

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

STATUTORY WARRANTY DEED - TRACT NO. TS 55A R

PARCEL NO. 10-1-11-0-001-009.004  
10-1-11-0-001-009.005

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY )

That in consideration of **TWENTY SEVEN THOUSAND ONE HUNDRED EIGHTY EIGHT AND 70/100-----DOLLARS (\$27,188.70)**, to the undersigned grantor, **RENAISSANCE WORLD ONE LIMITED PARTNERSHIP**, an Alabama limited partnership, in hand paid by **SHELBY COUNTY, ALABAMA**, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto the said **GRANTEE**, the following real estate, situated in Shelby County, Alabama, described as follows:


**Tract 55A 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:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**TO HAVE AND TO HOLD**, unto **Shelby County, Alabama**, its successors and assigns in fee simple forever.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 29 day of September, 2017.

**RENAISSANCE WORLD ONE LIMITED  
PARTNERSHIP**

BY: , as Partner

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Greg Giles, whose name as Partner of Renaissance World One Limited Partnership, 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 agent 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 4 day of October, 2016.

  
Notary Public

My Commission Expires: 3/3/18

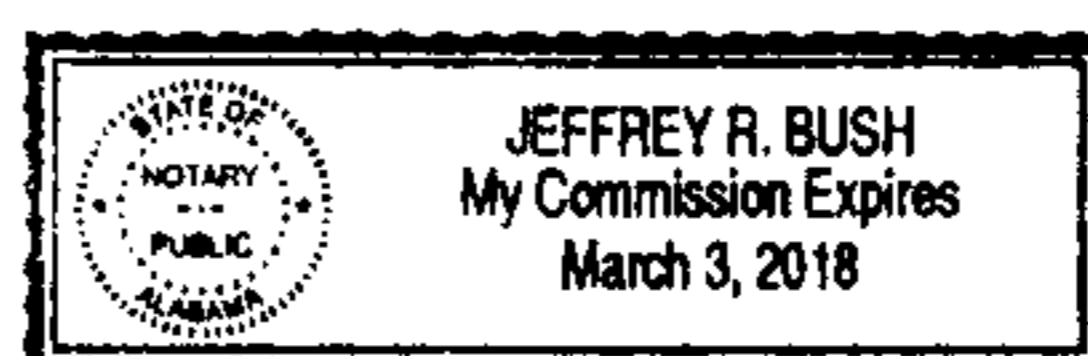


EXHIBIT "A"  
LEGAL DESCRIPTION

Commencing at a point on the south right-of-way of Thornberry Drive also being the northern most corner of Lot 51, according to Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Probate Office of Shelby County, Alabama, run thence S 87°41'32" E along said south right-of-way a distance of 130.43 feet, continue along said south right-of-way on a radial curve to the right having a radius of 235.00 feet and a curve distance of 81.54 feet, continue along said south right-of-way S 51°16'09" E a distance of 76.96 feet to a station of 199+29.21 offset to the left 100.00 feet of the proposed centerline of Valleydale Road, continue along said south right-of-way on a radial curve to the right having a radius of 253.95 feet, and a curve distance of 8.28 feet to a station of 199+31.41 offset to the left 92.00 feet from said centerline, also being the Point of Beginning; run thence along said south right-of-way on a non-radial curve to the right having a radius of 253.95 feet, a curve distance of 34.03 feet, and a chord bearing S 45°31'27" E at a distance of 34.00 feet to a station of 199+37.44 offset to the left 58.50 feet from said centerline, run thence S 54°56'11" W a distance of 286.74 feet to a station of 196+52.29 offset to the left 59.56 feet from said centerline, run thence along a radial curve to the left having a radius of 2102.82 feet, and a curve distance of 178.20 feet to a station of 194+78.54 offset to the left 65.00 feet from said centerline, run thence along a non-radial curve to the right having a radius of 2565.00 feet, a curve distance of 292.84 feet, and a chord bearing N 52°02'19" E at a distance of 292.68 feet to a station of 197+63.95 offset to the left 65.00 feet from said centerline, run thence N 45°59'06" E a distance of 168.30 feet, to the Point of Beginning; Containing 0.108 acres, more or less.



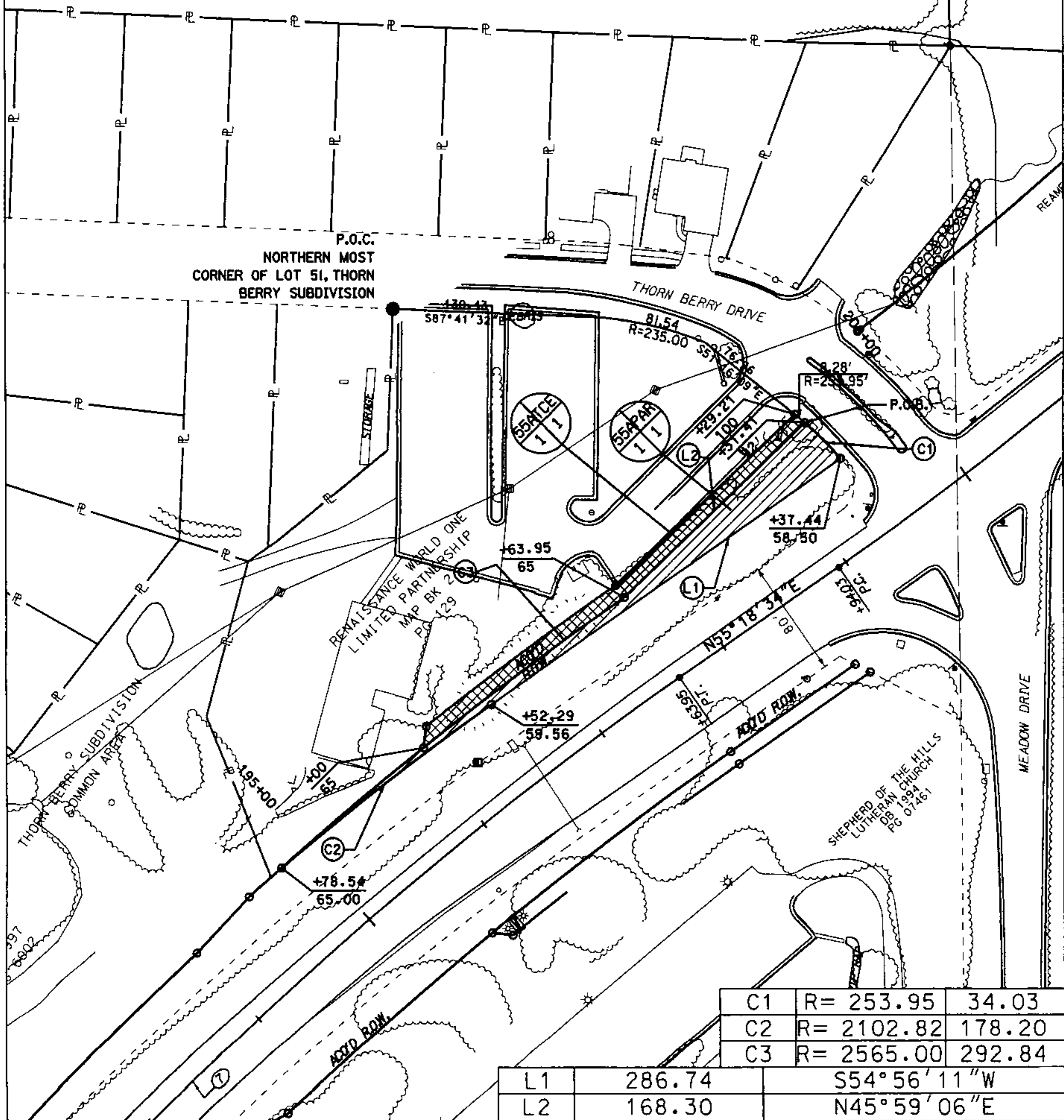
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Shelby Cnty Judge of Probate, AL  
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SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH  
RANGE 2 WEST  
SECTION 11



20171024000385850 3/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/24/2017 03:33:48 PM FILED/CERT



C1	R= 253.95	34.03
C2	R= 2102.82	178.20
C3	R= 2565.00	292.84
L1	286.74	S54°56'11"W
L2	168.30	N45°59'06"E

TRACT SHEET 55A - ROW

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. 55A  
OWNER RENAISSANCE WORLD ONE  
LIMITED PARTNERSHIP  
PARCEL NO. 10-1-11-0-001-009.004  
10-1-11-0-001-009.005

SCALE: 1" = 100'  
TOTAL ACREAGE 1.809  
R.O.W. REQUIRED 0.108  
REMAINDER 1.701  
REQ'D. CONST. EASE. 0.072

# Real Estate Sales Validation Form

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

Grantor's Name : Renaissance World One Limited Partnership Grantee's Name: Shelby County Commission  
 Mailing Address 4880 Valleydale Road Mailing Address: 506 Hwy 70  
Birmingham, AL 35242 Columbiana, AL 35051

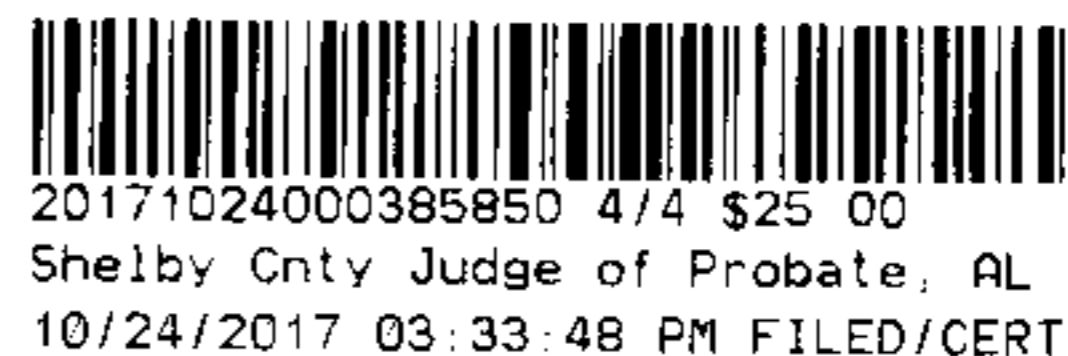
Property Address: Valleydale Road  
Birmingham, AL

DATE: 10-23-17  
 Total Purchase Price \$ 32,164.20  
 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 10-23-17

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

Print Greg Giles, partner

\_\_\_\_\_  
 Unattested

\_\_\_\_\_  
 (Verified by)