

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens & Justice
Attorneys at Law
P O Box 587
Columbiana, AL 35051

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

STATUTORY WARRANTY DEED - TRACT NO. TS 52 R

PARCEL NO. 10-01-11-0-001-010.003

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

That in consideration of **FIFTY FIVE THOUSAND FIVE HUNDRED NO/100----**
-----DOLLARS (\$55,500.00), to the undersigned grantor, **MKL, L.L.C., an**
Alabama limited liability company, in hand paid by **SHELBY COUNTY, ALABAMA**,
the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents,
grant, bargain, sell and convey unto the said **GRANTEE**, the following real estate, situated
in Shelby County, Alabama, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD, unto **Shelby County, Alabama**, its successors and
assigns in fee simple forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this
the 16th day of December, 2016.

MKL, L.L.C

BY: _____

Jon C. Moore, as member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Jon C. Moore, whose name as member of MKL, L.L.C, an
Alabama limited liability company, 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 agent and with full authority, executed the same voluntarily for and
as the act of said company.

Given under my hand and official seal, this the 16th day of December, 2016.

Nuller R Justice
Notary Public

My Commission Expires: 9-11-19

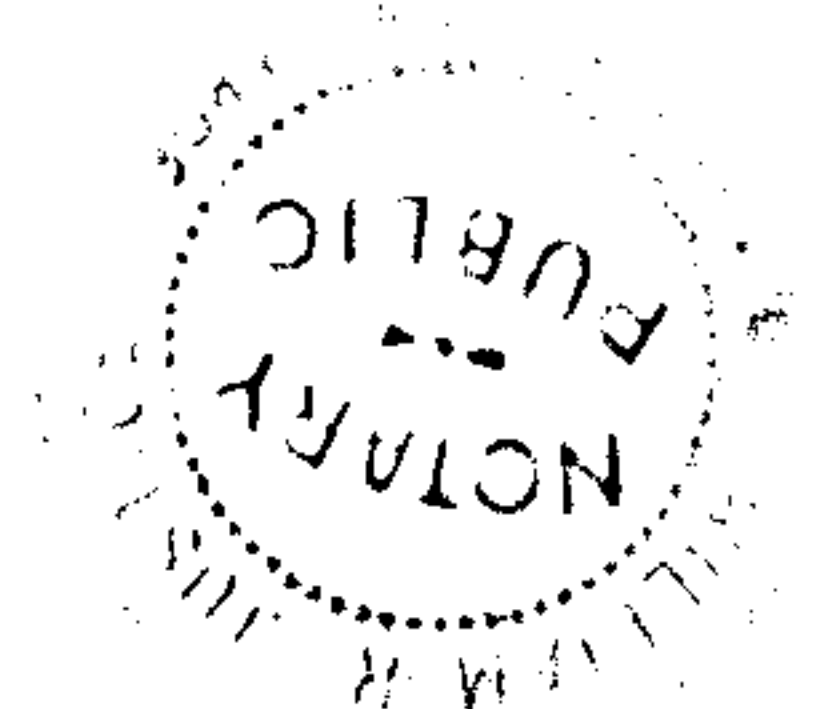


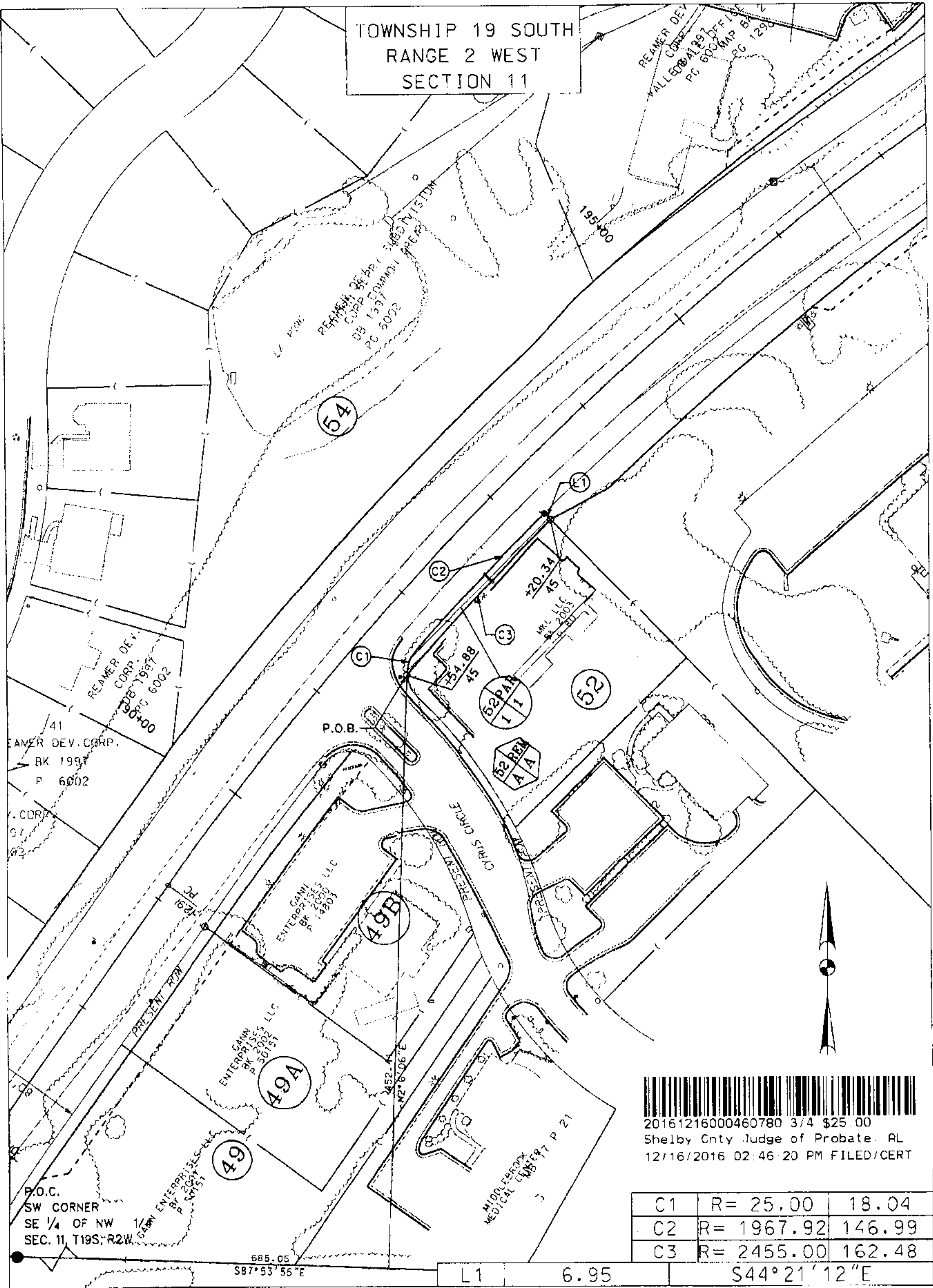
EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the SW corner of the SE ¼ of the NW ¼ of Section 11, Township 19 South, Range 2 West, run thence S 87°53'55" E a distance of 685.05 feet, more or less, run thence N 02°06'06" E a distance of 452.41 feet, more or less, to a point on the acquired right of way of Valleydale Road and the present right of way line of Valleydale Road, said point also being the Point of Beginning; thence along the present right of way line and along a curve to the right having a radius of 25.00 feet, a curve distance of 18.04 feet, and a chord bearing N 16°38'36" E at a distance of 17.65 feet, to a point on the present right of way line of Valleydale Road; run thence point on a curve to the right having a radius of 1967.92 feet, a curve distance of 146.99 feet, and a chord bearing N 43°37'11" E and a distance of 146.96 feet to a point on the grantor's property line; run thence S 44°21'12" E along the grantor's property line a distance of 6.95 feet, more or less, to a point on the acquired right of way of Valleydale Road; run thence on a curve to the left having a radius of 2455.00 feet, a central angle of 3°47'31", a curve distance of 162.48 feet, and a chord bearing S 43°14'47" W at a distance of 162.45 feet, to the Point of Beginning; Containing 0.027 acres, more or less.



20161216000460780 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
12/16/2016 02:46:20 PM FILED/CERT

SHELBY COUNTY, ALABAMA



TRACT SHEET 52 ~ ROW
SHEET 1 OF 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	0.600
TRACT NO.	52	R.O.W. REQUIRED	0.027
OWNER	MKL LLC	REMAINDER	0.573
PARCEL NO.	10-01-11-0-001-010.003	REQ'D. CONST. EASE.	0.000

Real Estate Sales Validation Form

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

Grantor's Name : MKL, L.L.C.
Mailing Address 5100 Cyrus Circle
Birmingham, AL 35242

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


Property Address: Valleydale Road
Birmingham, AL

DATE: 12-16-16
Total Purchase Price \$ 55,500.00
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
☒ Closing Statement

☐ Appraisal
☐ Other -


20161216000460780 4/4 \$25.00
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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 12-16-16

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Jon Moore

☐ Unattested


(Verified by)