

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC.
3809 MOFFET RD.
MOBILE, AL 36618

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 85A R**

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-1-01-0-008-
999,999**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Two Thousand Fifty and 00/100 (\$2,050.00) 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), Inverness Highlands Residential Association, Inc., an Alabama
nonprofit corporation 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 the western most corner of Inverness Highlands as recorded in
Map Book 34, Page 45 A & B in the Probate Office of Shelby County, Alabama, said point being on the east
right of way of Valleydale Road; run thence N 23°48'49" E along said east right of way a distance of 154.41
feet more or less, to a point on the grantor's property line; run thence S 63°17'06" E along said grantor's
property line a distance of 9.11 feet, more or less to a point; run thence on a non-radial curve to the left
having a radius of 1950.00 feet, an arc distance of 154.39 feet, more or less, with a chord bearing of
S 23°32'53" W at a distance of 154.35 feet to a point on the grantor's property line; run thence
N 63°51'20" W along said grantor's property line a distance of 9.82 feet, more or less, to the Point of
Beginning; Containing 0.030 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.



20181004000355250 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
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TS 85A R

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 3rd day of October, 2018.


Inverness Highlands Residential Association, Inc.,
an Alabama nonprofit corporation

By: 
Greg Quinn, Its President

By: 
Brenda Ogle, Its Vice President

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

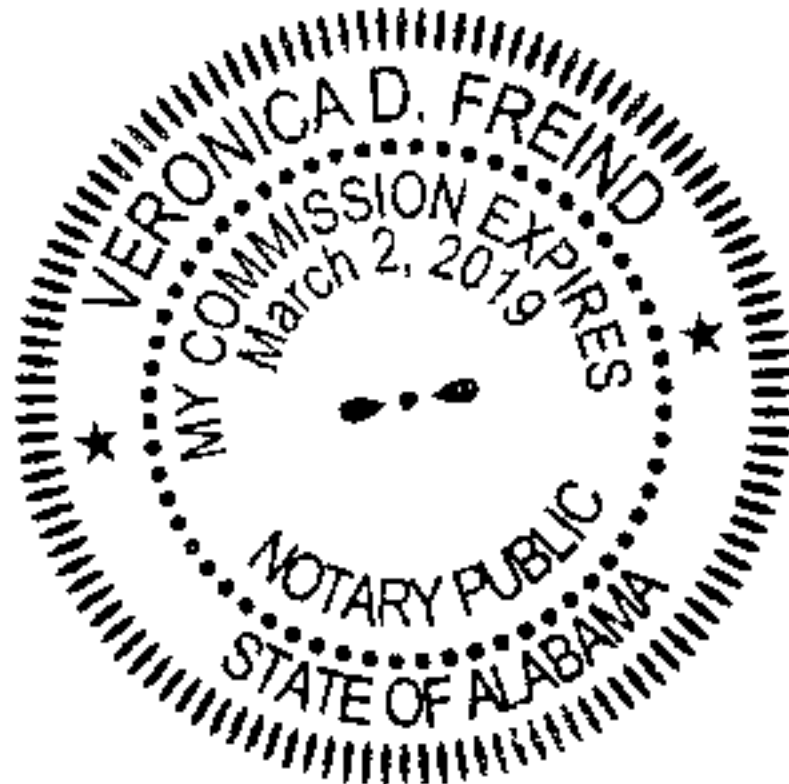
Grantor's Address:
Inverness Highlands Residential Association, Inc.
c/o Premier Property Management
2125 Data Office Drive, Suite 104
Birmingham, AL 35244


20181004000355250 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
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**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Greg Quinn, whose name as President of Inverness Highlands Residential Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, (s)he, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation.

THIS the 3rd day of October, 2018.

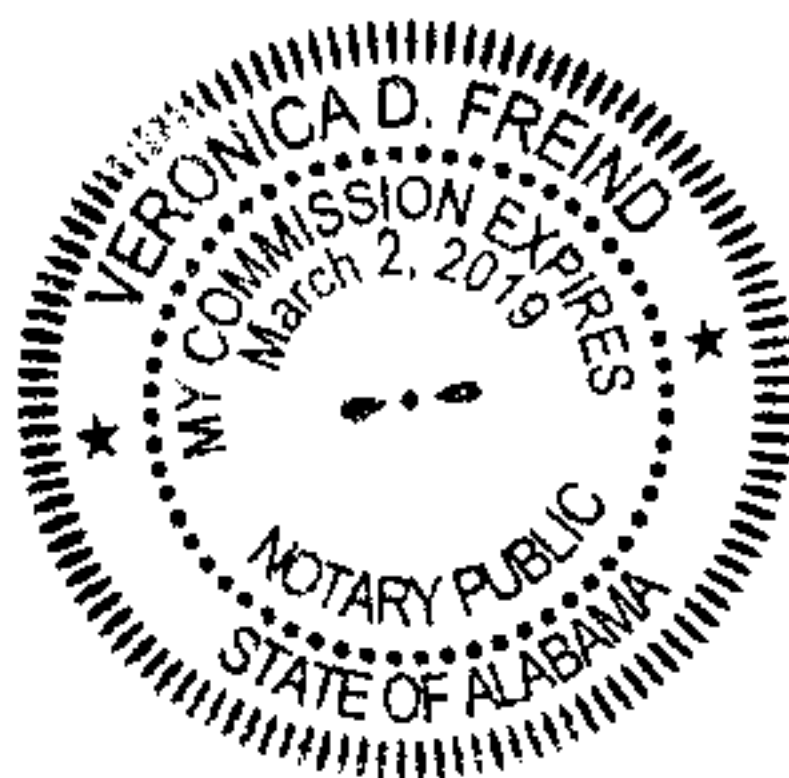


Veronica D. Freind
NOTARY PUBLIC -
COMMISSION EXPIRES: March 2, 2019


**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Brenda Ogle, whose name as Vice President of Inverness Highlands Residential Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, (s)he, as such officer and with full authority, executed the same voluntarily as and for the act of said corporation.

THIS the 3rd day of October, 2018.

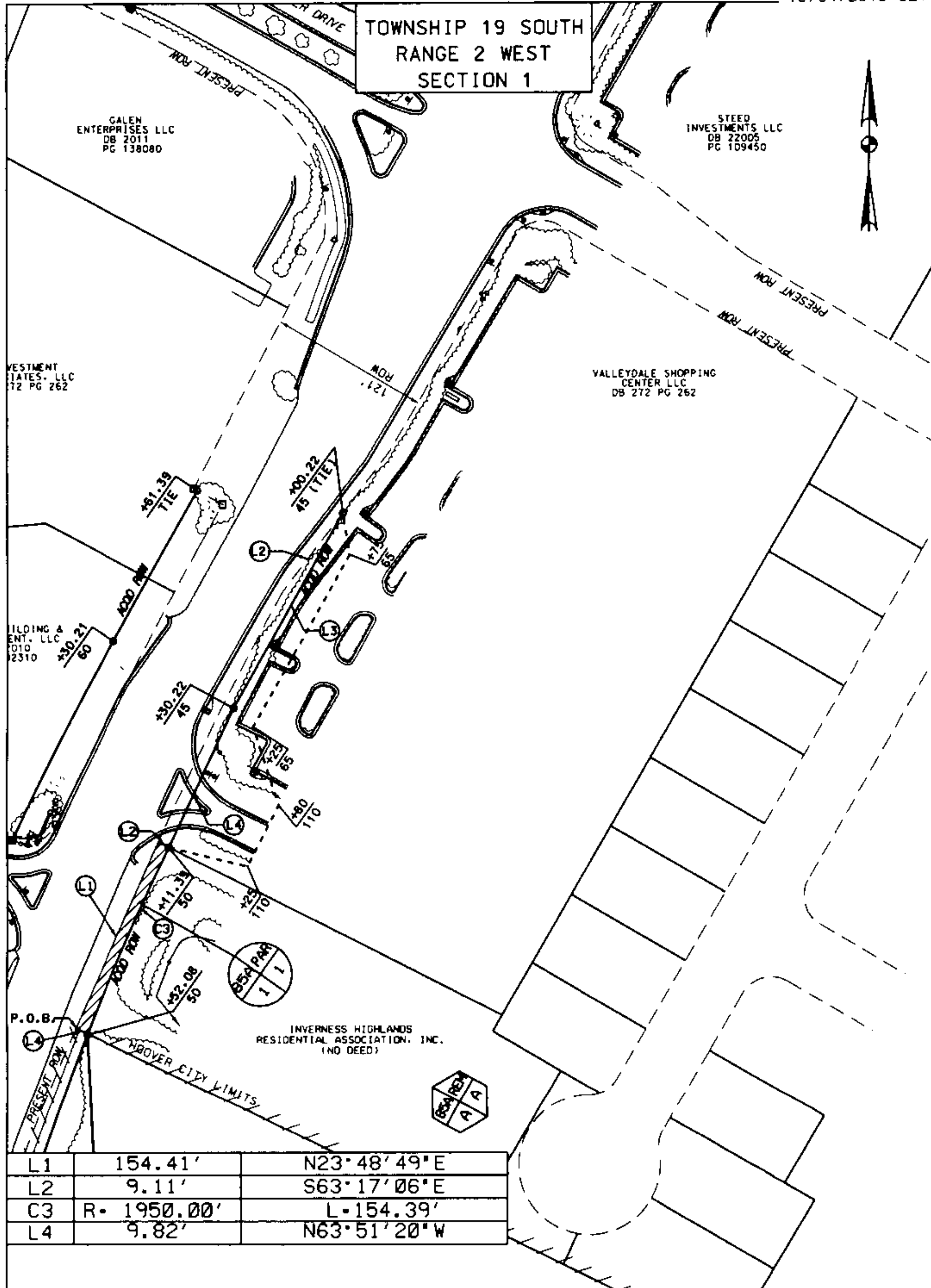


Veronica D. Freind
NOTARY PUBLIC -
COMMISSION EXPIRES: March 2, 2019


20181004000355250 3/4 \$25.00
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SHELBY COUNTY, ALABAMA

20181004000355250 4/4 \$25.00
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TRACT SHEET 85A - ROW 1
SHEET 1 OF 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. 85A-ROW 1
OWNER INVERNESS HIGHLANDS RESIDENTIAL ASSOCIATION, INC.
PARCEL NO. 10-1-01-0-008-999.999

SCALE: 1" = 100'
TOTAL ACREAGE 1.186
ROW REQUIRED 0.030
REMAINDER 1.156
ACQD CONST EASE 0.000

\$DATES \$TIMES \$FILES

PLOTTED BY \$USERNAME\$