  
20171212000442990 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/12/2017 12:44:55 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
RODNEY MANASCO, P.L.S.  
VOLKERT, INC.  
3809 MOFFETT RD.  
MOBILE, AL 36670

**CORRECTIVE DEED**  
**FEE SIMPLE**  
**WARRANTY DEED**  
**PROJECT NO. STPBH-9802 (133)**  
**TRACT NO. 38**  
**DATE: 11/13/17**

**This is to correct the legal description in that fee simple warranty deed dated August 26, 2014 and recorded as Document #: 20140827000270330 in the office of the Judge of Probate, Shelby County, Alabama.**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-05-15-0-001-  
004.000**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **ONE HUNDRED FORTY TWO THOUSAND EIGHT HUNDRED THIRTY AND NO/100 DOLLAR(S) (\$142,830.00)**, cash in hand paid to the undersigned by Shelby County the receipt of which is hereby acknowledged, I (we), the undersigned grantor, **Shelia Vaughn, unmarried**, 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:

**Parcel 1 of 1**

Commencing at the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 West;

thence run S 89°39'42" E a distance of 1457.52 feet, (more or less); thence run N 00°20'18" E a distance of 331.61 feet, (more or less) to a point on the north right of way line of Valleydale Rd. being the Point of Beginning;

thence run along the north right of way line of Valleydale Rd. and along an arc 277.57 feet (more or less) to the right having a radius of 1870.36 feet, the chord of which S 62°41'13" W for a distance of 277.31 feet (more or less) to a point on the north right of way line of Valleydale Rd.;

thence run along the north right of way line of Valleydale Rd. S 66°39'34" W a distance of 81.04 feet (more or less) to a point on the north right of way line of Valleydale Rd.;

thence run along the north right of way line of Valleydale Rd. and along an arc 218.93 feet (more or less), to the right, having a radius of 1092.53 feet, the chord of which is S 72°07'34" W for a distance of 218.56 feet (more or less) to a point on the grantor's property line;

thence run along the grantor's property line N 00°23'37" E a distance of 32.01 feet, (more or less), to a point on the grantor's property line;

TS 38 R.doc

thence run along the acquired right of way line and along an arc 48.57 feet, (more or less), to the left, having a radius of 705.00 feet, the chord of which is N 71°21'01" E for a distance of 48.56 feet (more or less) to a point offset 75 feet (more or less) to the left of the proposed centerline of Valleydale Rd. at a station of 133+52.96;

thence run along the acquired right of way line N 66°10'53" E a distance of 179.42 feet, (more or less), to a point offset 85 feet, (more or less), to the left of the proposed centerline of Valleydale Rd. at a station of 135+32.10;


thence run along the acquired right of way line N 67°09'27" E a distance of 331.69 feet, (more or less), to a point on the grantor's property line; thence run along the grantor's property line S 29°47'23" E a distance of 25.72 feet (more or less) to the Point of Beginning; Containing 0.538 acres (more or less).

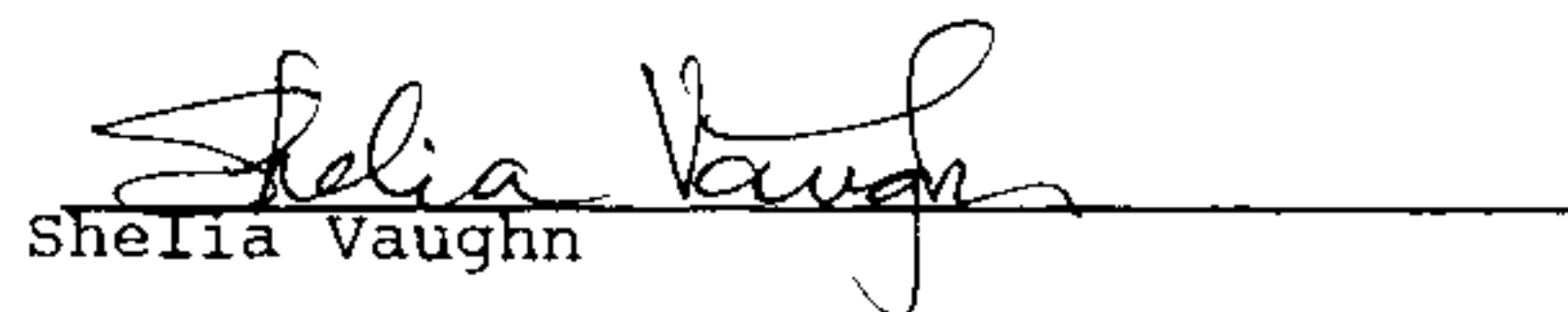
**To Have and To Hold**, unto Shelby County, its successors and assigns in fee simple forever.

**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 11<sup>th</sup> day of December, 2017.

  
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Shelby Cnty Judge of Probate. AL  
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Shelia Vaughn

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

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State,  
hereby certify that Shelia Vaughn, whose name (s)  
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 this \_\_\_\_\_ conveyance,  
she \_\_\_\_\_ executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December 2017.



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9-11-19



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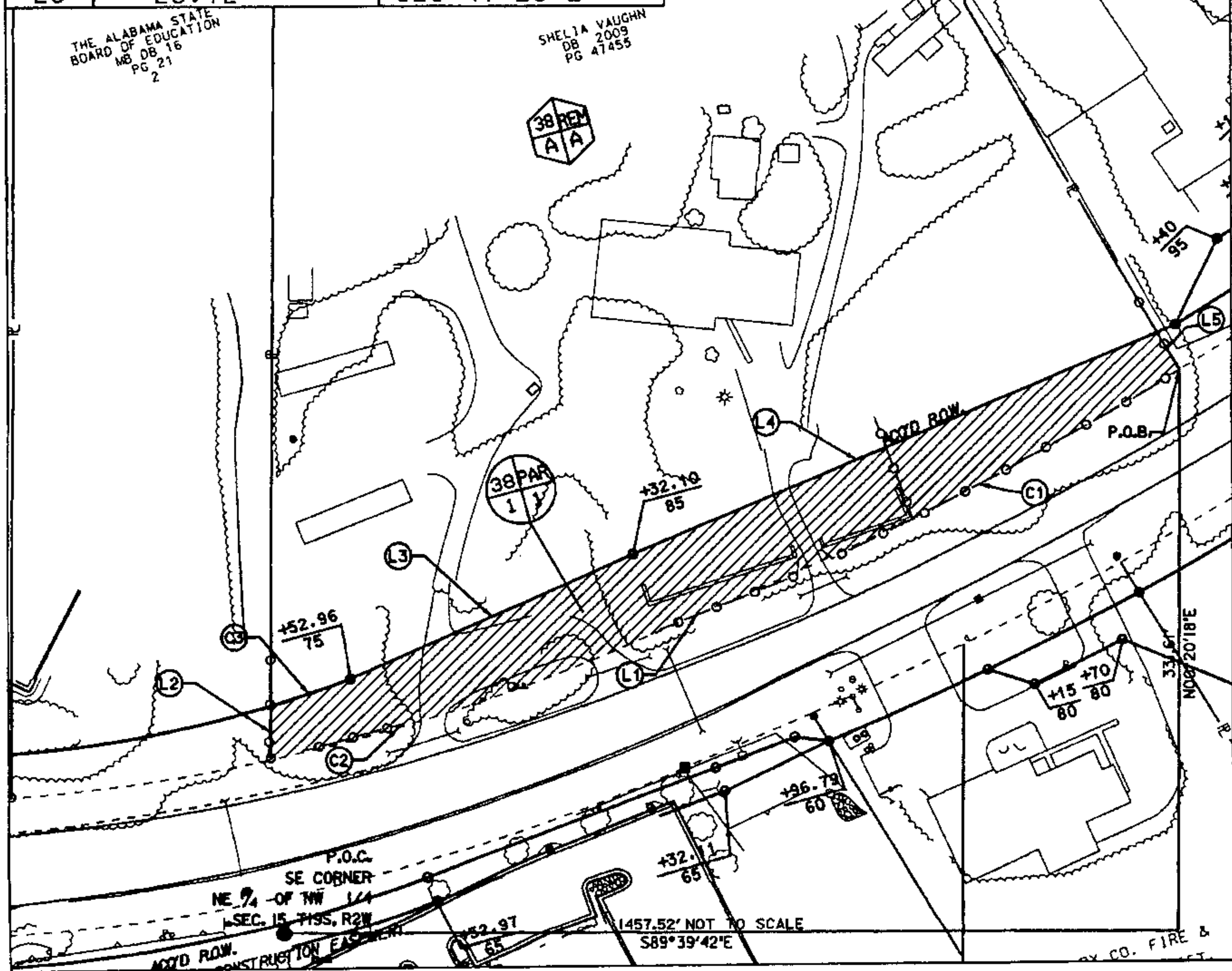
## SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH  
RANGE 2 WEST  
SECTION 15

LEG 1	1457.52'	S89°39'42"E
LEG 2	331.61'	N00°20'18"E
C1	CB= S62°41'13"W	CD=277.31'
	R=1870.36'	L=277.57'
L1	81.04'	S66°39'34"W
C2	CB= S72°07'34"W	CD=218.56'
	R=1092.53'	L=218.93'
L2	32.01'	N00°23'37"E
C3	CB= N71°21'01"E	CD=48.56'
	R=705.00'	L=48.57'
L3	179.42'	N66°10'53"E
L4	331.69'	N67°09'27"E
L5	25.72'	S29°47'23"E

THE ALABAMA STATE  
BOARD OF EDUCATION  
MB 08 16  
PG 21  
2SHELIA VAUGHN  
DB 2009  
PG 47453

HOOVER CITY LIMITS



TRACT SHEET 38 - ROW 1

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. 38 - ROW 1  
OWNER SHELIA VAUGHN  
PARCEL NO. 10-5-15-0-001-004.000

SCALE: 1" = 100'  
TOTAL ACREAGE 6.943  
ROW REQUIRED 0.538  
REMAINDER 6.405  
ACQD CONST EASE 0.000

SDATES \$TIMES \$FILES

PLOTTED BY \$USERNAMES

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**Real Estate Sales Validation Form**

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

Grantor's Name : Shelia Vaughn  
Mailing Address 4670 Valleydale Road  
Birmingham, AL 35242

Grantee's Name: State of Alabama Department of Transportation  
Mailing Address: P O Box 2745  
Birmingham, AL 35202-2745

Property Address: Tract 38, Valleydale Rd.  
Shelby County, AL

Date of Sale 12/11/17  
Total Purchase Price \$ 142,830.00  
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 – CORRECTIVE DEED

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 12/11/17


Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

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

Form RT-1

  
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