

THIS INSTRUMENT PREPARED BY
BARGE WAGGONER SUMNER & CANNON, INC.
3535 GRANDVIEW PARKWAY, SUITE 500
BIRMINGHAM, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. CMAQ-5915(250)

CPMS PROJ. NO. 100063241

TRACT NO. 7

DATE: 8/17/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand and no/100 dollar(s) (\$40,000.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), IRA INNOVATIONS, LLC FBO Lewis Jackson White, IRA and IRA INNOVATIONS, LLC FBO Alycia Gulas White, IRA have this day granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

A part of the NW ¼ of NE ¼, Section 7, Township 20 South, Range 2 West, identified as Tract No. 7 on Project No. CMAQ-5915(250) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at an Iron Rebar Found on the existing Right-of-Way line of State Park Road in the Northwest Quarter of the Northeast Quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, a point 33.42 feet left of State Park Road at Station 109+87.73;

Thence N 71°29'06.80" E and along the existing Right-of-Way line of State Park Road a distance of 32.62 feet to a point 0.80 feet left of State Park Road at Station 109+87.89;

Thence S 18°40'24.37" E a distance of 137.08 feet to a point 0.22 feet right of State Park Road at Station 108+50.81;

Thence along an arc 99.90 feet to the left, having a radius of 524.72 feet, the chord of which is S 24°07'39.82" E for a distance of 99.75 feet to a point 0.44 feet right of State Park Road at Station 107+50.84 (**POINT OF BEGINNING**);

Thence along an arc 202.67 feet to the left, having a radius of 524.72 feet, the chord of which is S 40°38'49.27" E for a distance of 201.41 feet, to a point 2.35 feet left of State Park Road at Station 105+48.20;

Thence S 0°48'10.76" W a distance of 30.80 feet to a point 29.22 feet left of State Park Road at Station 105+34.02;

Thence S 0°57'04.62" W a distance of 23.22 feet to a point 50.00 feet left of State Park Road at Station 105+25.11;

Thence along an arc 91.06 feet to the right, having a radius of 295.00 feet, the chord of which is N 54°45'43.80" W for a distance of 90.70 feet, to a point 50.00 feet left of State Park Road at Station 106+00.74;

Thence along an arc 118.05 feet to the right, having a radius of 573.00 feet, the chord of which is N 40°00'59.68" W for a distance of 117.84 feet, to a point 50.00 feet left of State Park Road at Station 107+08.49;

Thence N 16°51'56.45" E a distance of 67.13 feet to a point 0.44 feet right of State Park Road at Station 107+50.84 (**POINT OF BEGINNING**);

The above described parcel contains \pm 0.237 acres (10307.71 sq. ft.);

And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

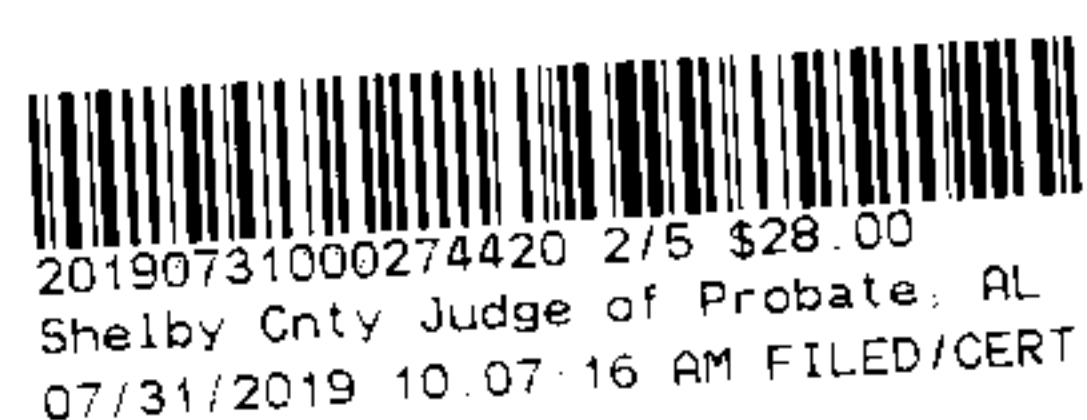
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama 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(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama 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

26 day of July, 2019.



INNOVATIONS, LLC FBO LEWIS JACKSON
WHITE, IRA

By: [Signature]
William P. Gulas, Manager

INNOVATIONS, LLC FBO ALYCIA GULAS
WHITE, IRA

By: [Signature]
William P. Gulas, Manager

ACKNOWLEDGMENT

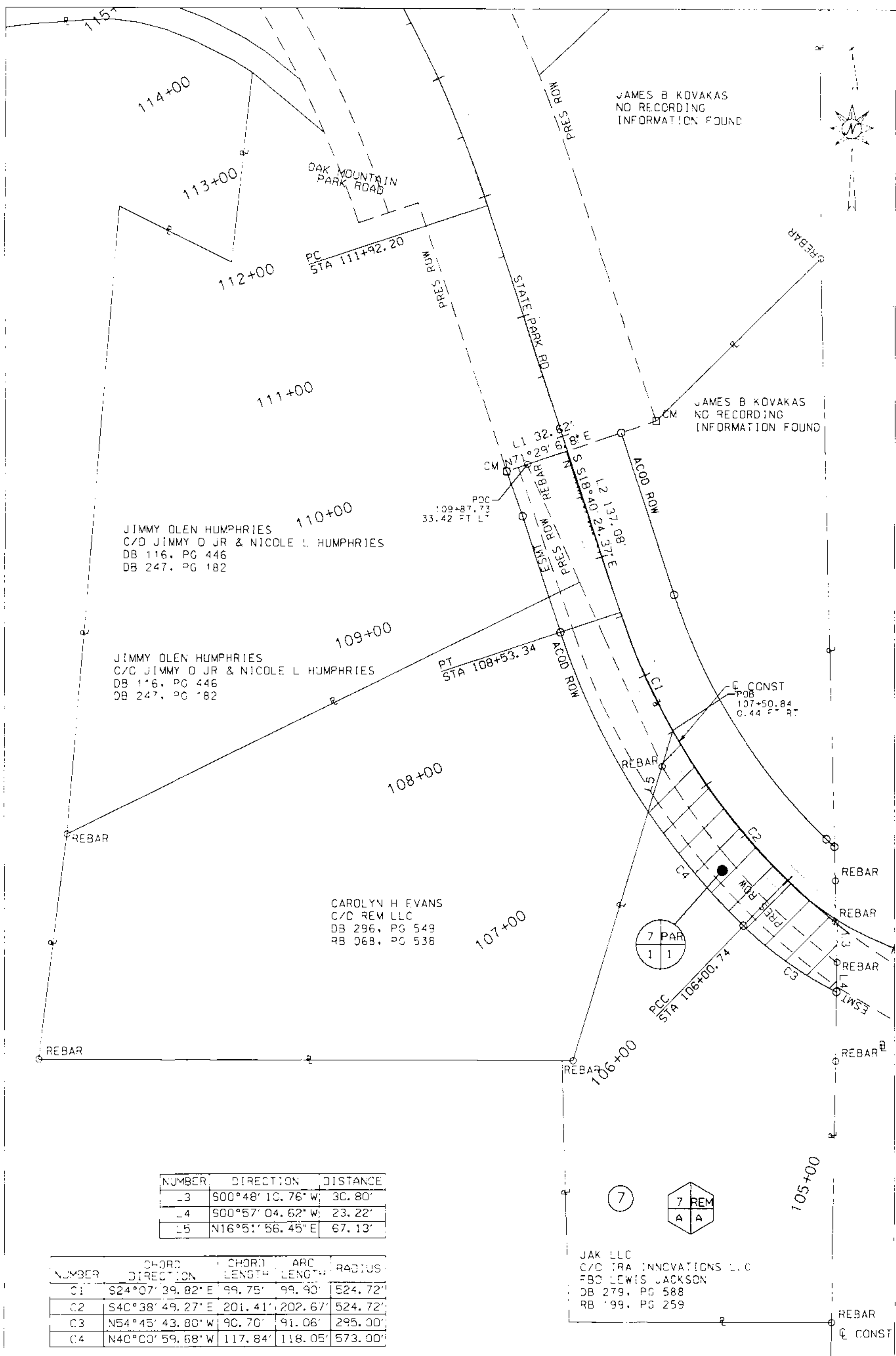
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Gulas, whose name as Manager of Innovations, LLC FBO Lewis Jackson White, IRA and Innovations, LLC FBO Alycia Gulas White, IRA, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, 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 26 day of July,
2019.

[Signature]
Notary Public
Commission Expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020



TRACT NUMBER 7 ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: JAK LLC C/O IRA PROJ. NO. CMAQ-5915(250)
INNOVATIONS LLC FBO LEWIS JACKSON COUNTY: SHELBY
TOTAL ACRES: 1.78 SCALE: 1" = 100'
R/W REQUIRED: 0.24 DATE: 8/17/18
TCE REQUIRED: 0.00 REVISED: _____
REMAINDER: 1.54

Real Estate Sales Validation Form

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

Grantor's Name : IRA Innovations, LLC FBO Lewis
Jackson White , IRA and IRA Innovations, LLC FBO
Alycia Gulas White, IRA
Mailing Address: P O Box 360750
Birmingham, AL 35236

Grantee's Name: Shelby County, Alabama
Mailing Address: 280 McDow Road
Columbiana, AL 35051

Property Address: 3400 Oak Mtn.State Park Rd.
Pelham, AL

Date of Sale 7-26-19
Total Purchase Price \$ 40,000.00

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 -

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 7-26-19

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print William P. Gulas, Authorized Agent

☐ Unattested

(Verified by)

