

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

TRACT NO. TS 66 E1 & TS 66 E2

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

PARCELS NO. 10-01-01-0-001-003.009
10-01-01-0-001-003.000

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of Three Hundred Forty-four Thousand and no/100 Dollars (\$344,000.00) to the undersigned grantor, **FREG Inverness Cliffs Associates LLP, a Colorado limited liability partnership**, and **Inverness Cliffs 2nd Level, LLC, a Colorado limited liability company** (hereafter "GRANTOR," whether one or more), in hand paid by **SHELBY COUNTY, ALABAMA** (hereafter "GRANTEE"), the receipt of which is hereby acknowledged, **GRANTOR** does by these presents, grant, bargain, sell and convey unto **GRANTEE** the real estate situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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.

TO HAVE AND TO HOLD, unto **SHELBY COUNTY, ALABAMA**, its successors and assigns in fee simple forever, subject, however, to all matters of public record and taxes for the period of October 1, 2016, forward.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 15th day of December, 2016.


20170119000024070 1/8 \$37.00
Shelby Cnty Judge of Probate, AL
01/19/2017 02:29:16 PM FILED/CERT

**FREG Inverness Cliffs Associates LLP,
a Colorado limited liability partnership**

BY: 
Darren Fisk, its Managing Partner

**Inverness Cliffs 2nd Level, LLC,
a Colorado limited liability company**

BY: 
Darren Fisk, its Manager

STATE OF Colorado
COUNTY OF Adams

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darren Fisk, whose name as Managing Partner of FREG Inverness Cliffs Associates LLP, 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 Managing Partner 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 15 day of December, 2016.


Notary Public


My Commission Expires: 5/25/20

**DANIELLE CHRISTIANSEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124032452
MY COMMISSION EXPIRES 05-25-2020**

STATE OF Colorado
COUNTY OF Arapahoe

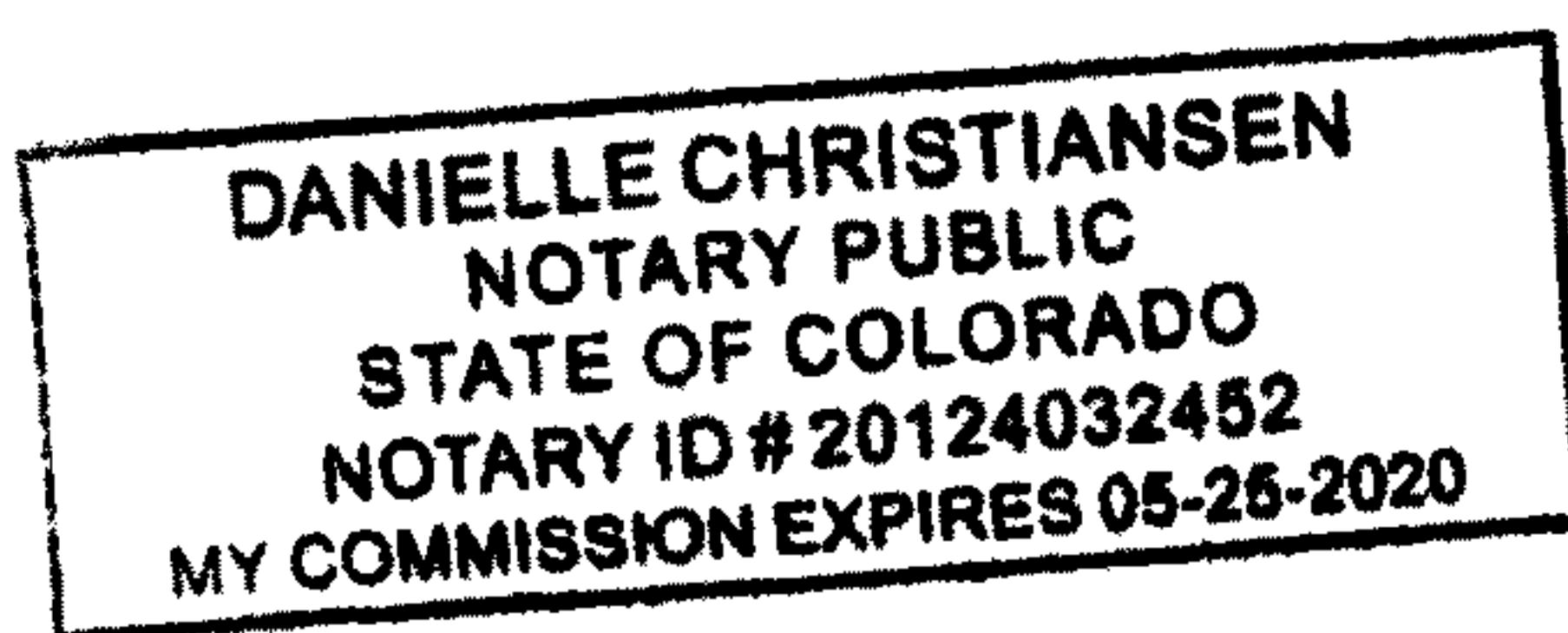
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darren Fisk, whose name as Manager of Inverness Cliffs 2nd Level, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager 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 15 day of December, 2016.



Notary Public

My Commission Expires: 5/25/20





20170119000024070 2/8 \$37.00
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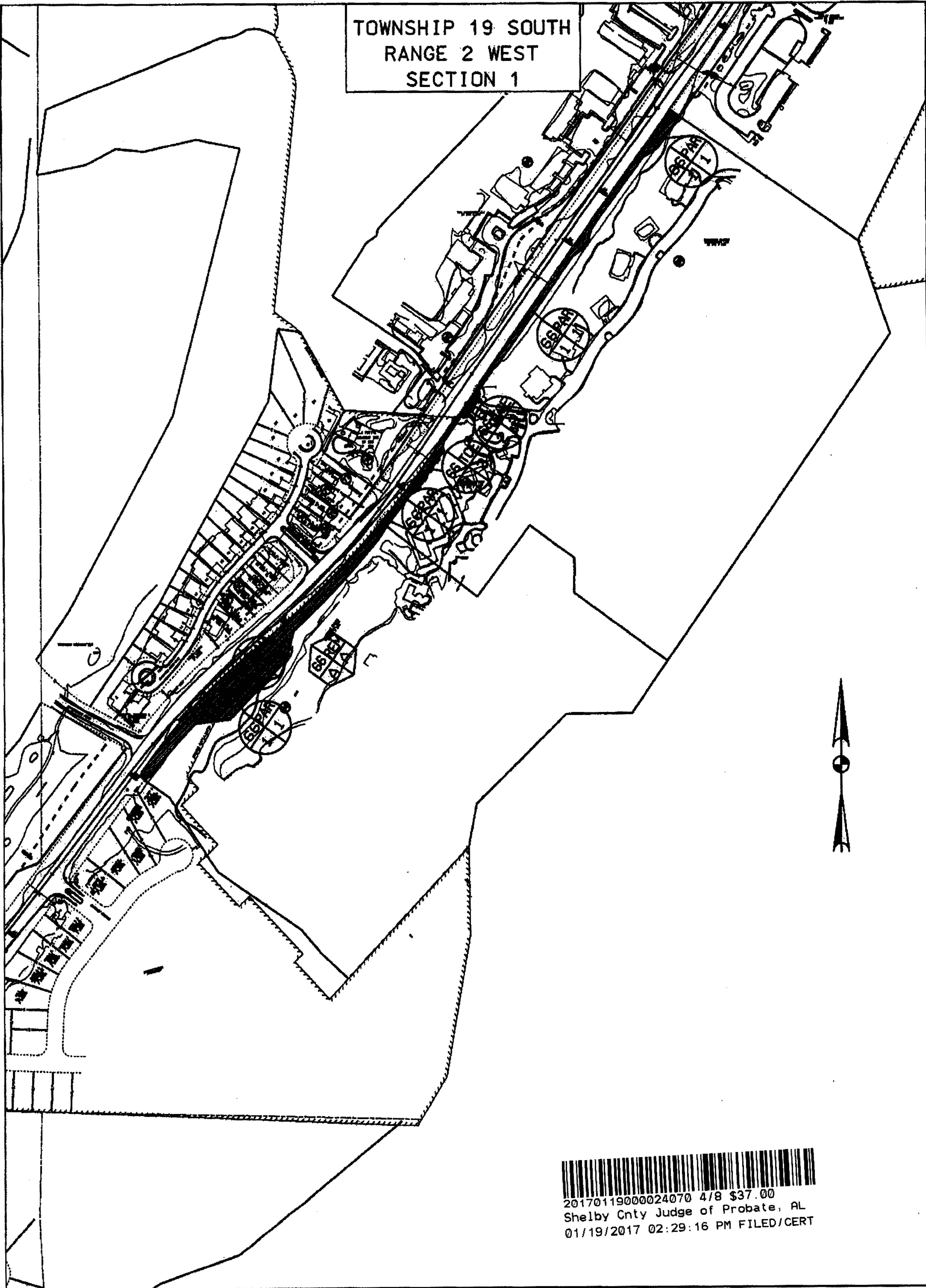
EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the NW corner of the SW ¼ of the SW ¼ of Section 1, Township 19 South, Range 2 West, run thence S 88°24'18" E a distance of 307.50 feet, more or less, run thence S 01°35'42" W a distance of 297.22 feet, more or less, to a point on the south right of way of Valleydale Road and the grantor's property line, also being the Point of Beginning; run thence N 36°55'35" E a distance of 52.62 feet, more or less, run thence along an arc 436.05 feet, more or less, to the right, having a radius of 2099.63 feet, the chord of which is N 43°25'28" E for a distance of 435.27 feet, more or less, run thence N 49°22'26" E a distance of 97.64 feet, more or less, run thence along an arc 731.36 feet, more or less, to the left, having a radius of 2904.82 feet, the chord of which is N 42°09'40" E for a distance of 729.43 feet, more or less, run thence N 35°20'16" E a distance of 106.67 feet, more or less, run thence N 35°09'03" E a distance of 1199.92 feet, more or less, run thence S 54°44'16" E a distance of 32.22 feet, more or less, run thence S 35°07'20" W a distance of 118.35 feet, more or less, run thence S 57°35'52" W a distance of 53.85 feet, more or less, run thence S 35°47'46" W a distance of 157.00 feet, more or less, run thence along an arc 117.53 feet, more or less, to the left, having a radius of 11409.00 feet, the chord of which is S 35°30'05" W for a distance of 117.53 feet, more or less, run thence S 15°11'14" W a distance of 52.90 feet, more or less, run thence S 54°43'04" W a distance of 53.04 feet, more or less, run thence S 34°51'51" W a distance of 410.00 feet, more or less, run thence S 53°18'00" W a distance of 15.81 feet, more or less, run thence S 34°51'51" W a distance of 270.00 feet, more or less, run thence S 08°17'20" W a distance of 11.18 feet, more or less, run thence S 34°51'51" W a distance of 172.49 feet, more or less, run thence along an arc 128.71 feet, more or less, to the right, having a radius of 2550.00 feet, the chord of which is S 36°18'37" W for a distance of 128.70 feet, more or less, run thence S 31°48'12" W a distance of 44.51 feet, more or less, run thence along an arc 386.10 feet, more or less, to the right, having a radius of 2555.00 feet, the chord of which is S 43°04'41" W for a distance of 385.73 feet, more or less, run thence S 13°47'26" W a distance of 90.31 feet, more or less, run thence S 44°00'19" W a distance of 252.76 feet, more or less, run thence S 83°55'52" W a distance of 106.07 feet, more or less, run thence along an arc 209.09 feet, more or less, to the left, having a radius of 1945.00 feet, the chord of which is S 41°48'57" W for a distance of 208.99 feet, more or less, run thence S 55°36'06" W a distance of 23.67 feet, more or less, run thence N 53°20'48" W a distance of 20.02 feet, more or less, to the Point of Beginning; Containing 1.765 acres, more or less.



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SHELBY COUNTY, ALABAMA



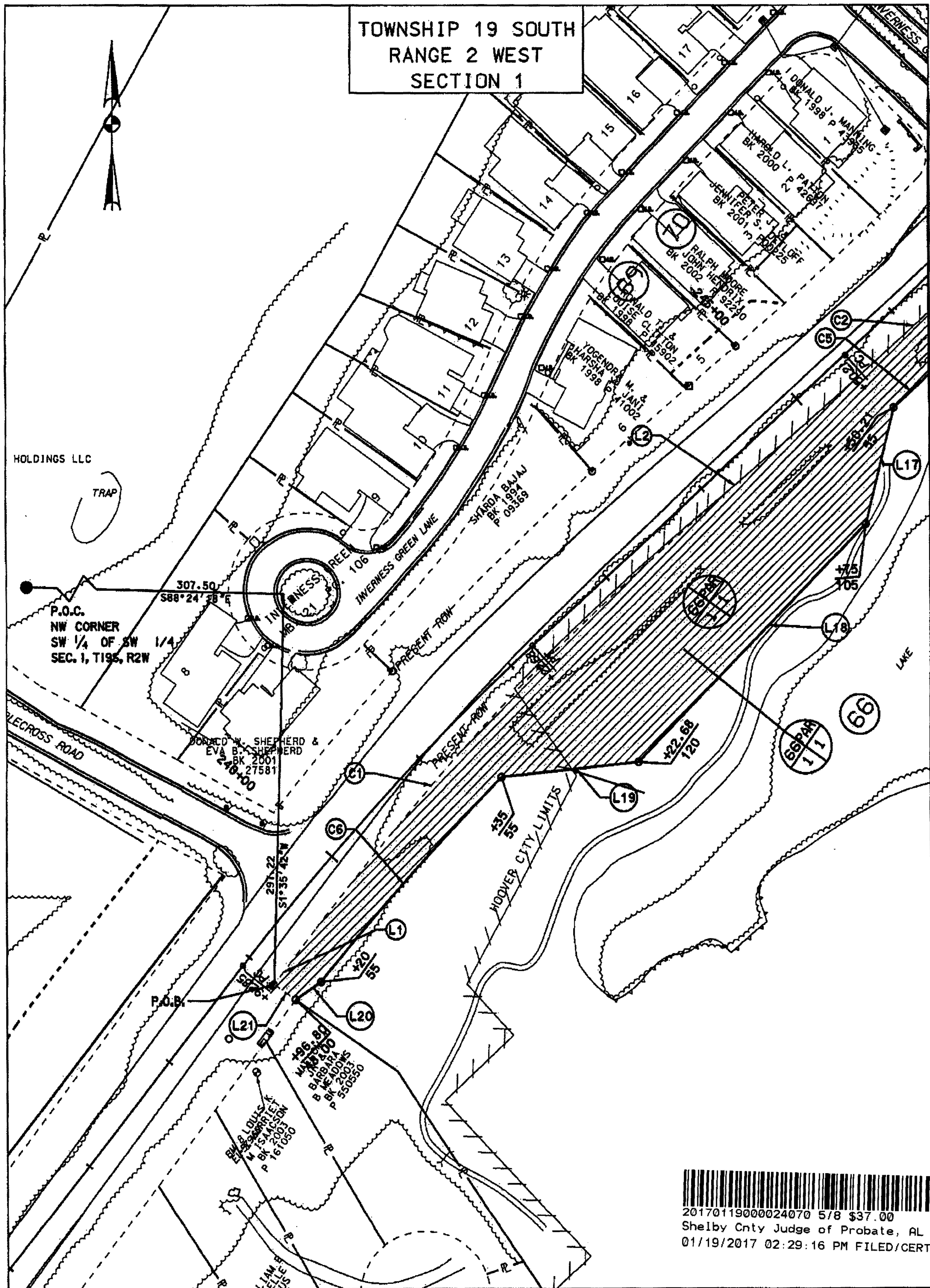
TRACT SHEET 66 - OVERALL
SHEET 1 OF 6

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 400'
COUNTY	SHELBY	TOTAL ACREAGE	56.065
TRACT NO.	66 OVERALL	R.O.W. REQUIRED	1.765
OWNER	INVERNESS CLIFFS APARTMENTS, LLC	REMAINDER	54.300
PARCEL NO.	10-01-01-0-001-003.009	REQ'D. CONST. EASE.	0.094
	10-01-01-0-001-003.000		

SHELBY COUNTY, ALABAMA



TRACT SHEET 66 - ROW 1A
SHEET 2 OF 6

THIS IS NOT A
BOUNDARY SURVEY

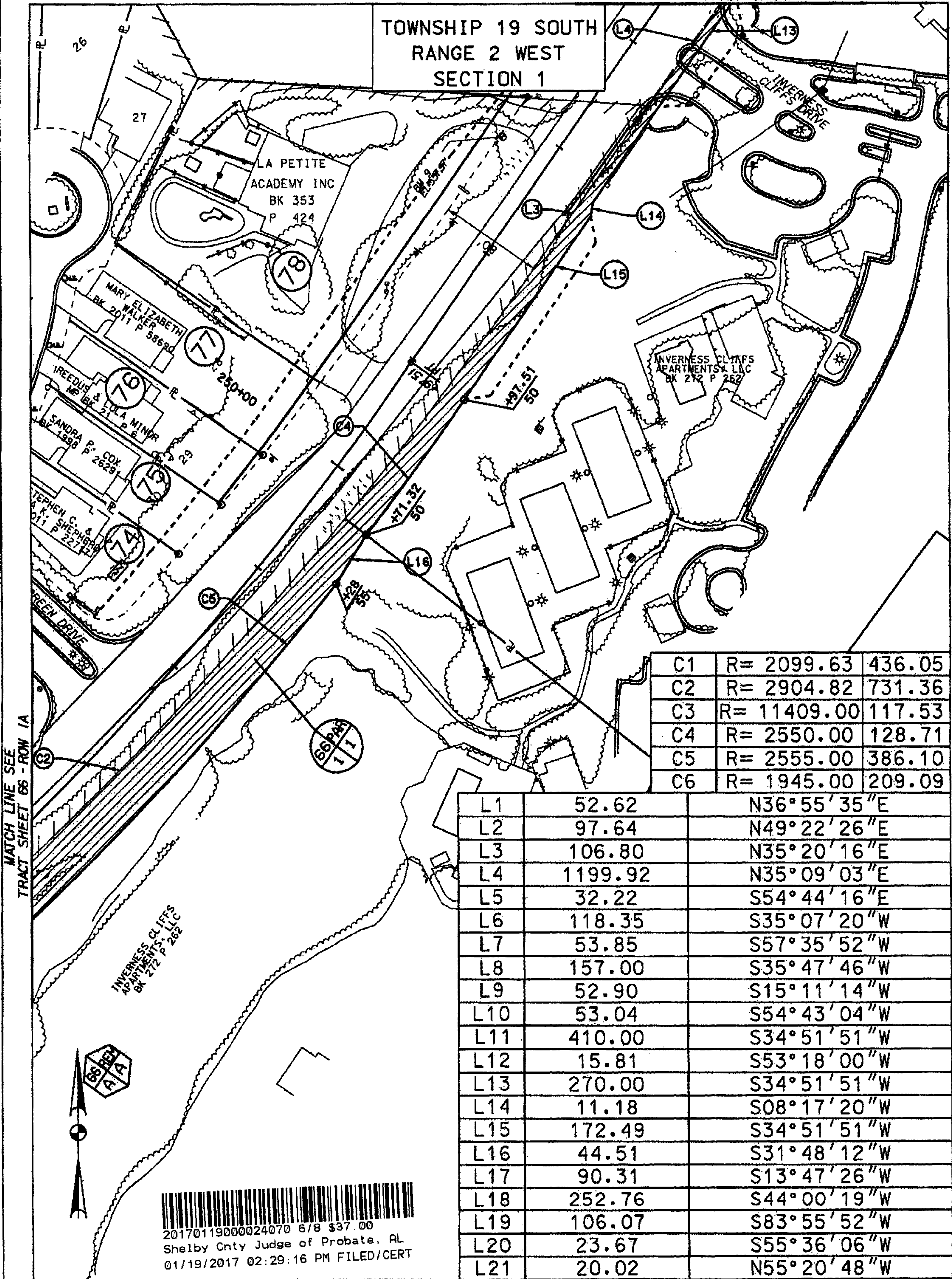
VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 66 - ROW 1A
OWNER INVERNESS CLIFFS
APARTMENTS, LLC
PARCEL NO. 10-01-01-0-001-003.009
10-01-01-0-001-003.000

SCALE:	<u>1" = 100'</u>
TOTAL ACREAGE	<u>56.065</u>
R.O.W. REQUIRED	<u>1.765</u>
REMAINDER	<u>54.300</u>
REQ'D. CONST. EASE.	<u>0.094</u>

SHELBY COUNTY, ALABAMA

MATCH LINE SEE
TRACT SHEET 66 - ROW 1C



TRACT SHEET 66 - ROW 1B
SHEET 3 OF 6

THIS IS NOT A
BOUNDARY SURVEY

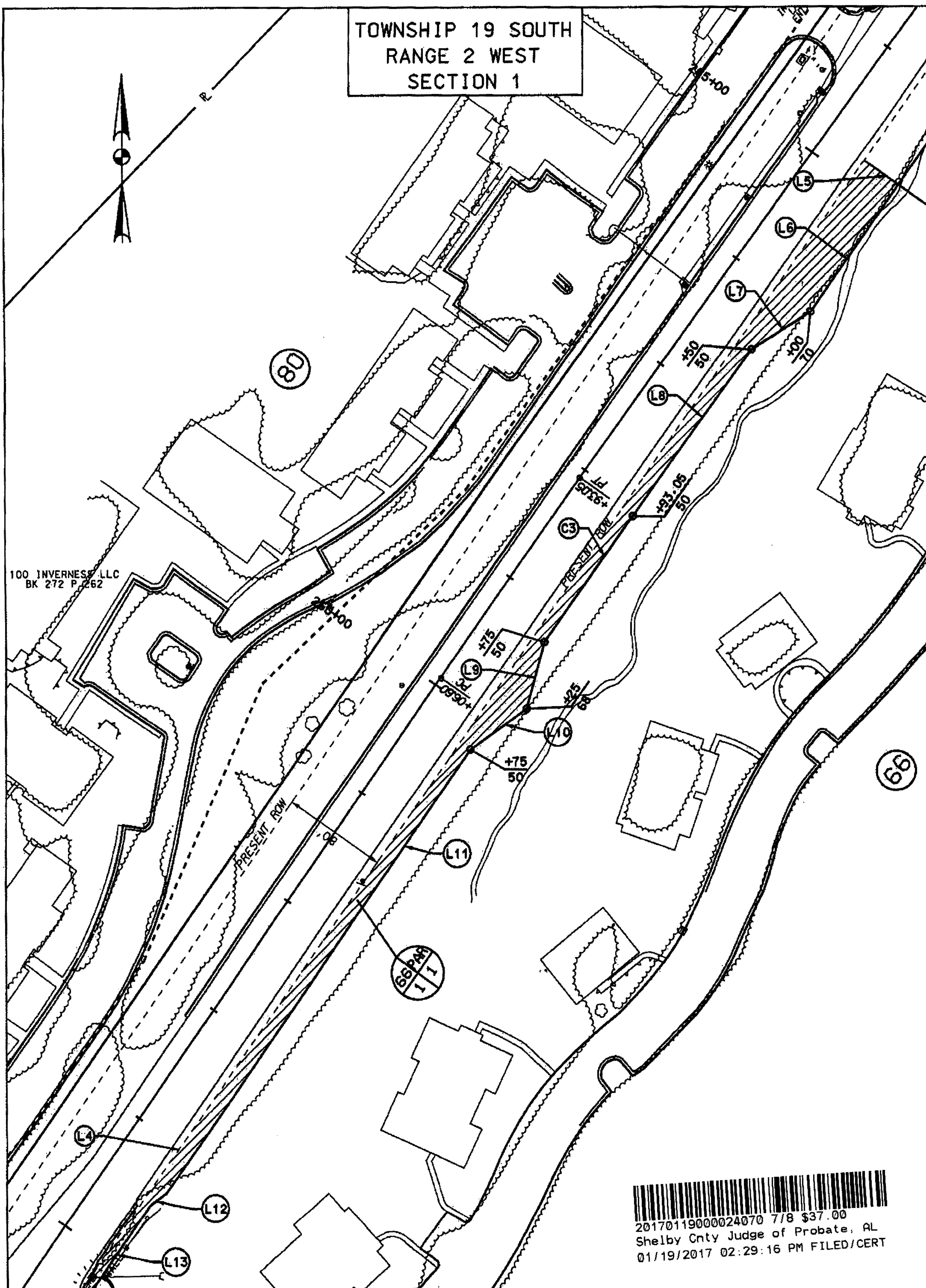
VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 66 - ROW 1B
OWNER INVERNESS CLIFFS APARTMENTS, LLC
PARCEL NO. 10-01-01-0-001-003.009
10-01-01-0-001-003.000

SCALE: 1" = 100'
TOTAL ACREAGE 56.065
R.O.W. REQUIRED 1.765
REMAINDER 54.300
REQ'D. CONST. EASE. 0.094

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 1



100 INVERNESS LLC
BK 272 P. 262

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Shelby Cnty Judge of Probate, AL
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MATCH LINE SEE TRACT SHEET 66 - ROW 1B
TRACT SHEET 66 - ROW 1C
SHEET 4 OF 6

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 66 - ROW 1C
OWNER INVERNESS CLIFFS
APARTMENTS, LLC
PARCEL NO. 10-01-01-0-001-003.009
10-01-01-0-001-003.000

SCALE: 1" = 100'
TOTAL ACREAGE 56.065
R.O.W. REQUIRED 1.765
REMAINDER 54.300
REQ'D. CONST. EASE. 0.094

Real Estate Sales Validation Form

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

Grantor's Name : FREG Inverness Cliffs Assoc.,LLP &
Inverness Cliffs 2nd Level, LLC

Grantee's Name: Shelby County Commission

Mailing Address c/o Forum RE Group, 4500 Cherry Creek
Dr. South, Ste 550, Glendale, CO 9-246

Mailing Address: 506 Hwy 70
Columbiana, AL 35051

Property Address: Valleydale Road
Birmingham, AL 35244

DATE: 12-15-16
Total Purchase Price \$ 344,000.
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 -

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 1-19-17

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one
Print William R. Justice

☐ Unattested

(Verified by)

Form RT-1

