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.

STATE OF ////
COUNTY OF ///OUSSEX

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that <u>David J. Hegarty</u>, as <u>President and COO</u> 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 $\frac{5}{5}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$ 2017.

Notary Public

My Commission Expires:_

Grantee's Address:

Shelby County Commission Expires September 4, 2020

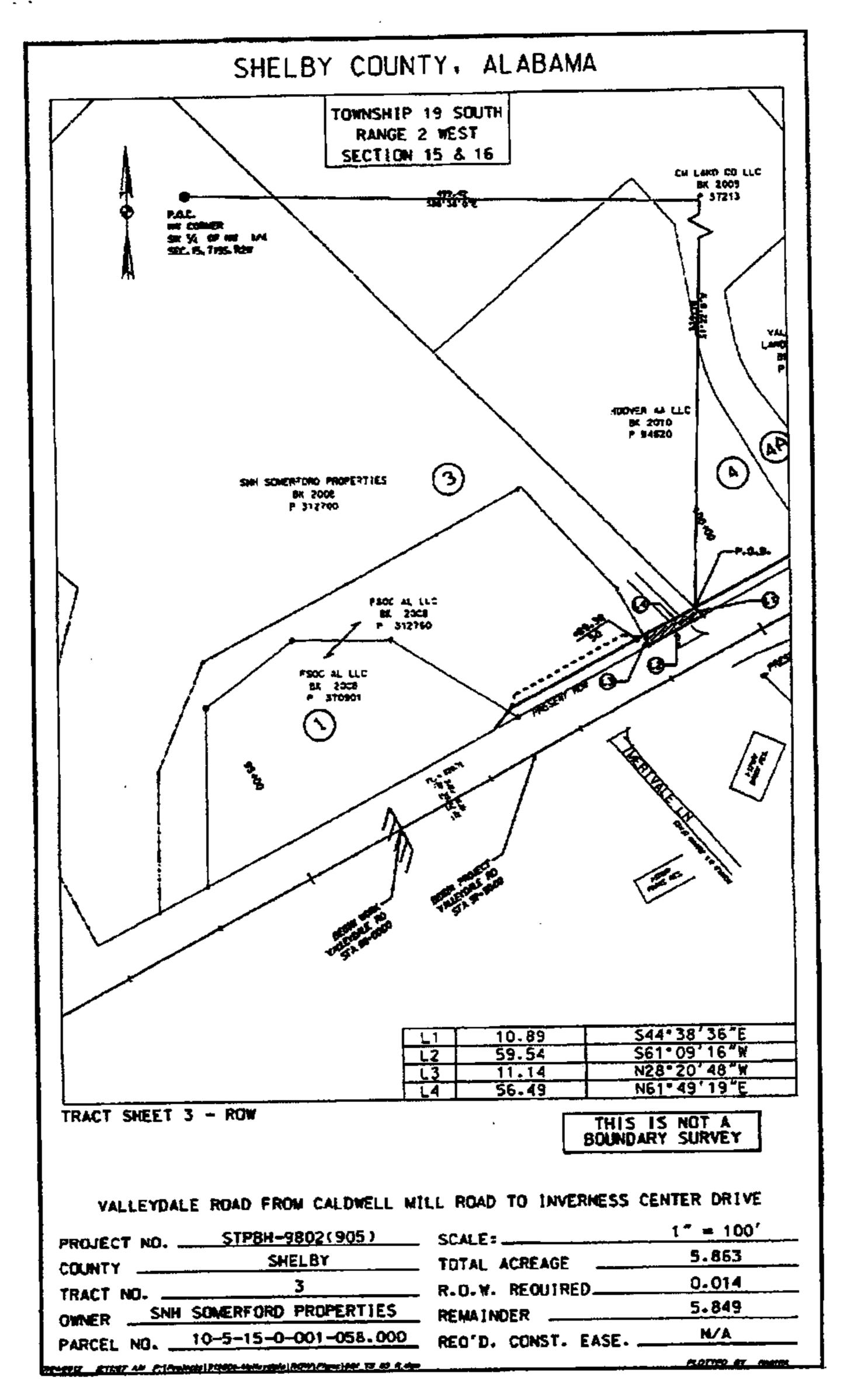
506 Highway 70 Columbiana, AL 35051 ELIZABETH A. TOBER

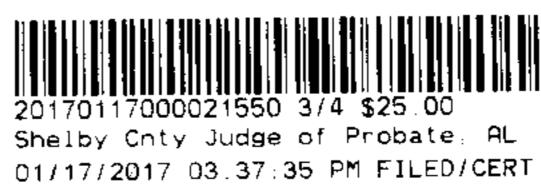
Notary Public

Commonwealth of Massachusetts

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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

O1460401 0 1 14404 1 44 14 14 14 14 14 14 14 14 14 14 14	Grantee's Name <u>: Shelby County Commission</u> Mailing Address <u>: 506 Hwy 70</u> St. Columbiana, AL 35051
Property Address: 2534 Valleydale Road Birmingham, AL 35244	DATE: 1-10-17 Total Purchase Price \$ 24.133.56 or
	Actual Value \$
	or Assessor's Market Value \$
The purchase price or actual value claimed on this form one) (Recordation of documentary evidence is not requir	can be verified in the following documentary evidence: (check
Bill of Sale	ppraisal
	ther —
X Closing Statement	
If the conveyance document presented for recordation co of this form is not required.	ntains all of the required information referenced above, the filing
Grantor's name and mailing address - provide the name of the person	Instructions 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	d, if available.
Date of Sale - the date on which interest to the property was conveyed	đ.
Total purchase price - the total amount paid for the purchase of the precord.	roperty, both real and personal, being conveyed by the instrument offered for
Actual value - if the property is not being sold, the true value of the precord. This may be evidenced by an appraisal conducted by a license	roperty, both real and personal, being conveyed by the instrument offered for ed 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 of statements claimed on this form may result in the imposition of the p	contained in this document is true and accurate. I further understand that any false enalty indicated in Code of Alabama 1975 40-22-1 (h).
Date 1/0/17 Sign Granton/Grant	tec/Owner/Agent) circle one 1 B S. HEGARTY
	1 Chamber).
Form RT-1	20170117000021550 4/4 \$25 00 Shelby Cnty Judge of Probate: AL 01/17/2017 03:37:35 PM FILED/CERT