

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
3809 MOFFETT ROAD
MOBILE, AL 36618

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 39 R**

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-05-15-0-001-
003.000**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Thirty Thousand One Hundred Sixty Two & 85/100 (\$30,162.85) 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), R J WYGLE, 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 at the SW corner of the NE ¼ of the NE ¼ of Section 15, Township 19 South, Range 2
West, run thence N 00°21'30" E a distance of 368.79 feet, more or less; run thence S 89°38'30" E a
distance of 125.43 feet, more or less, to the Point of Beginning; run thence N 29°47'23" W a distance of
25.72 feet, more or less; run thence N 67°09'27" E a distance of 11.74 feet, more or less; run thence on a
curve to the left having a radius of 1785.00 feet, a curve distance of 148.72 feet, and a chord bearing
N 55°54'20" E for a distance of 148.68 feet; run thence S 29°48'44" E a distance of 23.63 feet, more or
less; run thence on a curve to the right having a radius of 1870.36 feet, a curve distance of 160.41 feet,
and a chord bearing S 55°58'42" W for a distance of 160.36 feet, more or less, to the Point of Beginning;
Containing 0.087 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.



20191203000446540 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/03/2019 01:26:16 PM FILED/CERT

TS 39 R.doc

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 27th day of November, 20¹⁹.

R J WYGLE, LLC, an Alabama Limited Liability Company

By: Richard J. Wygle
Richard J. Wygle, Its Member

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

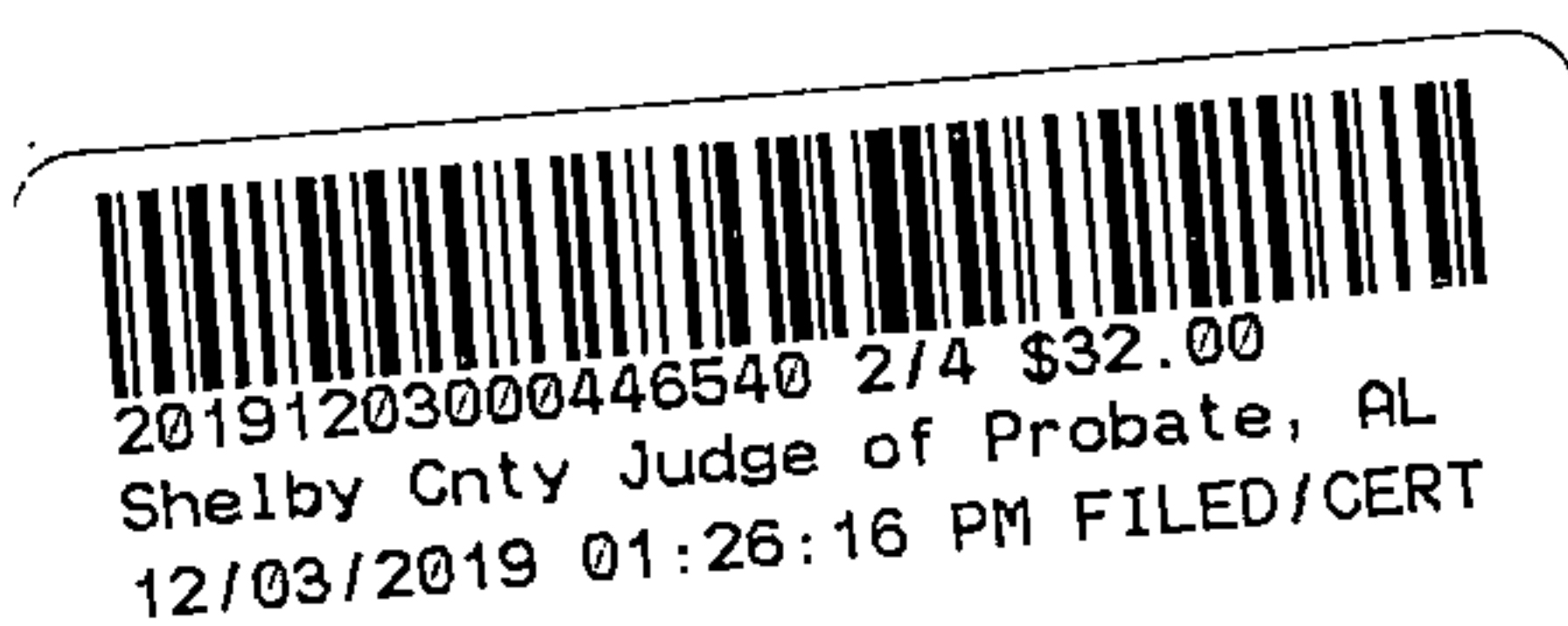
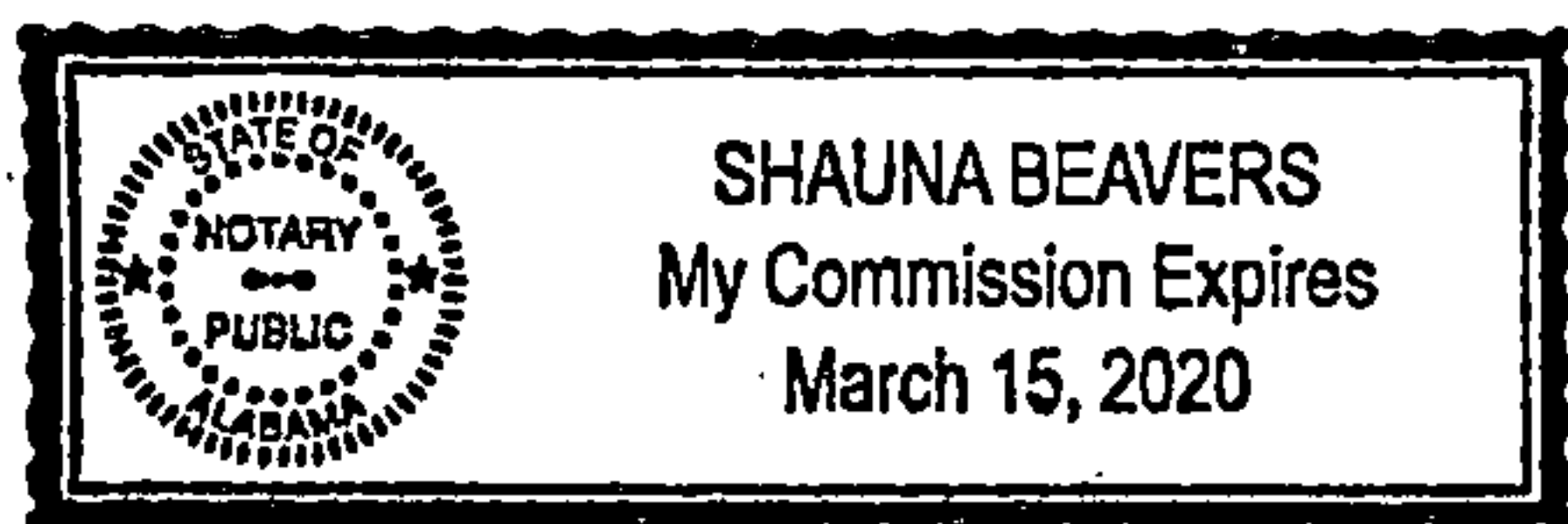
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard J. Wygle, whose name as Member of R J Wygle, 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 of said instrument, she/he, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 27 day of November, 2019.

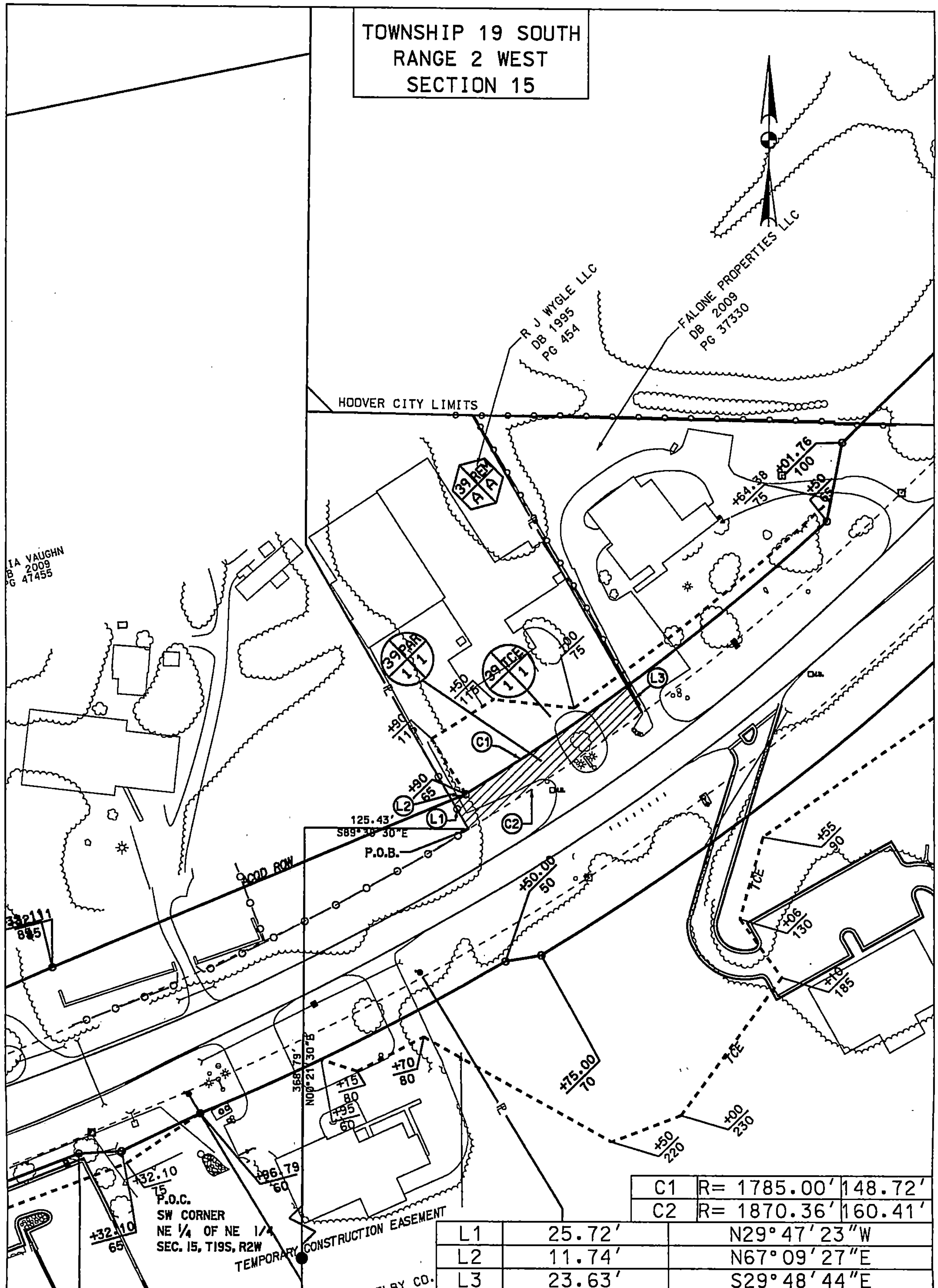
Shauna Beavers
Notary Public

My Commission Expires: 3/15/2020



SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



TRACT SHEET 39 R
SHEET 1 OF 2

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)

SCALE: _____ 1" = 100'

COUNTY SHELBY

TOTAL ACREAGE 1.090

TRACT NO. 39 R

ROW REQUIRED	0.087
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OWNER R.J. WYGLE, LLC.

REMAINDER	1.003
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PARCEL NO. 10-5-15-0-001-003.000

ACQD CONST EASE	0.109
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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 : R. J. Wygle, LLC
Mailing Address 4680 Valleydale Road
Birmingham, AL 35242

Grantee's Name: Shelby County Commission
Mailing Address: 506 Hwy 70
Columbiana, AL 35051

Property Address: Trc. 39 Valleydale Road
Birmingham, AL

DATE: _____
Total Purchase Price \$ 30,162.85

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 11-29-19

Sign Richard J. Wygle
(Grantor/Grantee/Owner/Agent) circle one

Print Richard J. Wygle

☐ Unattested

(Verified by)

Form RT-1

