


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT RD.
MOBILE, AL 36618

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 49B R**


20170302000073650 1/4 \$25.00
Shelby Cnty Judge of Probate: AL
03/02/2017 03:37:44 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-01-11-0-001-
010.006**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Sixteen Thousand Eight Hundred Fifty Seven & 50/100---- 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), GANN ENTERPRISES, L.L.C., an Alabama limited liability company 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 a point on the south right of way of Valleydale Road, also being the western most corner of Lot 4, according to the Meadow Brook Professional and Medical Centre, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama, run thence S87°50'02" E along the property line of said lot a distance of 35.04 feet, more or less, run thence N 29°05'02" E a distance of 287.10 feet, more or less, to the Point of Beginning; run thence N 35°50'47" E for a distance of 80.11 feet, more or less, run thence along an arc 72.98 feet, more or less, to the right, having a radius of 1967.92 feet, the chord of which is N 37°35'18" E for a distance of 72.97 feet, more or less, run thence along an arc 24.86 feet, more or less, to the right, having a radius of 25.00 feet, the chord of which is N 66°30'09" E for a distance of 23.85 feet, more or less, run thence along an arc 164.73 feet, more or less, to the left, having a radius of 2450.00 feet, the chord of which is S 37°43'52" W for a distance of 164.70 feet, more or less, run thence S 35°48'18" W a distance of 9.05 feet, more or less, run thence N 53°35'44" W a distance of 8.97 feet, more or less, to the Point of Beginning; Containing 0.038 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, 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

22 day of February, 2017.

GANN ENTERPRISES, L.L.C., an Alabama
liability company

By: _____

Kevin R. Gann, Sole Member

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

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin R. Gann, as Sole Member of Gann Enterprises, L.L.C., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

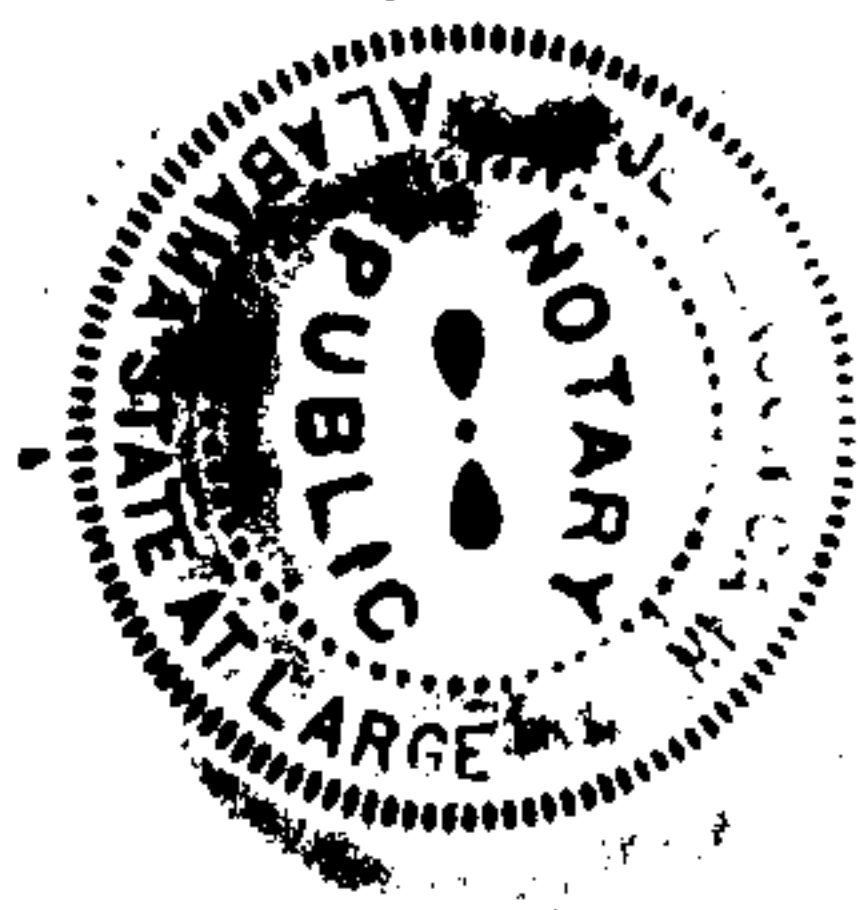
Given under my hand and official seal the 22 day of February, 2017.

Notary Public

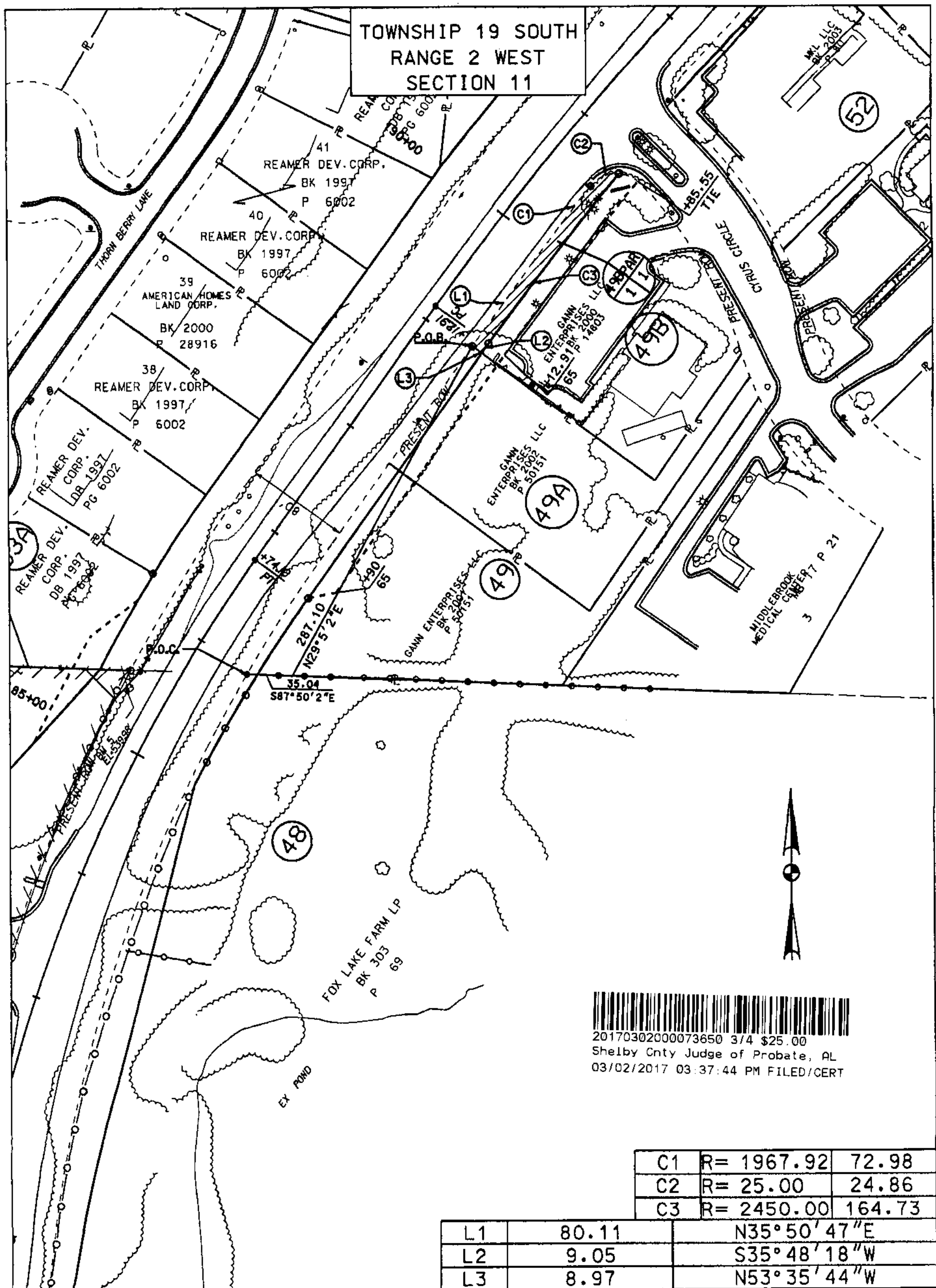
My Commission Expires: _____

MY COMMISSION EXPIRES 09/02/2018

20170302000073650 2/4 \$25.00
Shelby Cnty Judge of Probate: AL
03/02/2017 03:37:44 PM FILED/CERT



SHELBY COUNTY, ALABAMA



TRACT SHEET 49B - 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 0.619

TRACT NO. 49B ROW 1

R.O.W. REQUIRED 0.038

OWNER GANN ENTERPRISES LLC

REMAINDER 0.581

PARCEL NO. 10-01-11-0-001-010.006

REQ'D. CONST. EASE. 0.061

Real Estate Sales Validation Form

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

Grantor's Name : Gann Enterprises, LLC

Grantee's Name: Shelby County Commission

Mailing Address 4101 Cyrus Circle
Birmingham, AL 35242

Mailing Address: 506 Hwy 70
Columbiana, AL 35051

Property Address: Valleydale Road
Birmingham, AL 35244

DATE: 2-22-17
Total Purchase Price \$ 16,857.50

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 2-22-17

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

Print Kevin R. Gann

☐ Unattested

(Verified by) _____