

THIS INSTRUMENT PREPARED BY:  
JOE MCKINLEY, PLS  
VOLKERT, INC.  
TWO NORTH TWENTIETH BUILDING  
220<sup>TH</sup> STREET NORTH, SUITE 300  
BIRMINGHAM, ALABAMA 35203

**FEE SIMPLE**

**WARRANTY DEED  
TRACT NO. TS 83B R**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**PARCEL NO. 10-1-01-0-001-  
003.068**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

Fifteen Thousand 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), World Class Properties, LLC, an Alabama limited liability company 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

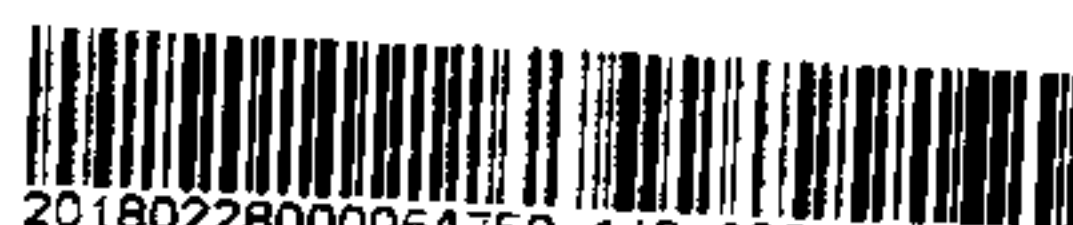
and more particularly described as follows:

**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 for the Point of Beginning at a point on the west right-of-way of Valleydale Road at a station of 281+85.25 offset to the left 37.35 feet from the centerline of Valleydale Road also being the southernmost corner of Lot C2-F, according to the Resurvey of Beaumont Lot C2-A as recorded Map Book 42, Page 64, in the Probate Office of Shelby County, Alabama; run thence N 61°31'59" W along the south property line of said Lot C2-F a distance of 22.65 feet to a point at a station of 281+84.95 offset to the left 60.00 from said centerline, run thence N 29°13'14" E a distance of 76.44 feet to a point on the property line of said Lot C2-F at a station of 282+61.39 offset to the left 60.00 feet from said centerline, run thence S 61°02'46" E along said property line a distance of 22.10 feet to a point on said west right-of-way at a station of 282+61.49 offset to the left 37.90 feet from said centerline, run thence S 28°57'14" W along said west right-of-way a distance of 37.15 feet to a point at a station of 282+24.35 offset to the left 37.73 feet from said centerline, run thence along said west right-of-way on a radial curve to the left having radius of 4000.00 feet, a central angle of 0°33'36", an arc distance of 39.10 feet to the Point of Beginning; Containing 0.039 acre, 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the

  
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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 27<sup>th</sup> day of February, 2018.

World Class Properties, LLC, an Alabama limited liability company

By: [Signature]  
Justin Scarsella  
Its Sole Member

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

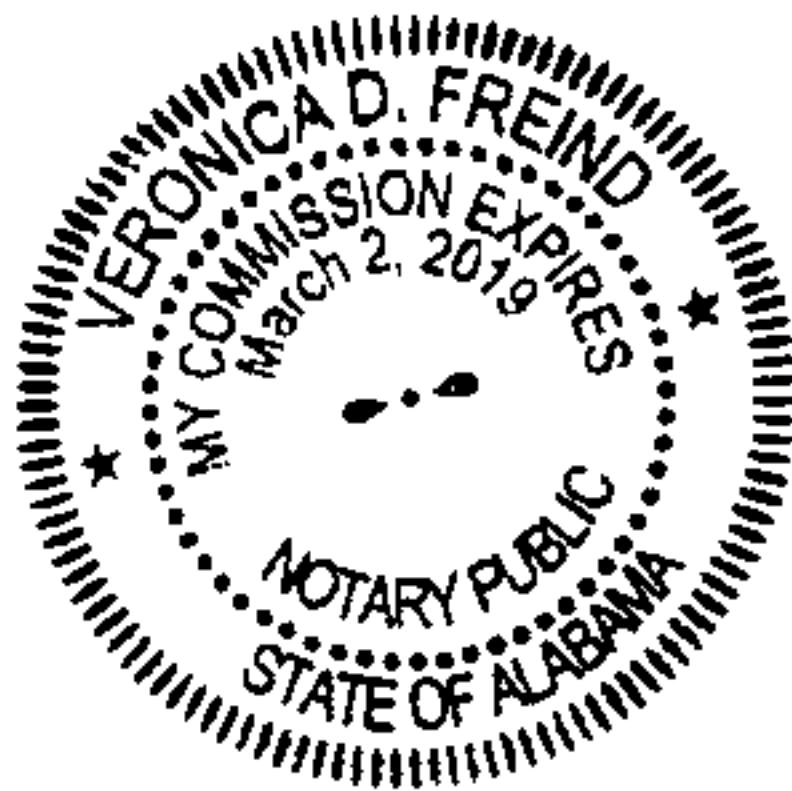
Grantor's Address:  
World Class Properties, LLC  
5021 Eagle Crest Road  
Birmingham, Alabama 35242

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Scarsella, whose name as Sole Member of World Class Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he, as such officer 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 27<sup>th</sup> day of February, 2018.



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

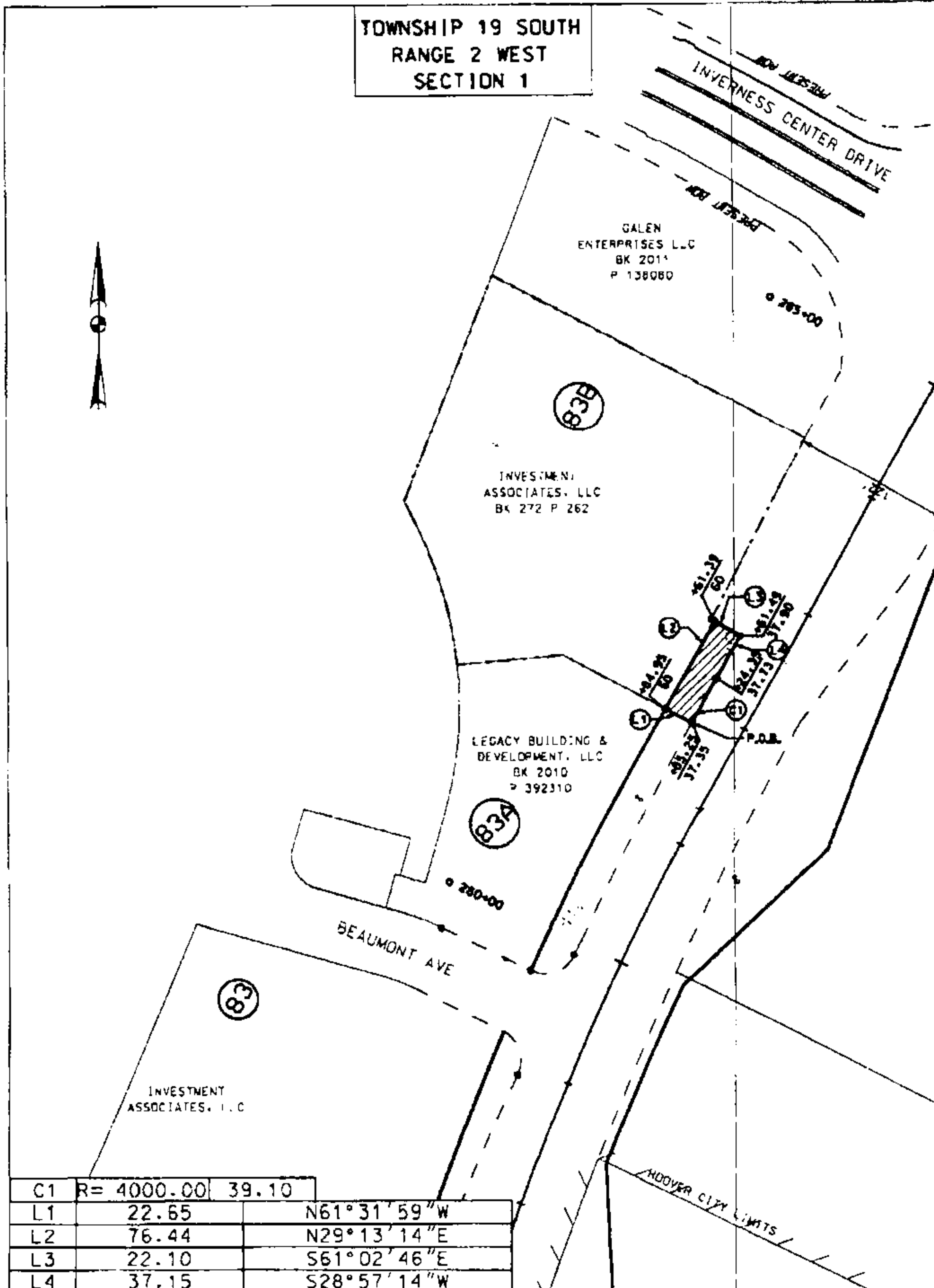


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# SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH  
RANGE 2 WEST  
SECTION 1



TRACT SHEET 83B - ROW 1

THIS IS NOT A  
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. <u>STPBH-9802(905)</u>	SCALE: <u>1" = 100'</u>
COUNTY <u>SHELBY</u>	TOTAL ACREAGE <u>1.431</u>
TRACT NO. <u>83B</u>	R.O.W. REQUIRED <u>0.039</u>
OWNER <u>INVESTMENT ASSOCIATES LLC</u>	REMAINDER <u>1.392</u>
PARCEL NO. <u>10-1-01-0-001-003.068</u>	RED'D. CONST. EASE. <u>N/A</u>

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PLOTTED BY: mmd



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