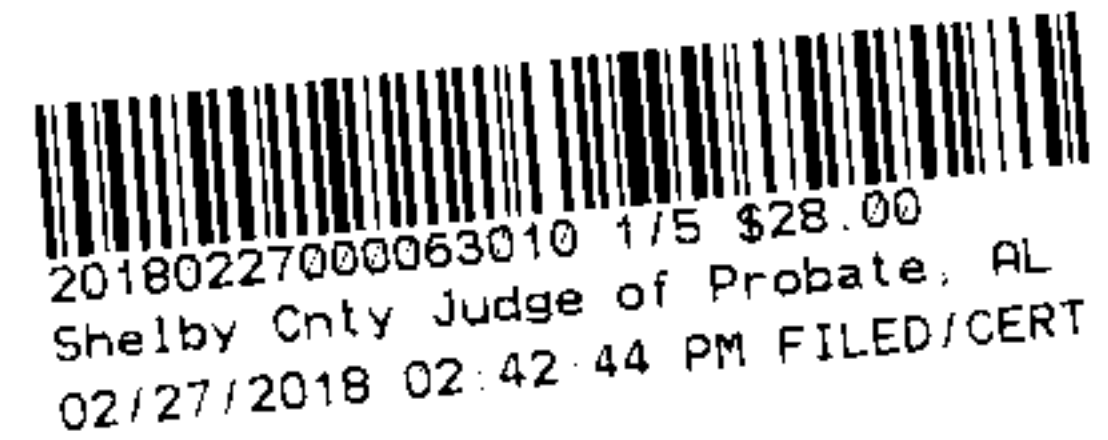


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 65**



STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-1-01-0-001-
003.013
10-1-02-0-003-
050.000**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
NINETY SIX THOUSAND FOUR HUNDRED SEVENTY FIVE & 72/100---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), ^{company} INVERNESS HOLDINGS, LLC, an Alabama limited liability 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 NW corner of the SW ¼ of the SW ¼ of Section 1, Township 19 South, Range 2 West;
run thence S 88°24'18" E a distance of 266.06 feet, more or less; run thence S 01°35'42" W a distance of
214.31 feet, more or less, to the Point of Beginning; run thence S 61°54'16" E a distance of 1.78 feet, more
or less; run thence S 36°55'35" W a distance of 701.20 feet, more or less, run thence on a curve to the right
having a radius of 914.53 feet, a curve distance of 409.25 feet, and a chord bearing S 49°44'46" W at a
distance of 405.84 feet; run thence N 29°36'34" E a distance of 88.19 feet, more or less, run thence on a
curve to the left having a radius of 1410.00 feet, a curve distance of 360.52 feet, and a chord bearing
N 45°17'00" E at a distance of 359.54 feet; run thence N 37°57'30" E a distance of 158.14 feet, more or
less; run thence N 68°55'21" E a distance of 68.03 feet, more or less; run thence N 37°57'30" E a distance
of 392.85 feet, more or less, run thence on a curve to the right having a radius of 2055.00 feet, a curve
distance of 44.89 feet, and a chord bearing N 38°35'03" E at a distance of 44.89 feet, to the Point of
Beginning; Containing 0.748 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 it for this conveyance, and hereby release Shelby County and all of its employees and officers from any and all damages to its 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; provided, however, such release does not apply to any work, activity, or other form of physical entry or damage to such adjoining property that is inconsistent with the rights conveyed hereunder or in the temporary construction easement executed contemporaneously herewith.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal this the

14th day of February 2018.

INVERNESS HOLDINGS, LLC

By: [Signature]
Name: William Ochsnehirt
Title: Vice President-Member

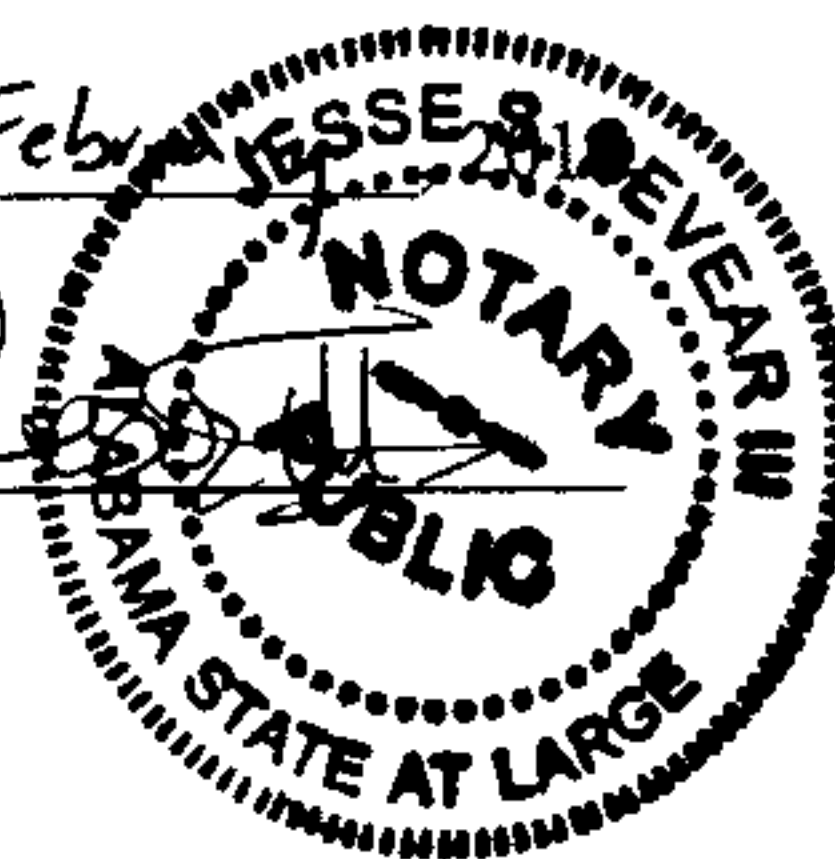
STATE OF ~~FLORIDA~~ ALABAMA
COUNTY OF ~~ORANGE~~ SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Ochsnehirt, as Vice President-Member of INVERNESS HOLDINGS, LLC, 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 Vice President-Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal the 14th day of Feb

My Commission Expires: 11/20/21

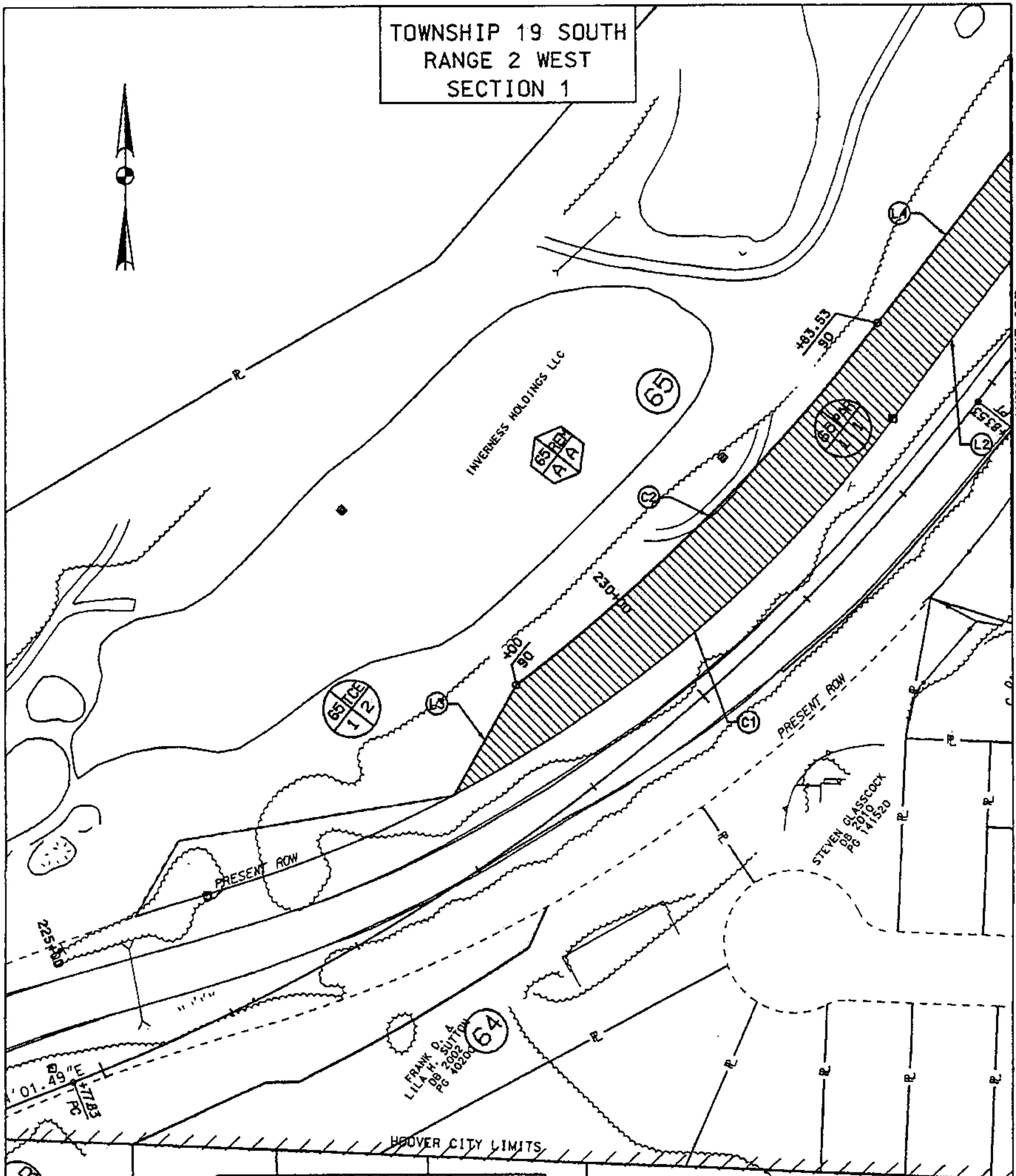
[Signature]
Notary Public



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

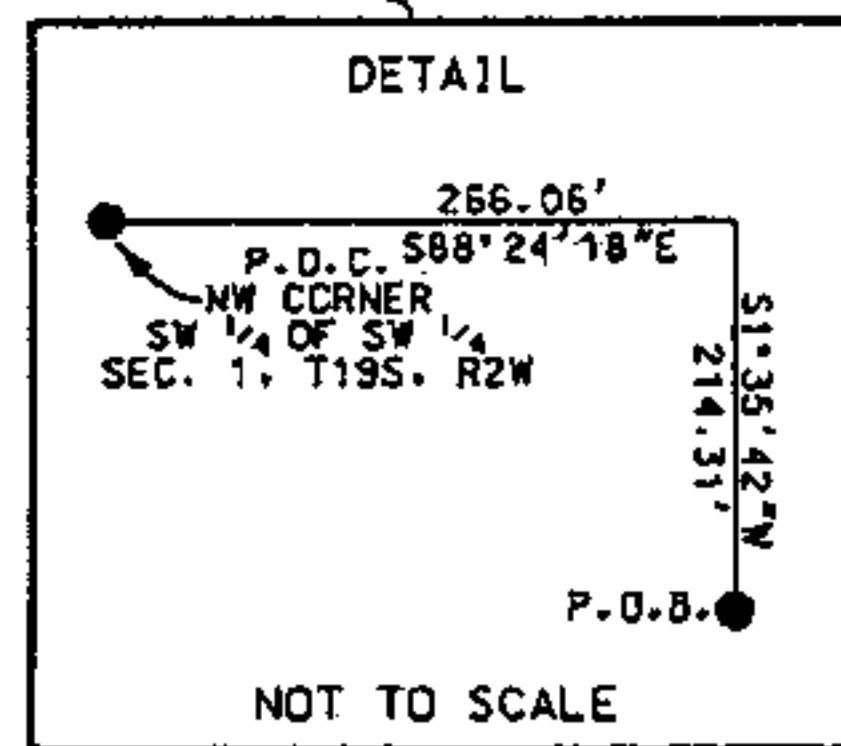
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Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:44 PM FILED/CERT

SHELBY COUNTY, ALABAMA



MATCH LINE SEE
TRACT SHEET 65 - ROW 1B

C1	R= 914.53	409.25
C2	R= 1410.00	360.52
C3	R= 2055.00	44.89
L1	1.78	S61°54'16"E
L2	701.20	S36°55'35"W
L3	88.19	N29°36'34"E
L4	158.14	N37°57'30"E
L5	68.03	N68°55'21"E
L6	392.85	N37°57'30"E



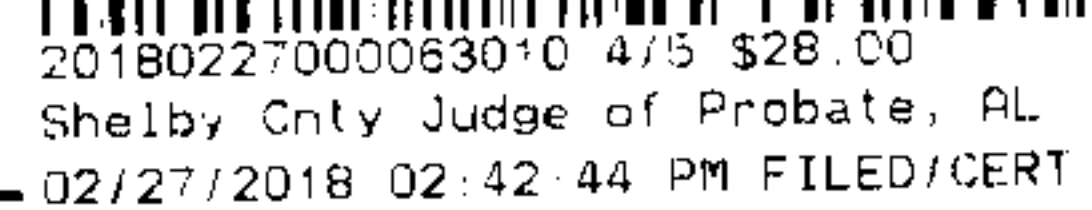
TRACT SHEET 65 - ROW 1A
SHEET 2 OF 5

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

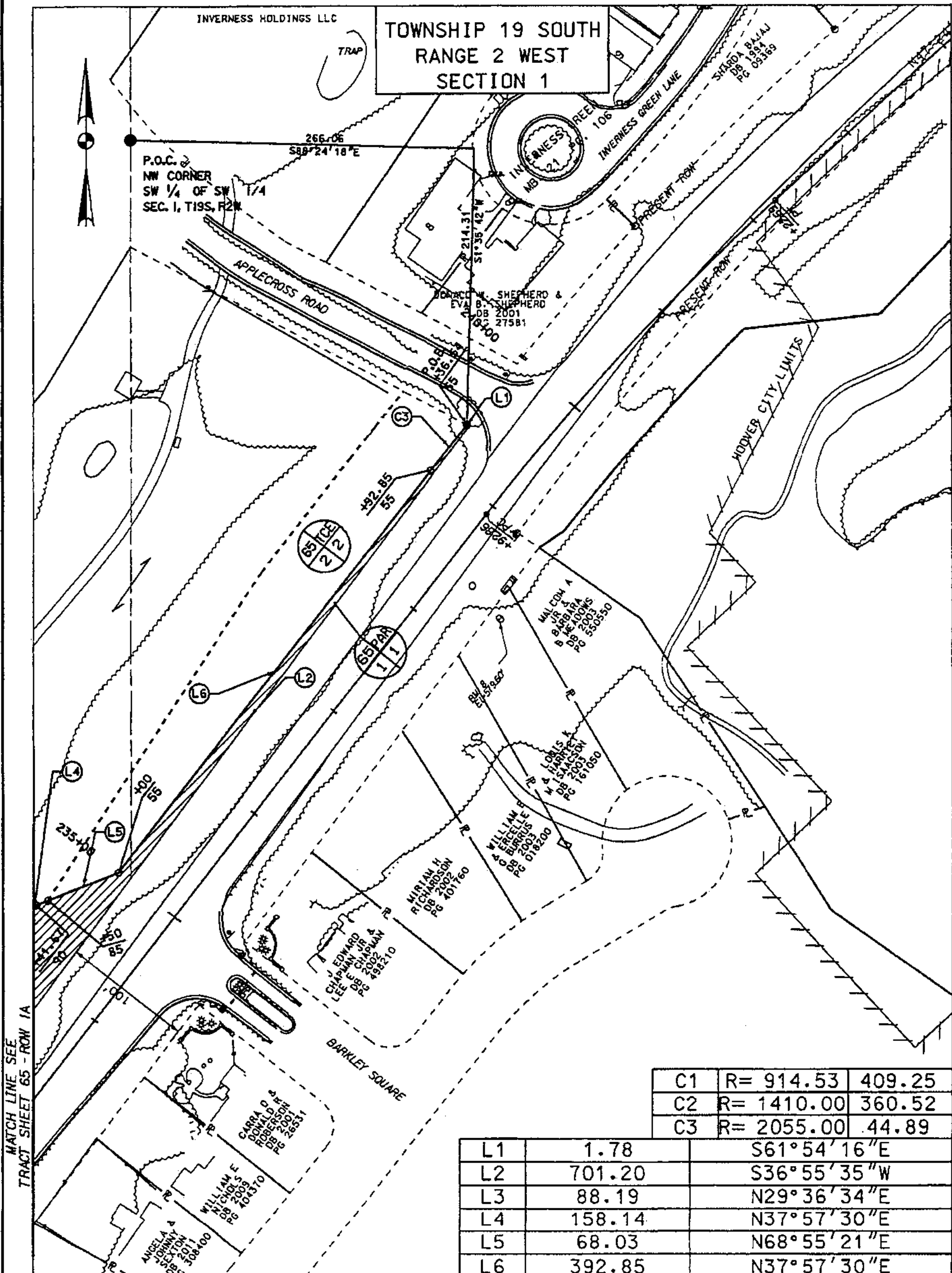
PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 65 - PARCEL 1A
OWNER INVERNESS HOLDINGS LLC
PARCEL NO. 10-1-01-0-001-003.013
10-1-02-0-003-050.000

SCALE: 1" = 100'
TOTAL ACREAGE 218.00
R.O.W. REQUIRED 0.748
REMAINDER 217.252
REQ'D. CONST. EASE. 0.636



INVERNESS HOLDINGS LLC

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 1



TRACT SHEET 65 - ROW 1B
SHEET 3 OF 5

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. 65 - PARCEL 1B
OWNER INVERNESS HOLDINGS LLC
PARCEL NO. 10-1-01-0-001-003.013
10-1-02-0-003-050.000

SCALE:	<u>1" = 100'</u>
TOTAL ACREAGE	<u>218.00</u>
R.O.W. REQUIRED	<u>0.748</u>
REMAINDER	<u>217.252</u>
REQ'D. CONST. EASE.	<u>0.636</u>

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

Grantor's Name : Inverness Holdings, LLC
Mailing Address 1 Country Club Drive
Birmingham, AL 35242

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

Property Address: Valleydale Road
Birmingham, AL

DATE: 2-14-18
Total Purchase Price \$ 96,475.72
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 2-14-18

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Print William A. Ochsenhirt, III

☒ Unattested

(Verified by)

Form RT-1



20180227000063010 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
02/27/2018 02:42:44 PM FILED/CERT