


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT ROAD
MOBILE, ALABAMA 36670-0434

FEE SIMPLE
WARRANTY DEED
TRACT NO. 01


20170117000021540 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/17/2017 03:37:34 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-064.000
10-05-15-0-001-058.001

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Nine Thousand Six Hundred and 00/100 dollar(s) (\$9,600.00), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), FSQC-AL, LLC, an Alabama Limited Liability Company, have this day granted, 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 an iron pin at the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 88°57'53" E along the north line of said SW ¼ of NW ¼ a distance of 495.02 feet, run thence S 01°02'07" W a distance of 564.78 feet to a point at a station of 98+96.77 offset to the left 50.00 feet from the proposed centerline of Valleydale Road also being the Point of Beginning; run thence S 28°20'48" E a distance of 11.14 feet to a point on the north right-of-way of Valleydale Road at a station of 98+96.80 offset to the left 38.86 feet of said centerline, run thence S 61°58'32" W along said north right-of-way a distance of 145.16 feet to a point at a station of 97+51.64 offset to the left 39.25 feet of said centerline, continue S 62°09'30" W along said north right-of-way a distance of 26.64 feet to a point at a station of 97+25.00 offset to the left 39.40 feet of said centerline, run thence N 38°51'12" E a distance of 27.15 feet to a point at a station of 97+50.00 offset to the left 50.00 feet of said centerline, run thence N 61°49'19" E a distance of 146.77 feet to the Point of Beginning; Containing 0.039 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 for all encumbrances of record and 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, subject to all matters of record as aforesaid.

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

10th day of January 2017.

FSQC-AL, LLC

By: 

Name: R. Scott Herzig

Title: Senior VP and COO

STATE OF MA
COUNTY OF MIDDLESEX

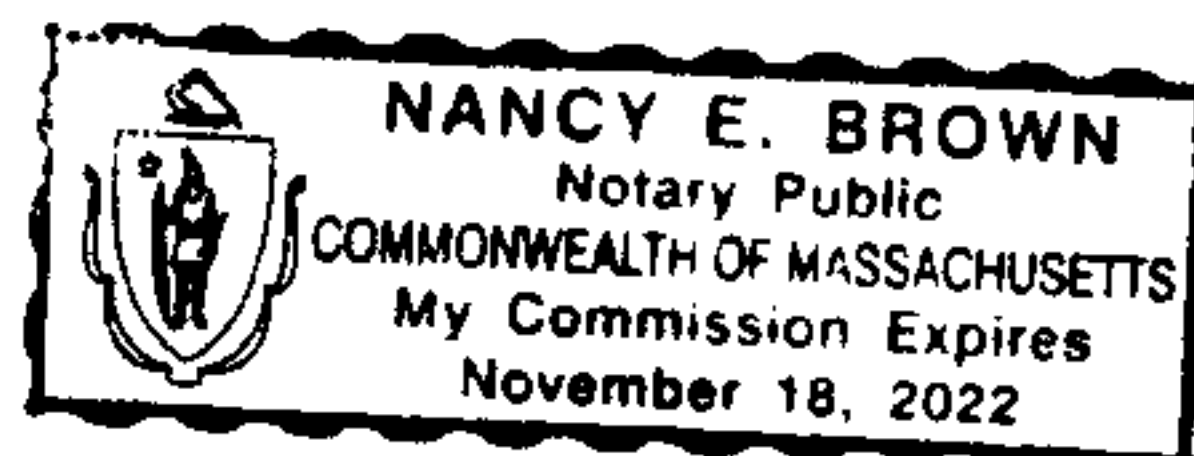
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Scott Herzig, as Senior VP and COO of FSQC-AL, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.


Given under my hand and official seal the 10 day of January, 2017.


Notary Public

My Commission Expires: November 18, 2022

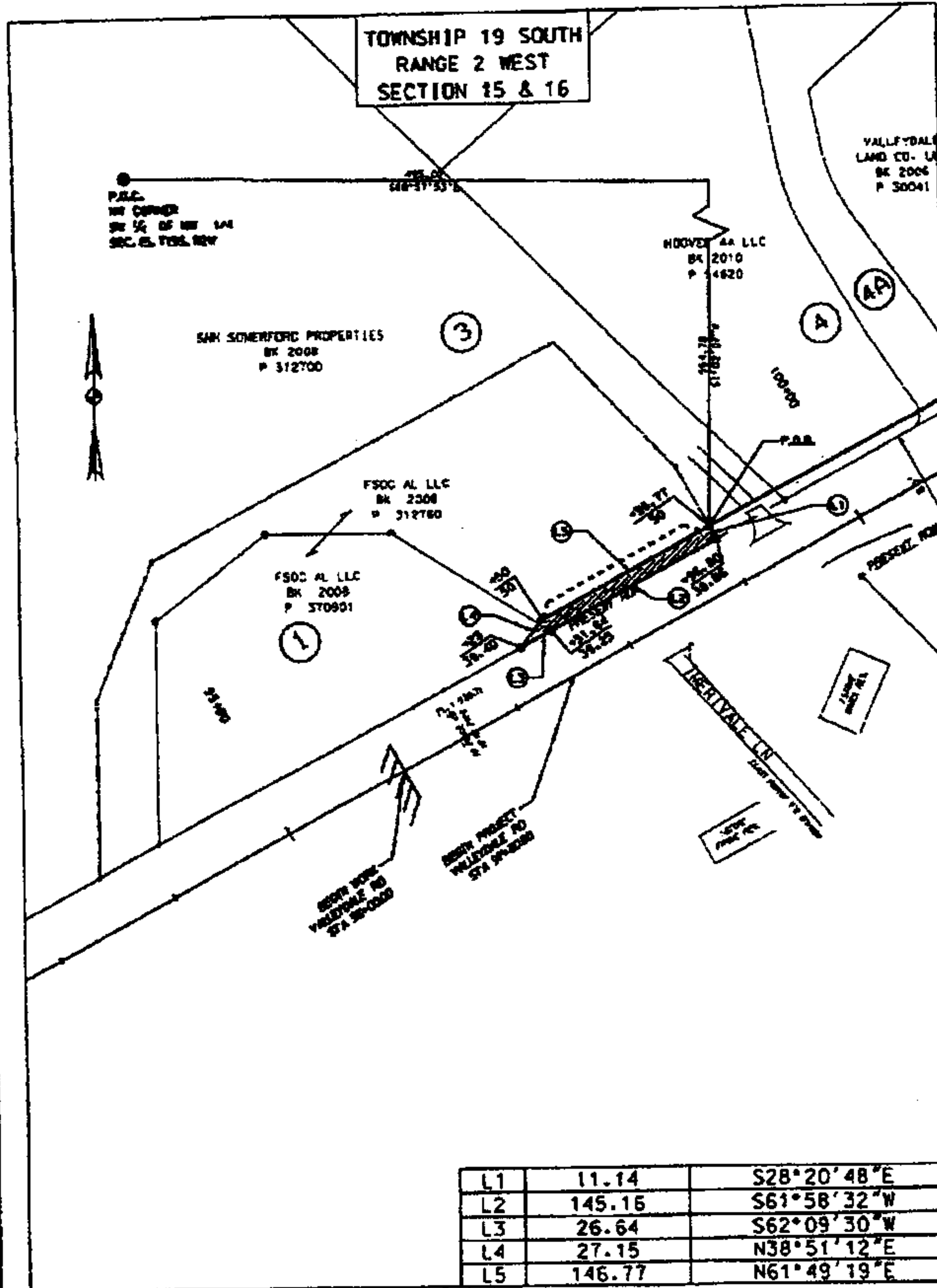
Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051




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SHELBY COUNTY, ALABAMA



TRACT SHEET 1 - ROW

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	2.089
TRACT NO.	1	R.O.W. REQUIRED	0.039
OWNER	FSOC AL LLC	REMAINDER	2.050
PARCEL NO.	10-5-15-0-001-064.000	RED'D. CONST. EASE.	N/A
	10-5-15-0-001-058.001		



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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 : FSOC-AL, LLC
c/o Five Star Quality Care, Inc.
Mailing Address 400 Centre Street
Newton, MA -02458

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

Property Address: 2534 Valleydale Road
Birmingham, AL 35244

DATE: 1-10-17
Total Purchase Price \$ 9,600.00

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 ☐ 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 1/10/17

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print R. Scott Hering

Charles Chambers Sr.
(Verified by)

☐ Unattested

Form RT-1



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