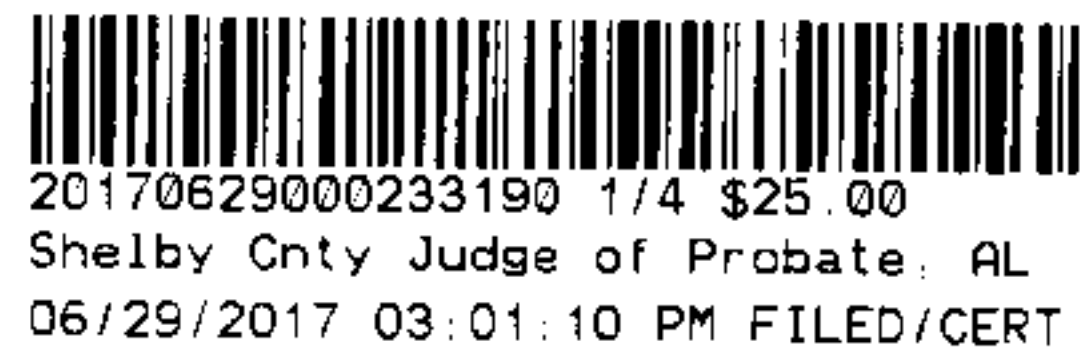


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 60 R**



STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-01-11-0-001-
005.000**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Forty Seven Thousand Nine Hundred 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), First Christian Church of Birmingham, 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 ¼ of the NE ¼ of Section 11, Township 19 South, Range 2 West,
run thence N 87°32'15" W a distance of 192.40 feet, more or less, run thence S 02°27'45" W a distance of
379.46 feet, more or less, to a point on the north acquired right of way line of Valleydale Road (said point
offset 100.00 feet left of and perpendicular to project centerline at Station 216+15.00) and the Point of
Beginning; run thence N 78°31'42" E along the acquired right of way line a distance of 34.98 feet, more or
less, to a point on the grantor's property line, run thence S 39°59'37" E along the grantor's property line a
distance of 60.29 feet, more or less, to the present right of way line of Valleydale Road, run thence S
45°34'26" W along the present right of way line a distance of 415.78 feet, more or less, to a point on the
grantor's property line, run thence N 84°31'32" W along the grantor's property line a distance of 88.86 feet,
more or less, to a point on the acquired right of way line of Valleydale Road (said point is offset 90.00 feet
left of and perpendicular to project centerline at Station 211+66.64), run thence N 22°15'03" E along the
acquired right of way line a distance of 25.41 feet, more or less, to a point on the acquired right of way line
of Valleydale Road (said point offset 100.00 feet left of and perpendicular to project centerline at Station
211+90.00), run thence N 45°25'30" E along the acquired right of way line a distance of 425.00 feet,
more or less, to the Point of Beginning; Containing 0.805 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

29th day of June, 2017.

FIRST CHRISTIAN CHURCH OF BIRMINGHAM, INC.

BY:



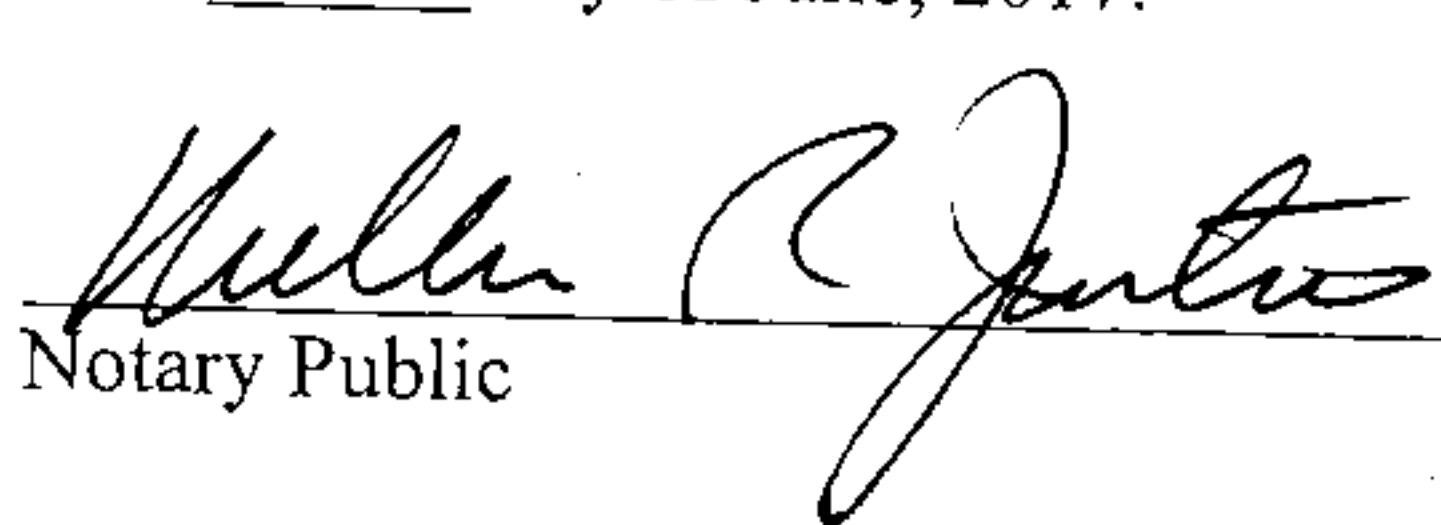
Bruce W. Moon, as Trustees Chairman

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 Bruce W. Moon, as Trustees Chairman of First Christian Church of Birmingham, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Church.


Given under my hand and official seal the 29th day of June, 2017.


Notary Public

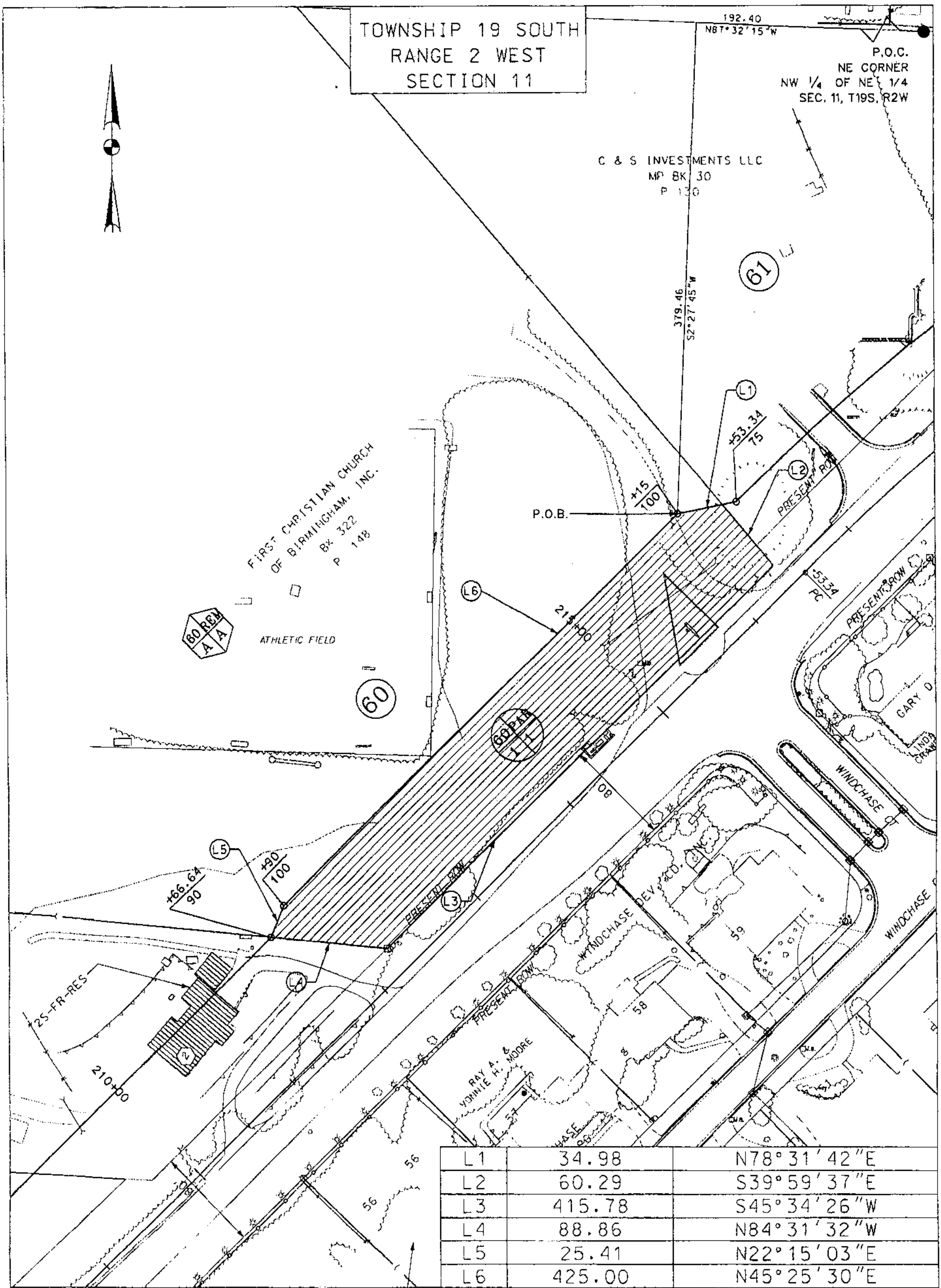
My Commission Expires: 9-11-19

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




20170629000233190 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/29/2017 03:01:10 PM FILED/CERT

SHELBY COUNTY, ALABAMA



TRACT SHEET 60 - ROW 1
SHEET 2 OF 2



20170629000233190 3/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/29/2017 03:01:10 PM FILED/CERT

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 19.000

TRACT NO. 60

R.O.W. REQUIRED 0.805

OWNER FIRST CHRISTIAN CHURCH
OF BIRMINGHAM

REMAINDER 18.195

PARCEL NO. 10-01-11-0-001-005.000

REQ'D. CONST. EASE. 0.000

Real Estate Sales Validation Form

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

Grantor's Name : First Christian Church of Birmingham, Inc.
Mailing Address 4954 Valleydale Road
Birmingham, AL 35242

Grantee's Name: Shelby County Commission
Mailing Address: 506 Hwy 70
Columbiana, AL 35051

Property Address: Valleydale Road
Birmingham, AL

DATE: 6-29-17
Total Purchase Price \$ 147,900.00
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
☐ 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 6-29-17

*Sign Bruce W. Moon FCC Trustee
(Grantor/Grantee/Owner/Agent) circle one
*Print Bruce W. Moon

☐ Unattested

(Verified by)

Form RT-1


20170629000233190 4/4 \$25.00
Shelby Cnty Judge of Probate, AL
06/29/2017 03:01:10 PM FILED/CERT