027000396080 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/27/2016 03:59:17 PM FILED/CERT

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 11th day of November, 2015.

Witness:





(Printed Name: Connor Farmer
Title: Managing Member



20161027000396080 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/27/2016 03:59:17 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Hwy 13 LLC
Mailing Address Attn: Connor Farmer
120 Bishop Circle
Pelham, AL 35124

Grantee's Name Shelby County
Mailing Address _____

Property Address Undeveloped

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 4,800.00



20161027000396080 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
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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
☐ 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 10/27/16

Print Roena Bearden

Sign Roena Bearden

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one