


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT ROAD
MOBILE, AL 36670-0434

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 32


20170621000221030 1/7 \$34.00
Shelby Cnty Judge of Probate, AL
06/21/2017 01:24:56 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-
005.001
10-05-15-0-
005.000
10-05-15-0-
005.002
10-05-15-0-
001.000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Two Hundred Ninety Five Thousand Eight Hundred and no/100 (\$295,800.00) 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), **THE ALABAMA COMMUNITY COLLEGE SYSTEM**, as successor in interest to The Board of Education of the State of Alabama pursuant to Alabama Act 2017-171 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:

R.O.W. 1 OF 2:

Commencing for the Point of Beginning at a point on the north right-of-way of Valleydale Road also being the southeast corner of Lot 2, according to Shelby Development Park, as recorded in Map Book 16, Page 21, in the Probate Office of Shelby County, Alabama; run thence along said north right-of-way and along an arc 485.33 feet, more or less, to the right, having a radius of 1092.53 feet, the chord of which is N 89°24'26" W, for a distance of 481.35 feet, more or less; run thence N 77°27'56" W along said north right-of-way a distance of 167.65 feet, more or less; run thence N 76°26'04" W along said north right-of-way a distance of 293.16 feet, more or less; run thence N 00°08'07" E a distance of 28.83 feet, more or less; run thence S 77°15'04" E a distance of 130.77 feet, more or less; run thence N 84°18'51" E a distance of 31.62 feet, more or less; run thence S 77°15'04" E a distance of 423.65 feet, more or less; run thence along an arc 362.06 feet, more or less, to the left, having a radius of 705.00 feet, the chord of which is N 88°02'11" E, for a distance of 358.10 feet, more or less; run thence S 00°23'37" W a distance of 32.01 feet, more or less, to the Point of Beginning, Containing 0.750 acres, more or less.

R.O.W. 2 OF 2:

Commencing for the Point of Beginning at a ½" capped rebar at the intersection of the north right-of-way line of Valleydale Road and the south line of the north half of the NE ¼ of the NE ¼ of Section 15, Township 19 South, Range 2 West at a point; run thence N 89°03'29" W a distance of 66.66 feet, more or less; run thence N 09°34'21" E a distance of 19.24 feet, more or less; run thence N 45°32'23" E a distance of 693.78 feet, more or less; run thence S 39°50'48" E a distance of 59.58 feet, more or less; run thence S 45°35'37" W a distance of 657.76 feet, more or less, to the Point of Beginning, Containing 0.931 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.

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

7TH day of JUNE 2017.



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THE ALABAMA COMMUNITY COLLEGE
SYSTEM, as successor in interest to The Board
of Education of the State of Alabama pursuant
to Alabama Act 2017-171

By: *AL Thompson*
Name: AL Thompson
Chairman, The Alabama Community College
System Board of Trustees

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that AL Thompson, as Chairman of THE ALABAMA COMMUNITY COLLEGE SYSTEM, as successor in interest to The Board of Education of the State of Alabama pursuant to Alabama Act 2017-171, 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 Alabama Community College System.

Given under my hand and official seal the 7th day of June, 2017.

Diana Hibley
Notary Public

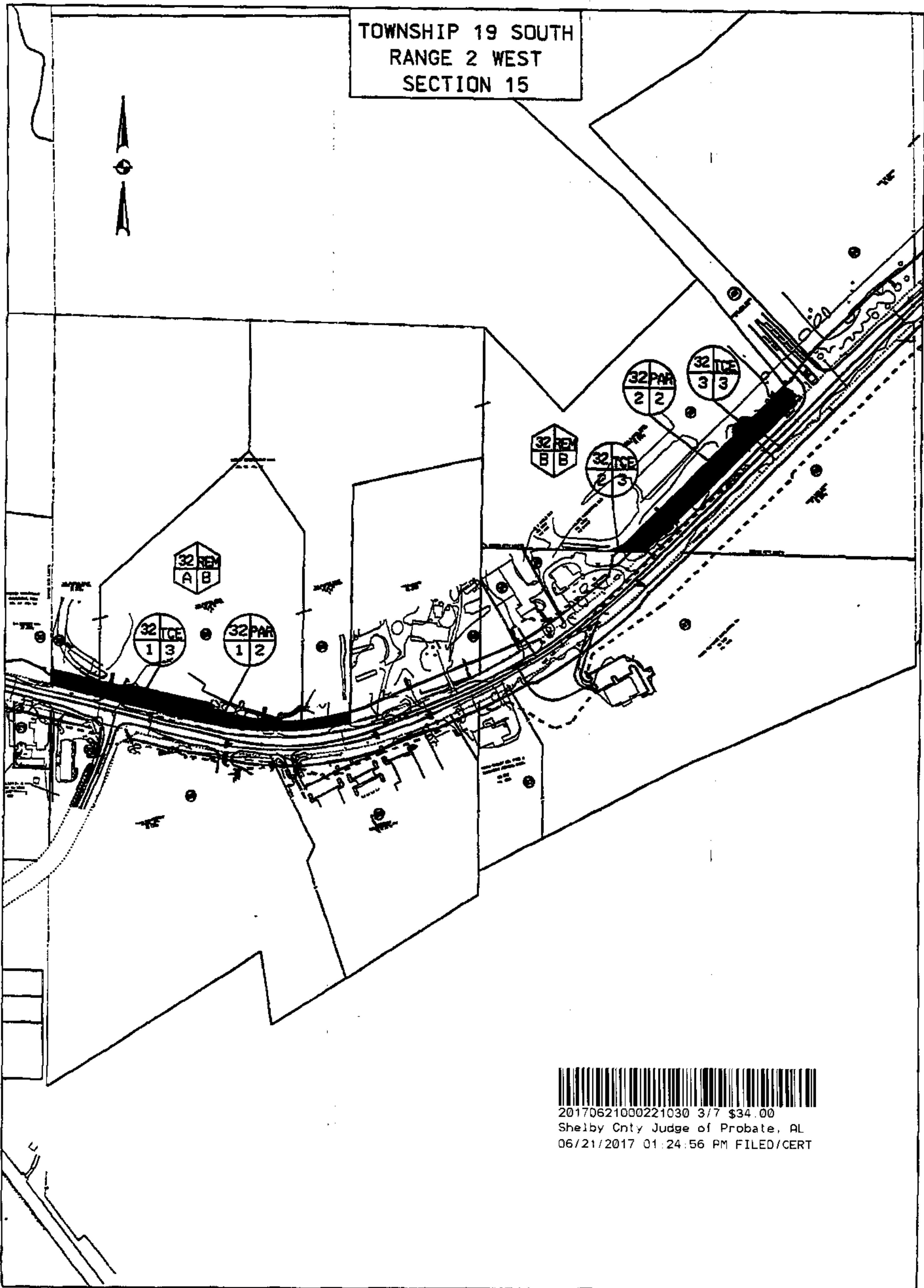
My Commission Expires: 11-4-18

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



SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



20170621000221030 3/7 \$34.00
Shelby Cnty Judge of Probate, AL
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TRACT SHEET 32 - OVERALL
SHEET 1 OF 7

THIS IS NOT A
BOUNDARY SURVEY

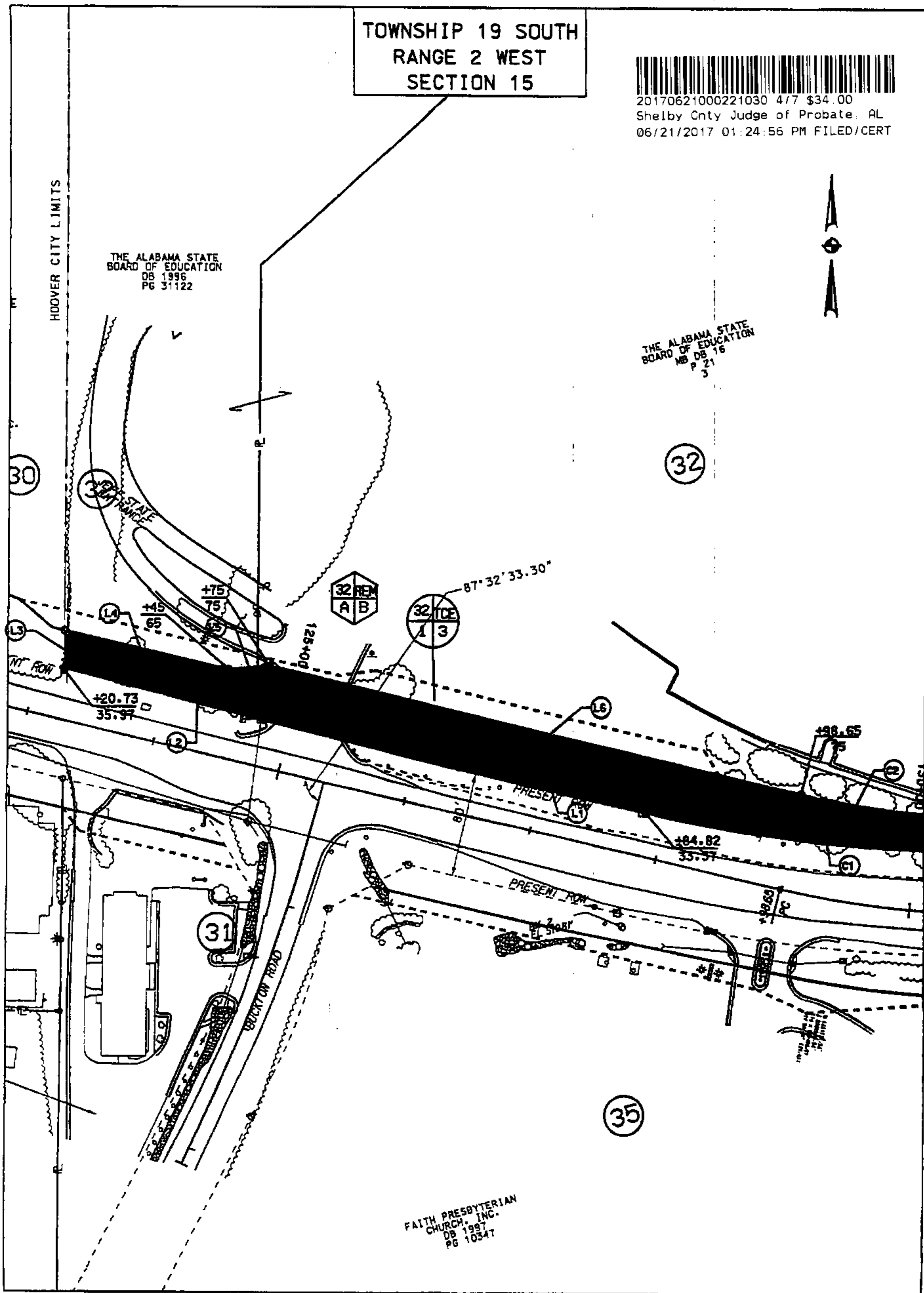
VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO.	STPBH-9802(905)	SCALE:	1" = 400'
COUNTY	SHELBY	TOTAL ACREAGE	41.109
TRACT NO.	32 - OVERALL	R.O.W. REQUIRED	1.681
OWNER	ALABAMA STATE BOARD OF EDUCATION	REMAINDER	39.428
PARCEL NO.	10-5-15-0-001-005.001 10-5-15-0-001-005.000 10-5-15-0-001-005.002 10-5-15-0-001-001.000	REQ'D. CONST. EASE.	0.203

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15

20170621000221030 4/7 \$34.00
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TRACT SHEET 32 - ROW 1
SHEET 2 OF 7

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	41.109
TRACT NO.	32 - ROW 1	R.O.W. REQUIRED	1.681
OWNER	ALABAMA STATE BOARD OF EDUCATION	REMAINDER	39.428
PARCEL NO.	10-5-15-0-001-005.001 10-5-15-0-001-005.000 10-5-15-0-001-005.002 10-5-15-0-001-001.000	REQ'D. CONST. EASE.	0.203

SHELBY COUNTY, ALABAMA



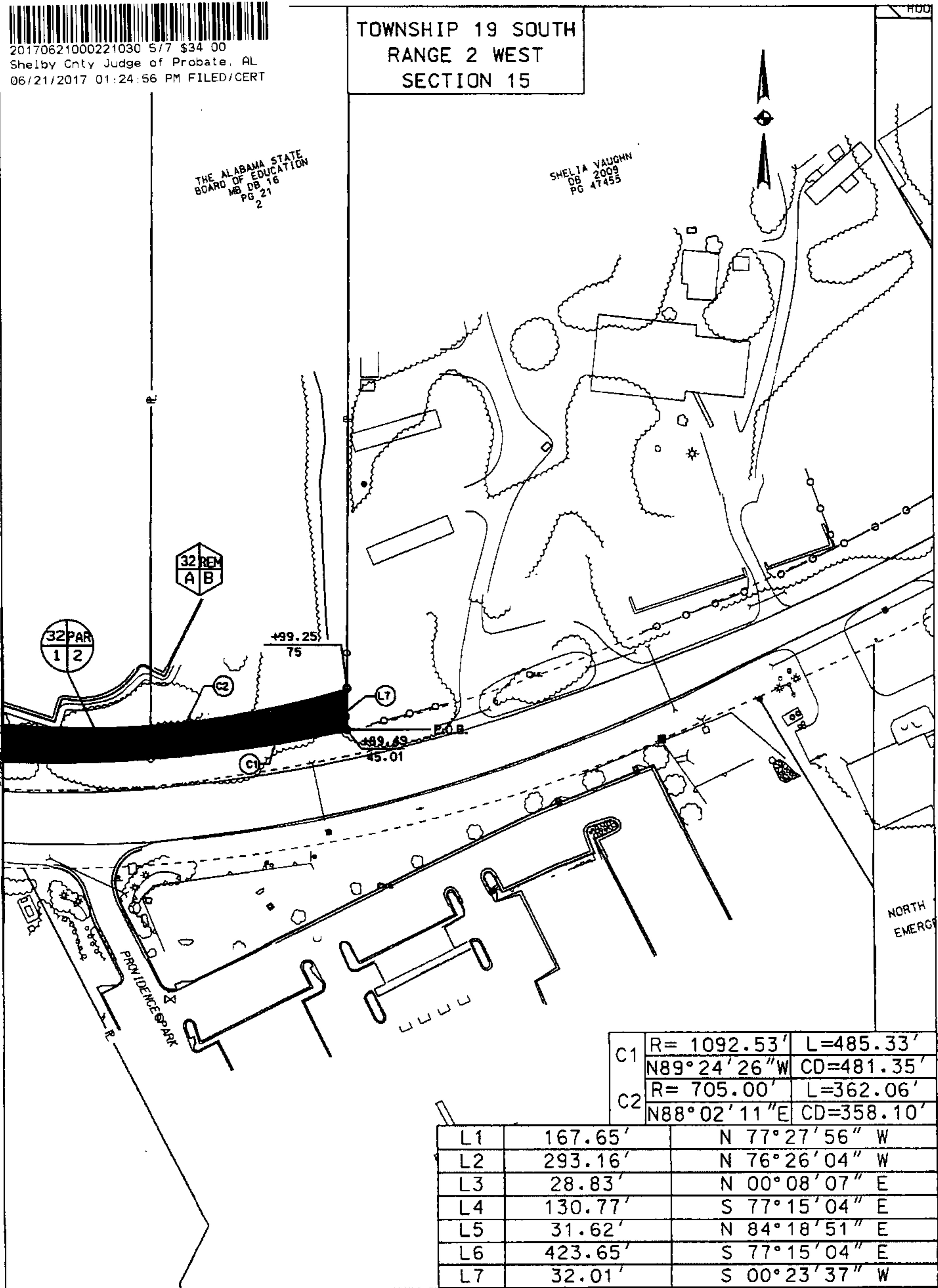
20170621000221030 5/7 \$34.00
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TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15

THE ALABAMA STATE
BOARD OF EDUCATION
MB DB 16
PG 21
2

SHELIA VAUGHN
DB 2009
PG 47455

MATCH LINE SEE
SHEET 2 OF 7



C1	R= 1092.53'	L=485.33'
	N89°24'26"W	CD=481.35'
C2	R= 705.00'	L=362.06'
	N88°02'11"E	CD=358.10'

L1	167.65'	N 77°27'56" W
L2	293.16'	N 76°26'04" W
L3	28.83'	N 00°08'07" E
L4	130.77'	S 77°15'04" E
L5	31.62'	N 84°18'51" E
L6	423.65'	S 77°15'04" E
L7	32.01'	S 00°23'37" W

TRACT SHEET 32 - ROW 1
SHEET 3 OF 7

THIS IS NOT A
BOUNDARY SURVEY

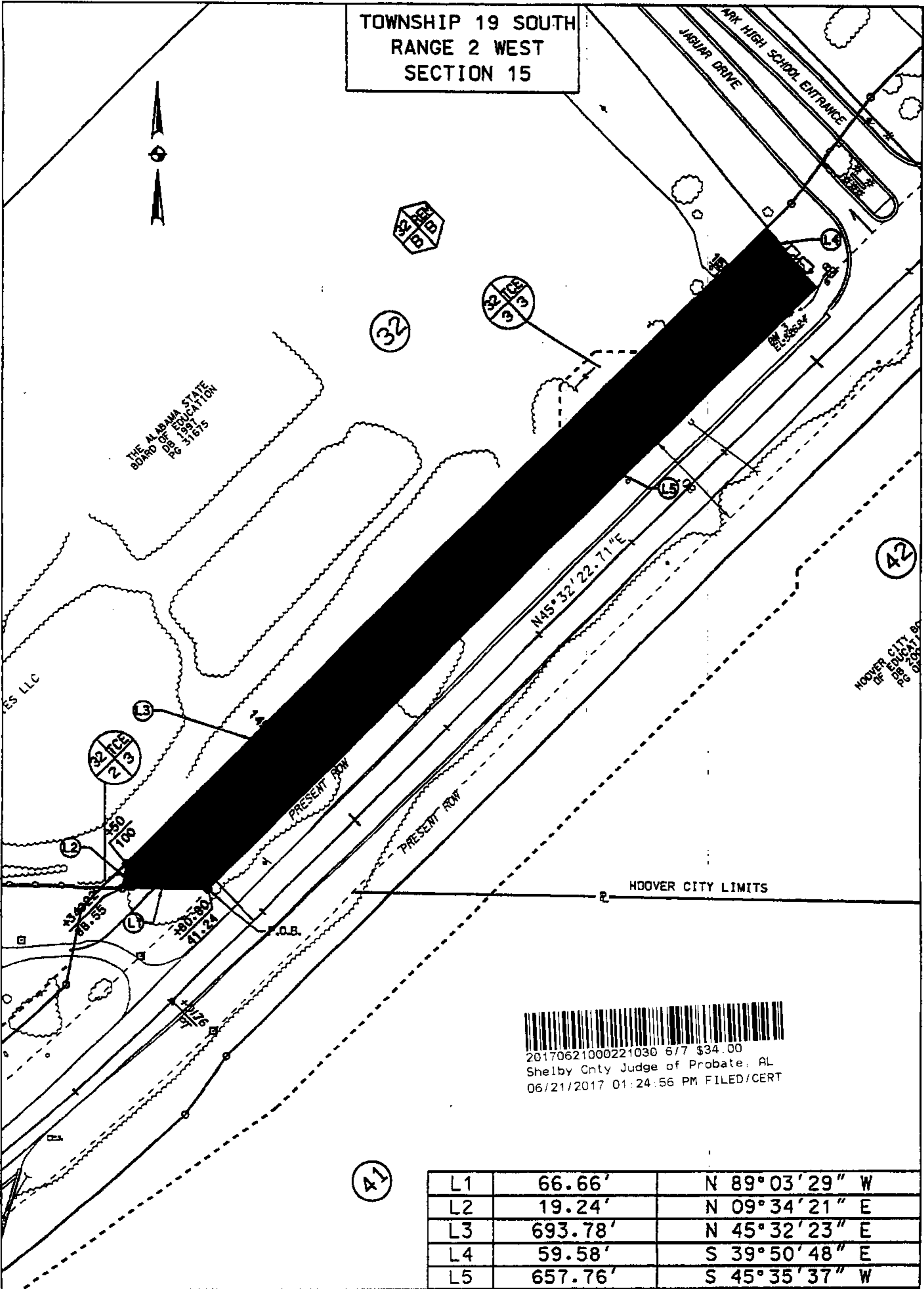
VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 32 - ROW 1
OWNER ALABAMA STATE
BOARD OF EDUCATION
10-5-15-0-001-005.001
PARCEL NO. 10-5-15-0-001-005.000
10-5-15-0-001-005.002
10-5-15-0-001-001.000

SCALE: 1" = 100'
TOTAL ACREAGE 41.109
R.O.W. REQUIRED 1.681
REMAINDER 39.428
REQ'D. CONST. EASE. 0.203

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



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L1	66.66'	N 89°03'29" W
L2	19.24'	N 09°34'21" E
L3	693.78'	N 45°32'23" E
L4	59.58'	S 39°50'48" E
L5	657.76'	S 45°35'37" W

TRACT SHEET 32 - ROW 2
SHEET 4 OF 7

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	41.109
TRACT NO.	32 - ROW 2	R.O.W. REQUIRED	1.681
OWNER	ALABAMA STATE BOARD OF EDUCATION	REMAINDER	39.428
PARCEL NO.	10-5-15-0-001-005.001 10-5-15-0-001-005.000 10-5-15-0-001-005.002 10-5-15-0-001-001.000	REQ'D. CONST. EASE.	0.203

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : The Alabama Community College System Grantee's Name: Shelby County Commission
Mailing Address 2601 Carson Road Mailing Address: 506 Hwy 70
Birmingham, AL 35215 Columbiana, AL 35051

Property Address: Valleydale Road DATE: 6-7-17
Birmingham, AL Total Purchase Price \$ 295,800.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other -
☒ Closing Statement

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 6-7-17


Sign AL Thompson
(Grantor/Grantee/Owner/Agent) circle one

Print AL Thompson

☐ Unattested

(Verified by)

Form RT-1


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