

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587

COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Edwards

920 Copena Drive

Indian Springs, AL 35124

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand and no/100 Dollar (\$8,000.00), and pursuant to Shelby County Commission Resolution No. 19-02-11-10 adopted by the Shelby County Commission on February 11, 2019, a copy of the aforesaid Resolution being attached hereto as Exhibit A and made part and parcel hereof as fully as if set out herein, **Shelby County, Alabama, a Political Subdivision of the State of Alabama**, herein referred to as Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, does hereby grant, bargain, sell and convey unto **Lance Lively Edwards and Ruth Ann Lawler Edwards** (herein referred to as Grantees), for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**The Western-most 12 feet of Lot 9, INDIAN WOODS FOREST, FOURTH SECTOR, as recorded in Map Book 14, Page 112, in the Office of the Judge of Probate, Shelby County, Alabama, said strip of land being conveyed hereby being of uniform width adjacent to Lot 10 of said INDIAN WOODS FOREST, FOURTH SECTOR, supra, which is currently owned by the Grantees. All mineral and mining rights are excepted.**

**This conveyance is subject to the following terms and conditions:**

- Any zoning restrictions on the subject properties remain in full effect. No zoning variances are being requested, and none are being granted as a result of this Resurvey and this transaction.
- The 35' Building Line that was originally platted remains in effect, as well as any easements that were originally platted or subsequently recorded to run with the land, whether they are known or unknown.
- Shelby County makes no warranty or guarantee of suitability of fitness for any purpose or use of this property whatsoever.

**TO HAVE AND TO HOLD** unto the said GRANTEES, their heirs, successors and assigns, forever.


  
\_\_\_\_\_  
Kim Reynolds (Attest)

Administrative Assistant to the  
County Manager, Shelby County,  
Alabama, a Political Subdivision of the  
State of Alabama

 (Seal)

Alex Dudchock, County Manager,  
Shelby County, Alabama, a Political Subdivision of  
of the State of Alabama

Shelby County, AL 10/22/2019  
State of Alabama  
Deed Tax: \$8.00

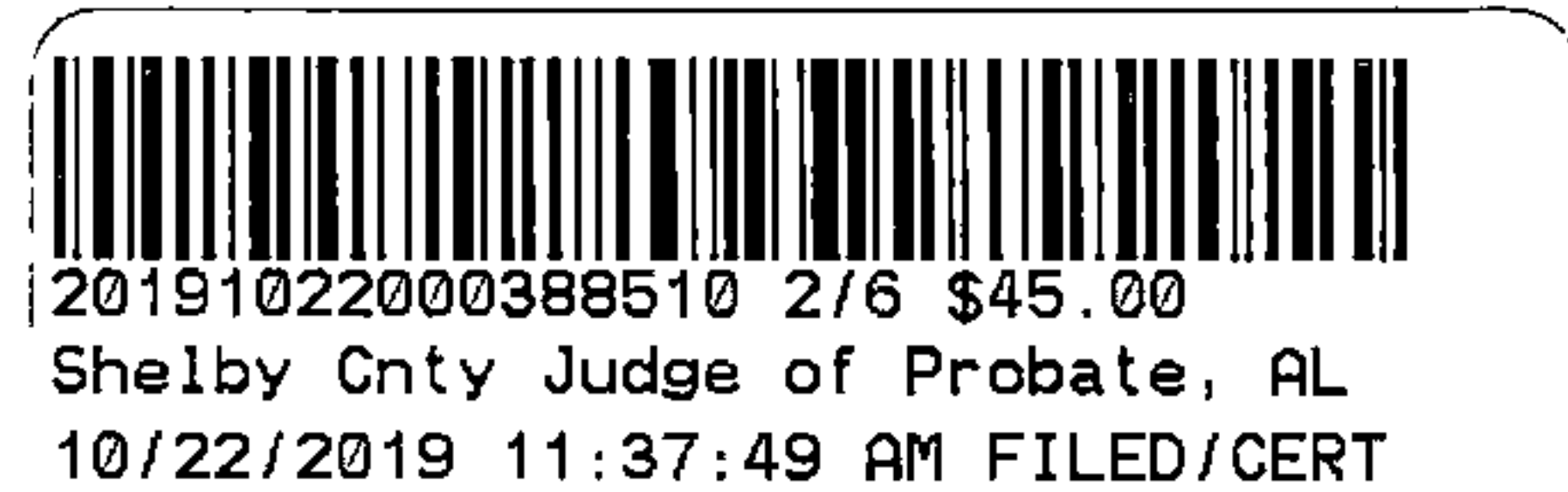
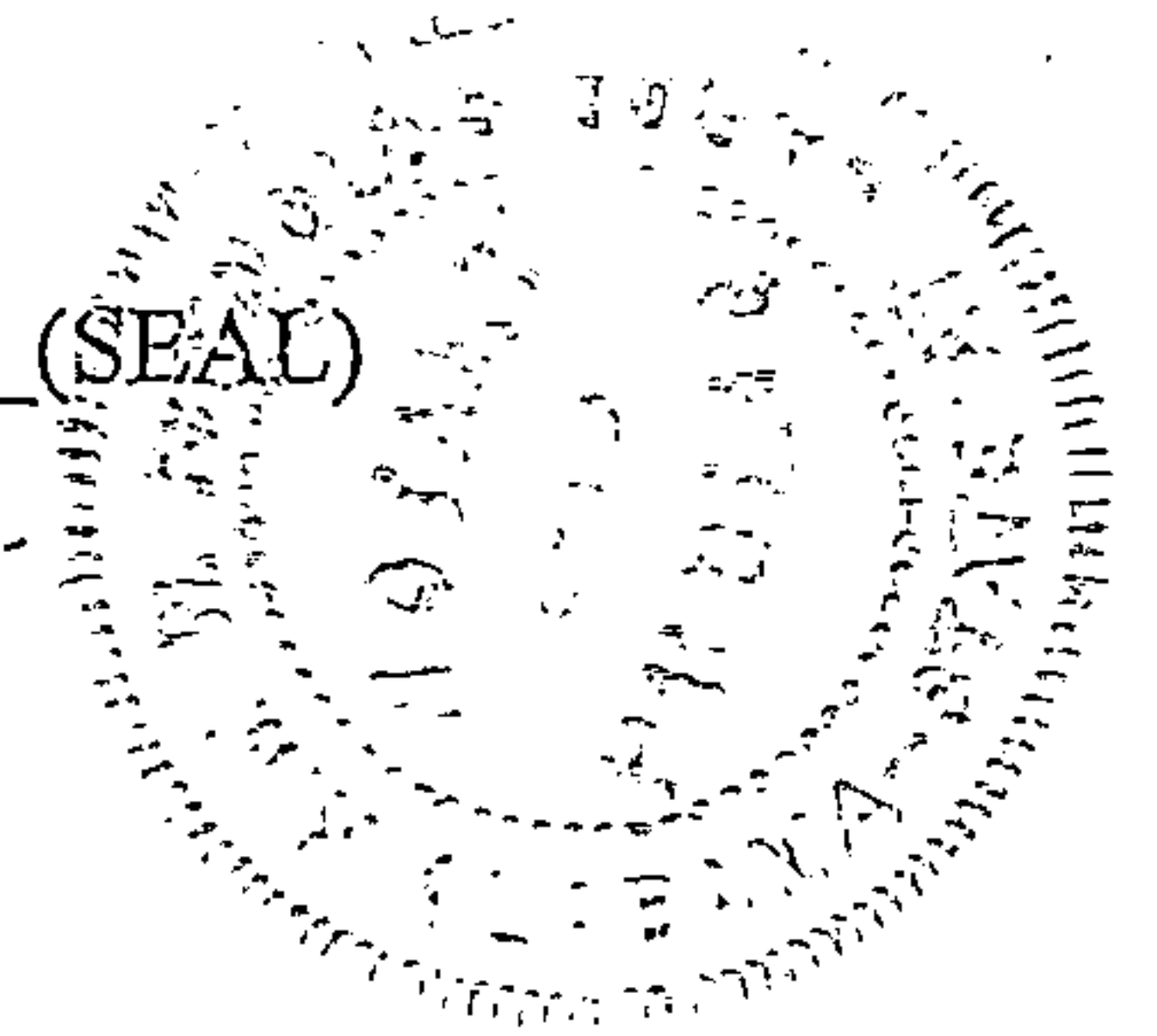
  
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STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alex Dudchock, County Manager, Shelby County, Alabama, a Political Subdivision of the State of Alabama, whose name 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 executed the same voluntarily on the day the same bears date pursuant to the Resolution of the Shelby County Commission referenced therein.

Given under my hand and official seal this 14<sup>th</sup> day of October, 2019.

Kim W. Reynolds  
Notary Public





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# EXHIBIT A



**The M & M Protection Trust**

Done at the regular session of the Commission of Shelby County this day of February 11, 2019.

**RIGHT-OF-WAY ACQUISITION – BRIDGE AND APPROACHES CR52 OVER BUCK CREEK  
RESOLUTION 19-02-11-09**

**MOTION:** Commissioner Hayes – Motion to approve Resolution 19-02-11-09 as presented

**SECOND:** Commissioner Bearden

**VOTE ON MOTION:** Unanimous

**MOTION CARRIED**

**RESOLUTION 19-02-11-09**

**BE IT RESOLVED**, that the Shelby County Commission hereby approves and accepts right-of-way acquisitions for Project No. ACRZ59502-ATRP(009)[SCP 59-289-97], being better known as the Bridge Replacement and Approaches on County Road 52 over Buck Creek in Pelham, Alabama, Length 0.269 miles.

**PURCHASES**

Reddy Ice Corporation

J. Steven Mobley

Summer Classics Properties One, LLC

O.R.T., LLC

Done at the regular session of the Shelby County Commission this day February 11, 2019.

**LANCE EDWARDS RESURVEY-INDIAN WOODS FOREST FOURTH SECTOR LOT 9  
RESOLUTION 19-02-11-10**

**MOTION:** Commissioner Edwards – Motion to approve Resolution 19-02-11-10 as presented

**SECOND:** Commissioner Morris

**VOTE ON MOTION:** Unanimous

**MOTION CARRIED**

**Resolution 19-02-11-10**

**Whereas**, Lance Lively Edwards & Ruth Ann Lawler Edwards are the owners of certain real property, located within the corporate limits of The Town of Indian Springs Village, address 920 Copena Dr., Pelham, AL 35124, being further described as Lot 10, INDIAN WOODS FOREST, FOURTH SECTOR, as recorded in Map Book 14, Page 112, in The Office of The Judge of Probate, Shelby County, Alabama; and

**Whereas**, The Shelby County Commission is the owner of certain real property, located in unincorporated Shelby County, Alabama, being further described as Lot 9, INDIAN WOODS FOREST, FOURTH SECTOR, AS RECORDED IN Map Book 14, Page 112, in The Office of The Judge of Probate, Shelby County, Alabama; and

**Whereas**, the aforesaid Lots 9 and 10 are immediately adjacent to each other; and  
**Whereas**, the Edwards' desire to purchase the western-most 12 feet of Lot 9, parallel and adjacent to their Lot 10 for the purpose of widening their existing driveway; and

**WHEREAS**, the Edwards have extended an offer to the Shelby county Commission to purchase



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said portion of Lot 9 for the sum of \$8,000.00 (Eight Thousand and No/100 Dollars); and  
**Whereas**, said offer to purchase exceeds the value of the property based on a value determination made by the Office of The Shelby County Property Tax Commissioner.

**Therefore, Be It Resolved**, that the Shelby County Commission hereby agrees to sell and convey the aforesaid property, mining and mineral rights excepted, subject to the following terms and conditions:

- The Edwards' shall file an application for a Resurvey with the Shelby County Department of Development Services and the Town of Indian Springs Village. All fees are the responsibility of the Edwards'.
- Any zoning restrictions on the subject properties remain in full effect. No zoning variances are being requested, and none are being granted as a result of this Resurvey and subsequent transaction.
- The 35' Building Line that was originally platted remains in effect, as well as any easements that were originally platted or subsequently recorded to run with the land, whether they are known or unknown.
- Shelby County makes no warranty, guarantee, or suitability of fitness for any purpose or use of this property whatsoever.
- The Edwards' shall commission a resurvey of Lots 9 and 10, surveying them into Lot 9A and Lot 10A to reflect the new boundaries of each lot, and including the new acreage of each new Lot. Said resurvey shall comply with the Shelby County Subdivision Regulations and the Subdivision Regulations of The Town of Indian Springs Village, and be approved by both Shelby County and The Town of Indian Springs Village. All fees and expenses associated with said Resurvey shall be the responsibility of the Edwards'.
- The Edwards' shall pay the ~~Shelby County Commission the Sum of \$8000.00~~ (Eight Thousand and No/100 Dollars) for the previously described portion of Lot 9.

**MOTION TO ADJOURN**  
**RESOLUTION 19-02-11-11**

**MOTION:** Commissioner Bearden – There being no further business to come before the Commission, move to adjourn this 11th day of February, 2019 at 9:22 A.M.

**SECOND:** Commissioner Hayes

**VOTE ON MOTION:** Unanimous

**MOTION CARRIED**



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# Real Estate Sales Validation Form

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

Grantor's Name Shelby County Alabama Grantee's Name Lance Lively Edwards and  
Mailing Address 200 West College Street Mailing Address Ruth Ann Lawler Edwards  
Columbiana, AL 35051 920 Copena Drive  
Indian Springs, AL 35124

Property Address Western-most 12 feet Date of Sale October 14, 2019  
of Lot 9, Indian Woods Total Purchase Price \$ 8,000.00  
Forest, Fourth or  
Sector 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 ☒ Appraisal  
☐ Sales Contract Other The Office of The Shelby County  
☐ Closing Statement Property Tax Commissioner.

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 11-22-19

Print Robert C. Davis, Jr.

Unattested



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Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1