

THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 46 R



20170524000182170 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/24/2017 03:46:54 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-01-11-0-0001-
017.002

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Eighty-Five Thousand and No/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), Hoover City Board of Education, a 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 SW ¼ of the SW ¼ of Section 11, Township 19 South, Range 2 West,
run thence N 88°08'42" W a distance of 48.5 feet, more or less, run thence S 01°51'18" W a distance of
15.37 feet, more or less, to the Point of Beginning; run thence S 32°15'19" W a distance of 116.13 feet,
more or less, to a point on a curve to the right having a radius of 1585.00 feet, a central angle of 7°38'22", a
curve distance of 211.33 feet, and a chord bearing S 40°33'14" W a distance of 211.18 feet, run thence
S 82°57'07" W a distance of 40.61 feet, more or less, run thence S 45°32'23" W a distance of 1083.67 feet,
more or less, run thence N 0°41'52" W a distance of 27.51 feet, more or less, run thence N 45°35'42" E a
distance of 1359.23 feet, more or less, to a point on a curve to the left having a radius of 994.93 feet, a
central angle of 3°31'09", a curve distance of 61.11 feet, and a chord bearing N 43°50'08" E at a distance of
61.10 feet, to the Point of Beginning; Containing 0.708 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.

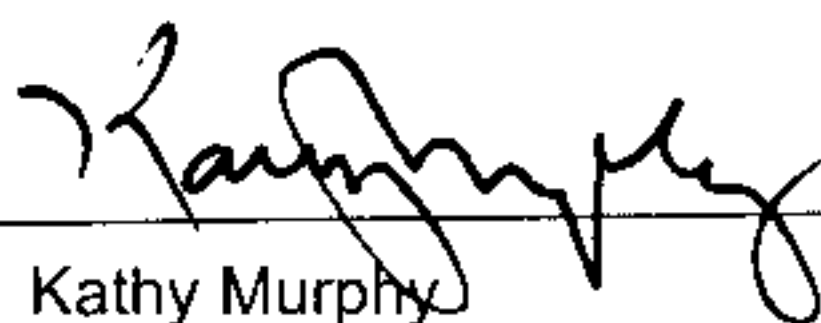
The Grantor(s) Herein Further Covenant(s) And Agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the 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

30th day of March, 2017.

Hoover City Board of Education

By:



Kathy Murphy

Its Superintendent

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



20170524000182170 2/5 \$28.00
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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy Murphy, whose name as Superintendent of Hoover City Board of Education, an Alabama school board, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, 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, this the 30th day of March, 2017.



Notary Public

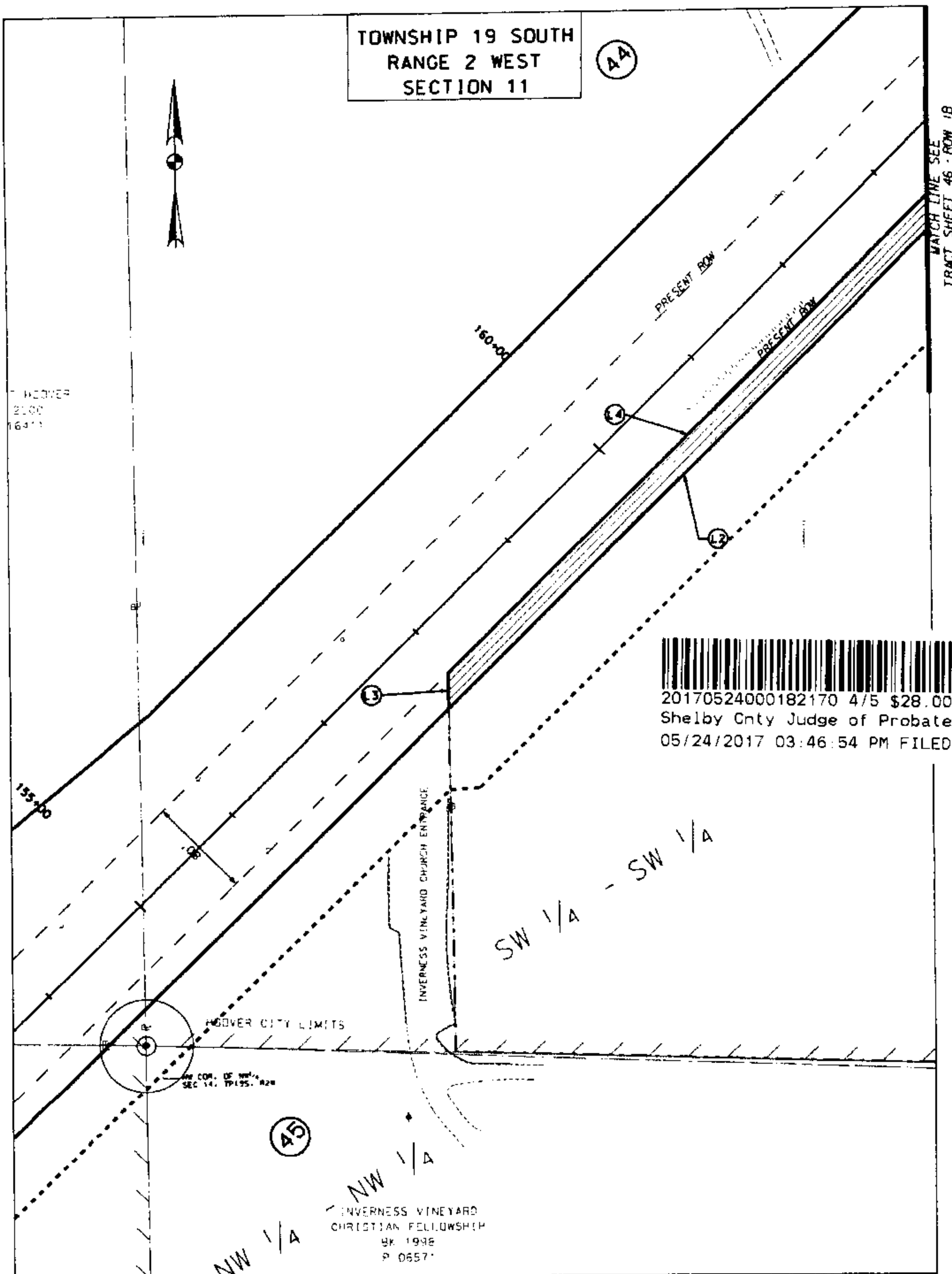
My Commission Expires: My Commission Expires 12/11/2019



20170524000182170 3/5 \$28.00
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SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 11



20170524000182170 4/5 \$28.00
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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	20.38
TRACT NO.	46 - PARCEL 1A	R.O.W. REQUIRED	0.708
OWNER	CITY OF HOOVER BOARD OF EDUCATION	REMAINDER	19.672
PARCEL NO.	10-01-11-0-001-017.002	REQ'D. CONST. EASE.	N/A

SHELBY COUNTY, ALABAMA

**TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 11**

SW 1/4 - SW 1/4

P.O.C.
NE CORNER
SW 1/4 OF SW 1/4
SEC. 11, T19S, R2W
48.5
N88°8'42\"W

15.37
S01°51'18\"W

P.O.B.

E2

L1

20.85

C1

23.47
S60°47'00\"W

L2

20.85

L3

165+00

170+00

MATCH LINE SEE
TRACT SHEET 46 - ROW 1A

(46)

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C1	R= 1585.00	211.33
C2	R= 994.93	61.11

L1	116.13	S32°15'19\"W
L2	40.61	S82°57'07\"W
L3	1083.67	S45°32'23\"W
L4	27.51	N0°41'52\"W
L5	1359.23	N45°35'42\"E

TRACT SHEET 46 - ROW 1B

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BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 46 - PARCEL 1B
OWNER CITY OF HOOVER BOARD OF EDUCATION
PARCEL NO. 10-01-11-0-001-017.002

SCALE: 1\" = 100'
TOTAL ACRESAGE 20.38
R.O.W. REQUIRED 0.708
REMAINDER 19.672
REQ'D. CONST. EASE. N/A

2/24/2017 9:59:49 AM P:\Projects\912801-Valleydale\ROW\Plans\801.TS 46_R1b.dgn PLOTTED BY rmarie

TRACT SHEET 46 - ROW 1B

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BOUNDARY SURVEY

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