

**CORPORATION FORM WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY:

Robert W. Easley, IV, PE  
1214 Alford Ave, Ste 200  
Hoover, AL 35226

SEND TAX NOTICE TO:

Jefferson County Alabama  
C/O Right of Way A-200  
716 Richard Arrington Jr. Blvd N  
Birmingham, AL 35203

**STATE OF ALABAMA}**

**SHELBY COUNTY}**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of

-----One and No/ Hundreds-----Dollars (\$1.00)  
paid to **SB Dev. Corp. ("Grantor")**, in hand paid by **Jefferson County, Alabama a subdivision of the State of Alabama ("Grantee")**, the receipt whereof is acknowledged, the undersigned Grantor does by these presents, grant, bargain, sell and convey unto said Grantee the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the Northeast 1/4 and the Southeast 1/4 of Section 4, all in Township 20 South, Range 3 West, Shelby County Alabama, being more particularly described as follows: Commence at an uncapped 1/2 inch rebar at the Northwest corner of the Northeast 1/4 of Section 4, Township 20 South, Range 3 West, Shelby County Alabama, and run in an Easterly direction along the North-line of said Section for a distance of 223.11 feet; thence leaving said North-line, turn a deflection angle to the right of 90°00'00" and run in a Southerly direction for a distance of 1825.16 feet to a found GSA capped iron pin, said point being located on the Northeastern boundary of a 250 foot wide Alabama Power Company right-of-way; thence turn a deflection angle to the left of 36°01'13" and run in a Southeasterly direction along the said Northeastern boundary of said right of way for a distance of 1001.16 feet to a found Paragon capped iron pin; thence leaving said Northeasterly boundary of said right-of-way turn a deflection angle to the left of 0°30'58" and run in a Southeasterly direction for a distance of 401.68 feet to an ALA ENG iron pin set (IPS) at the POINT OF BEGINNING; thence turn a deflection angle to the left of 6°02'31" and run in a Southeasterly direction for a distance of 51.70 feet to an IPS; thence turn an interior angle to the right of 93°00'30" and run in a Northeasterly direction for a distance of 90.05 feet to an IPS; thence turn an interior angle to the right of 117°21'01" and run in a Northwesterly direction for a distance of 19.47 feet to an IPS; thence turn an interior angle to the right of 235°07'08" and run in a Northeasterly direction for a distance of 13.90 feet to an IPS at the Point of Curvature (PC) of a curve to the left, said curve having a radius of 65.00 feet and a central angle of 37°32'32"; thence run along the arc of said curve for a distance of 42.59 feet to an IPS; thence run tangent from said curve for a distance of 55.83 feet to an IPS at the PC of a curve to the right said curve having a radius of 60.00 feet and a central angle of 74°21'04"; thence run along the arc of said curve for a distance of 77.86 feet to an IPS; thence run tangent from said curve for a distance of 108.29 feet to an IPS at the PC of a curve to the left said curve having a radius of 65.00 feet and a central angle of 46°00'08"; thence run along the arc of said curve for a distance of 52.19 feet to an IPS; thence run tangent from said curve for a distance of 130.48 feet to an IPS at the PC of a curve to the right said curve having a radius of 35.00 feet and a central angle of 53°32'38"; thence run along the arc of said curve for a distance of 32.71 feet to an IPS; thence run tangent from said curve for a distance of 24.38 feet to an IPS, said point being on the Northwesterly right of way of Flemming Parkway; thence turn an interior angle to the right of 98°49'33" and run in a Northeasterly direction along said right of way for a distance of 30.36 feet

to an IPS; thence leaving said right of way, turn an interior angle to the right of 81°10'27" and run in a Westerly direction for a distance of 29.04 feet to an IPS at the Point of Curvature (PC) of a curve to the left, said curve having a radius of 65.00 feet and a central angle of 53°32'38"; thence run along the arc of said curve for a distance of 60.74 feet to an IPS; thence run tangent from said curve for a distance of 130.48 feet to an IPS at the PC of a curve to the right said curve having a radius of 35.00 feet and a central angle of 46°00'08"; thence run along the arc of said curve for a distance of 28.10 feet to an IPS; thence run tangent from said curve for a distance of 108.29 feet to an IPS at the PC of a curve to the left said curve having a radius of 90.00 feet and a central angle of 74°21'04"; thence run tangent from said curve for a distance of 55.83 feet to an IPS at the PC of a curve to the right said curve having a radius of 35.00 feet and a central angle of 37°32'32"; thence run along the arc of said curve for a distance of 22.93 feet to an IPS; thence run tangent from said curve for a distance of 59.43 feet to an IPS; thence turn an interior angle to the right of 274°31'21" and run in a Northwesterly direction for a distance of 13.32 feet to an IPS; thence turn an interior angle to the right of 90°0'0" and run in a Southwesterly direction for a distance of 52.00 feet to the POINT OF BEGINNING.

Said parcel containing 0.49 acres, more or less.

**TO HAVE AND TO HOLD** to the said Jefferson County, Alabama, their successors and assigns, forever.

And said SB Dev. Corp., Grantor, covenant with said, Grantee their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors, executors, and administrators shall warrant and defend the same to the said Jefferson County, Alabama, their successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set their hands and seals, all on this 13<sup>th</sup> day of September, 2018.

**SB Dev. Corp.**

BY: [Signature]

ITS: VP Marketing + Sales

**STATE OF ALABAMA)**

**JEFFERSON COUNTY)**

**I, THE UNDERSIGNED AUTHORITY**, in and for said County, in said State, hereby certify that Scott Rohrer whose name as Vice President of Marketing and Sales of SB Dev. Corp., an Alabama Corporation, 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 or she), as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

My commission expires 8/24/2020.

[Signature]  
NOTARY PUBLIC



20180917000333230 2/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/17/2018 02:16:48 PM FILED/CERT

PUMP STATION PARCEL EXHIBIT A

TO JEFFERSON COUNTY

FLEMMING FARMS

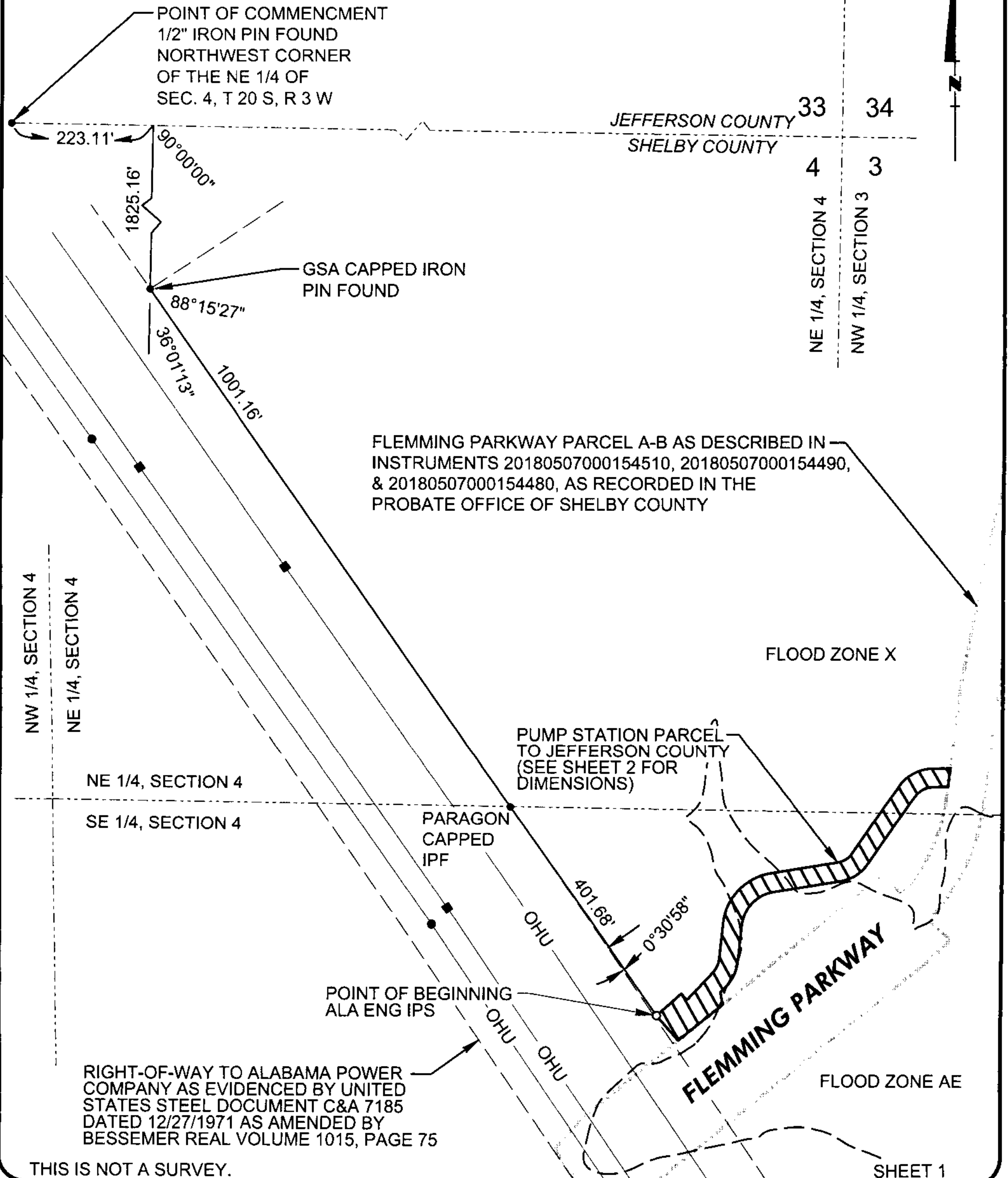
Alabama Engineering Co., Inc.

August 29, 2018

1"=200'



20180917000333230 3/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/17/2018 02:16:48 PM FILED/CERT





PUMP STATION PARCEL EXHIBIT A

TO JEFFERSON COUNTY

FLEMMING FARMS

Alabama Engineering Co., Inc.

August 29, 2018

1"=50'

NE 1/4, SECTION 4

SE 1/4, SECTION 4

PUMP STATION PARCEL  
TO JEFFERSON COUNTY  
(SEE SHEET 1 FOR LAND  
TIE DIMENSIONS)

FLOOD ZONE X  
FLOOD ZONE AE

0.49 AC +/-

108.29'

108.29'

130.48'

130.48'

R=65.00'  
L=60.74'  
Δ=53°32'38"

29.04'

81°10'27"

98°49'33"

24.38'

R=35.00'  
L=32.71'  
Δ=53°32'38"

30.36'

R=35.00'  
L=28.10'  
Δ=46°00'08"

R=65.00'  
L=52.19'  
Δ=46°00'08"

R=90.00'  
L=116.79'  
Δ=74°21'04"

R=60.00'  
L=77.86'  
Δ=74°21'04"

R=35.00'  
L=22.93'  
Δ=37°32'32"

R=65.00'  
L=42.59'  
Δ=37°32'32"

POINT OF  
BEGINNING  
ALA ENG  
IPS

52.00'

90°0'0"

90°0'0"

51.70'

06°02'31"

93°00'30"

274°31'21"

59.43'

235°07'08"

19.47'

117°21'01"

13.90'

55.83'

55.83'

PROPOSED FLEMMING PARKWAY



20180917000333230 4/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/17/2018 02:16:48 PM FILED/CERT

THIS IS NOT A SURVEY.

SHEET 2

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name SB Dev Corp  
Mailing Address 3545 Market St  
Hoover, AL 35226  
35226

Grantee's Name Jefferson County  
Mailing Address 716 Richard Arrington Jr Blvd  
Roads & Transportation Dept  
Birmingham, AL 35203

Property Address 13-2-04-4-001-001.003  
split of 2 parcels 13-2-04-1-001-002.003

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
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 Tax Office

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 9/17/18

Print Rick Turner Rick Turner

☒ Unattested

[Signature]  
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1