

THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
220TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 78 R



20170118000022440 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
01/18/2017 12:16:31 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-01-01-0-001-
003.002

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Forty Three Thousand Nine Hundred Ninety Nine & no/00 dollar(s), cash in hand paid to the
undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
the undersigned grantor(s), La Petite Academy, Inc. 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 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 NE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 2 West,
run thence S 00°00'00" E a distance of 493.57 feet, more or less, run thence S 90°00'00" W a distance of
119.37 feet, more or less, to the Point of Beginning; run thence S 35°06'57" W a distance of 107.10 feet,
more or less, to a point on a curve to the right having a radius of 2879.52 feet, a central angle of 3°19'24", a
curve distance of 167.03 feet, and a chord bearing S 36°46'39" W at a distance of 167.00 feet, run thence
N 55°19'53" W a distance of 7.03 feet, to a point on a curve to the left having a radius of 2445.00 feet, a
central angle of 1°15'02", a curve distance of 53.36 feet, and a chord bearing N 35°29'22" E at a distance of
53.36 feet, run thence N 34°51'51" E a distance of 213.00 feet, more or less, run thence S 86°39'15" E a
distance of 14.66 feet, more or less, to the Point of Beginning; Containing 0.068 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 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.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal this the

17 day of January 2017.

LA PETITE ACADEMY, INC.

By: David Baratta
Name: David Baratta
Title: SVP Real Estate, Facilities & Market Development

STATE OF MICHIGAN
COUNTY OF Oakland

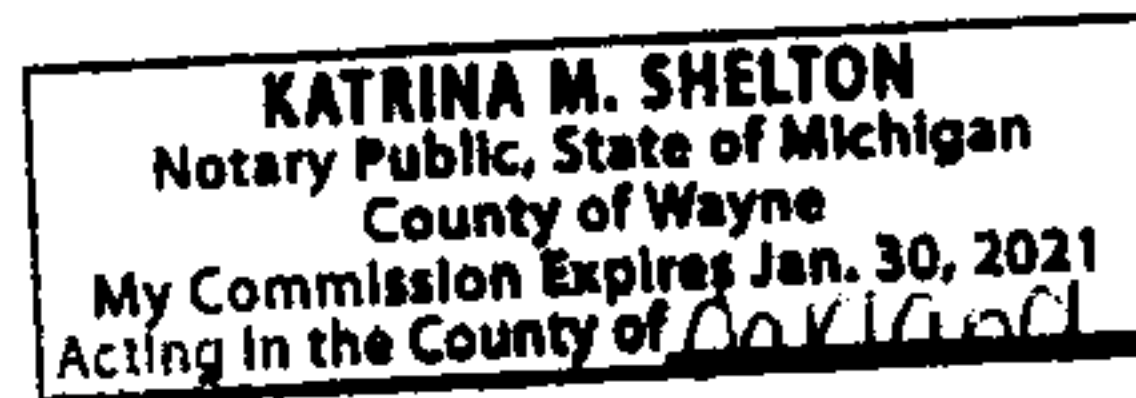
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Baratta, as SVP Real Estate, Facilities & Market Development of La Petite Academy, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, 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 corporation.

Given under my hand and official seal the 17 day of January, 2017.

Katrina M. Shelton
Notary Public

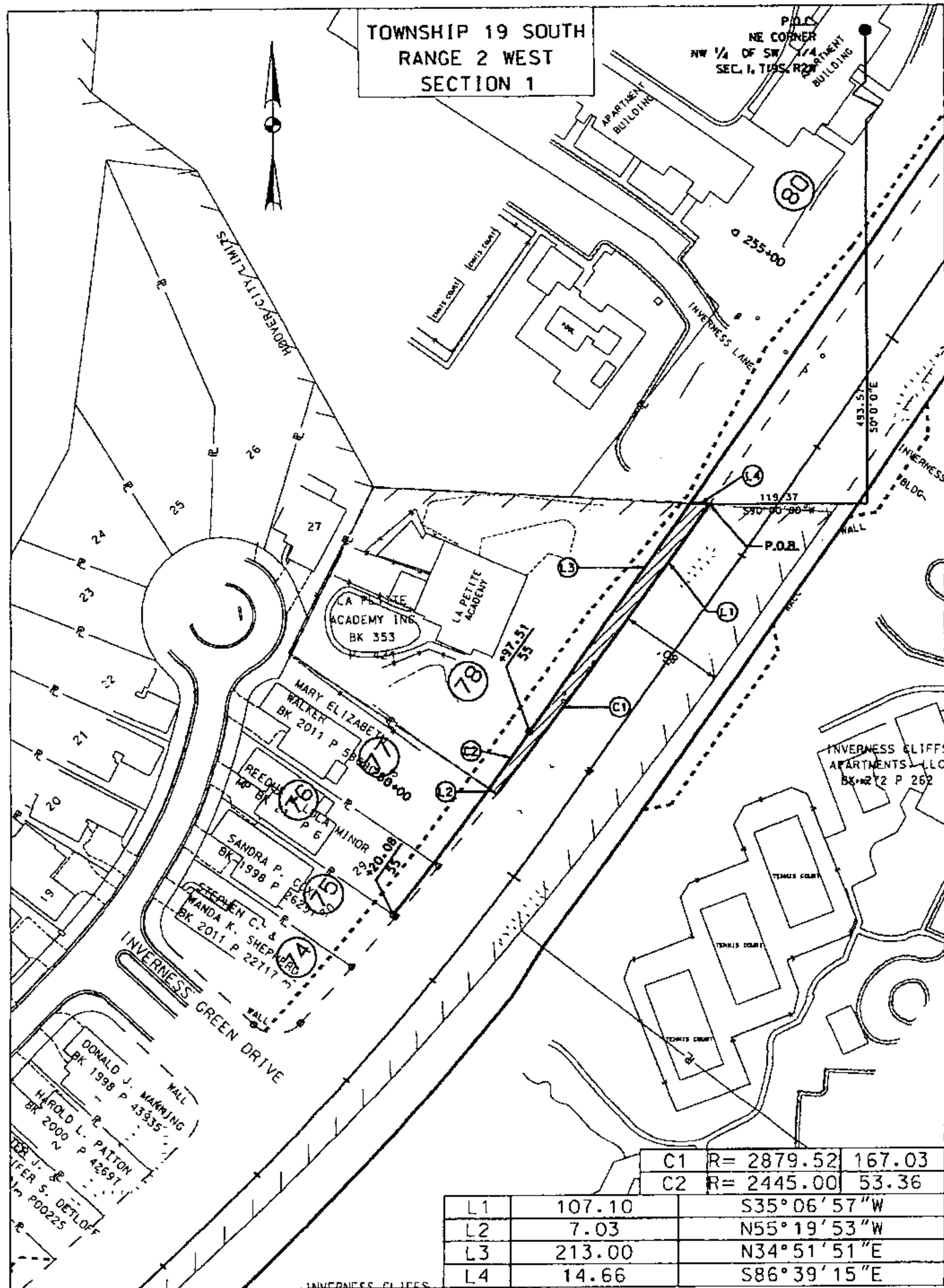
My Commission Expires: Jan 30, 2021

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



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SHELBY COUNTY, ALABAMA

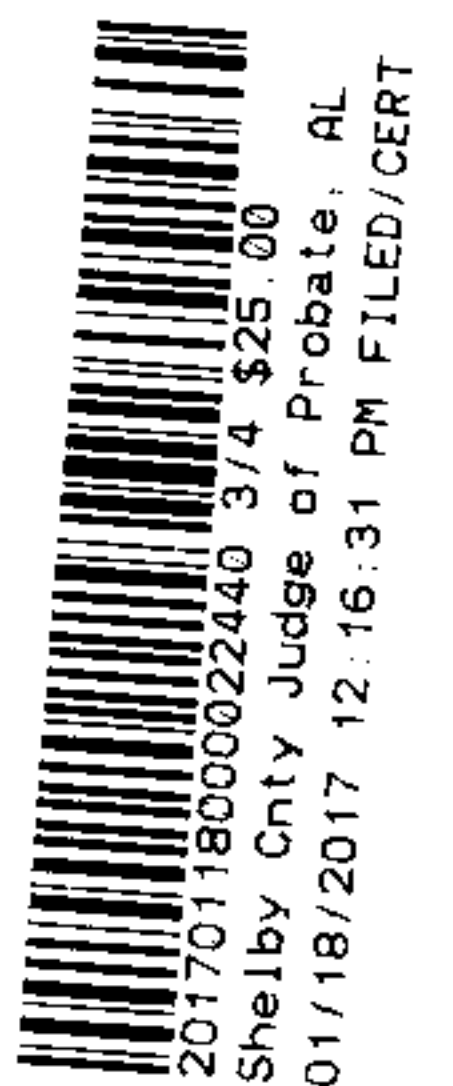


TRACT SHEET 78 - ROW 1

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	0.99
TRACT NO.	78	R.O.W. REQUIRED	0.068
OWNER	LA PETITE ACADEMY INC.	REMAINDER	0.922
PARCEL NO.	10-01-01-0-001-003.002	REQ'D. CONST. EASE.	N/A



Real Estate Sales Validation Form

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

Grantor's Name La Petite Academy Inc
Mailing Address 2133 Haagerty Rd
Ste. 300
Novi, MI 48375

Grantee's Name Shelby Cty Comm
Mailing Address 5060 Hwy 70
Columbia, AL 35051

Property Address Valleydale Rd.

Date of Sale 1-17-17
Total Purchase Price \$ 43,999.00

or
Actual Value \$

or
Assessor's Market Value \$



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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 1-17-17

Print

Fulmer

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1