


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

FEE SIMPLE  
WARRANTY DEED  
TRACT NO. 03

  
20170117000021550 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
01/17/2017 03:37:35 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-058.000

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty Four Thousand One Hundred Thirty Three and 56/100 dollar(s) (\$24,133.56), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), SNH Somerford Properties Trust, 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 the NW corner of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, run thence S 88°38'00" E a distance of 499.42 feet, more or less, run thence S 01°22'00" W a distance of 539.18 feet, more or less, to the Point of Beginning; run thence S 44°38'36" E a distance of 10.89 feet, more or less, run thence S 61°09'16" W a distance of 59.54 feet, more or less, run thence N 28°20'48" W a distance of 11.14 feet, more or less, run thence N 61°49'19" E a distance of 56.49 feet, more or less, to the Point of Beginning; Containing 0.014 acres, 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.

TS 03 R.doc

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

10<sup>th</sup> day of January 2017.

SNH SOMERFORD PROPERTIES TRUST

By:

Name: David J. Hegarty

Title: President 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 David J. Hegarty, as President and COO of SNH SOMERFORD PROPERTIES TRUST, 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 5<sup>th</sup> day of January 2017.

Elizabeth A. Tober  
Notary Public

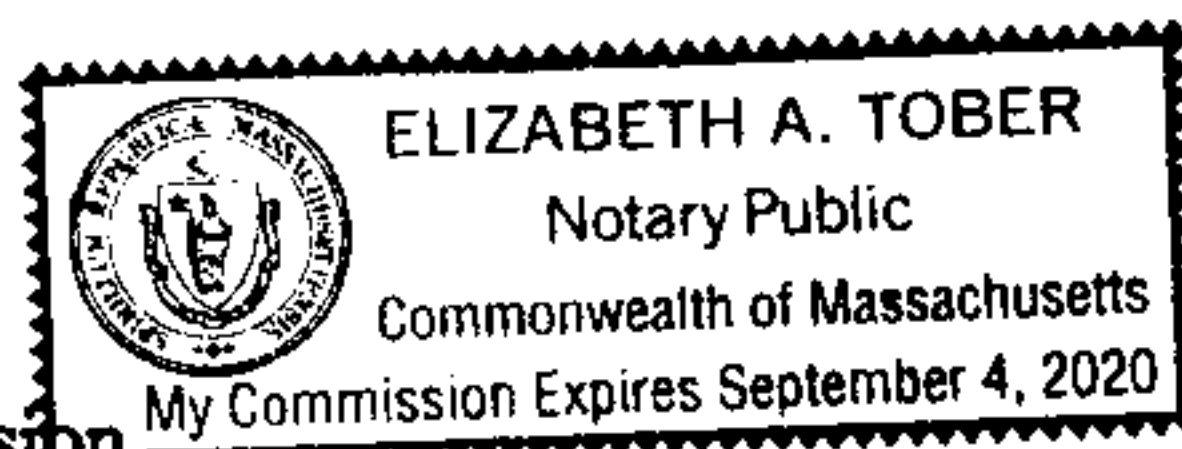
My Commission Expires: \_\_\_\_\_

Grantee's Address:

Shelby County Commission

506 Highway 70

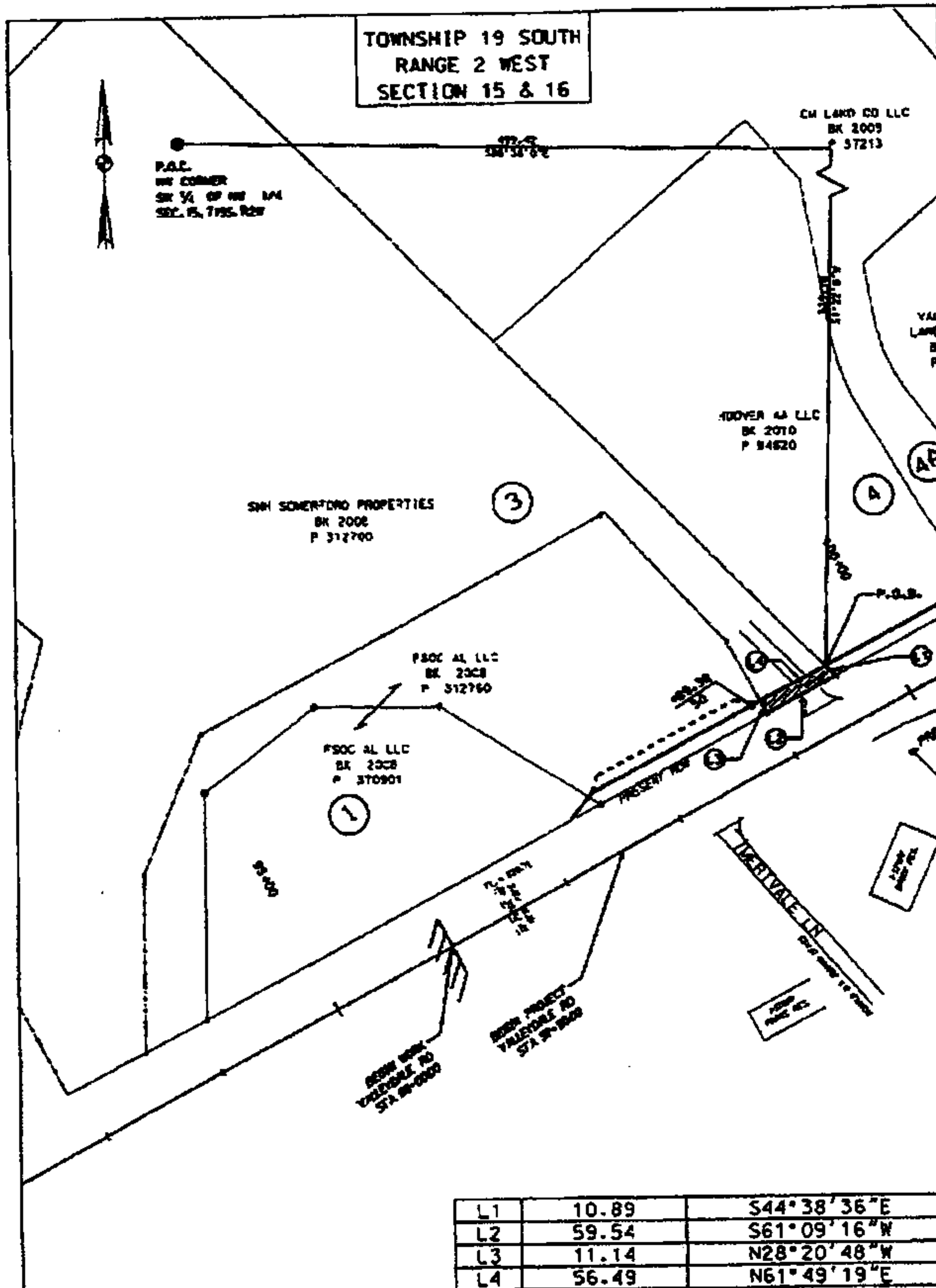
Columbiana, AL 35051



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# SHELBY COUNTY, ALABAMA



TRACT SHEET 3 - 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	5.863
TRACT NO.	3	R.O.W. REQUIRED	0.014
OWNER	SNH SOMERFORD PROPERTIES	REMAINDER	5.849
PARCEL NO.	10-5-15-0-001-058.000	REQ'D. CONST. EASE.	N/A



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

