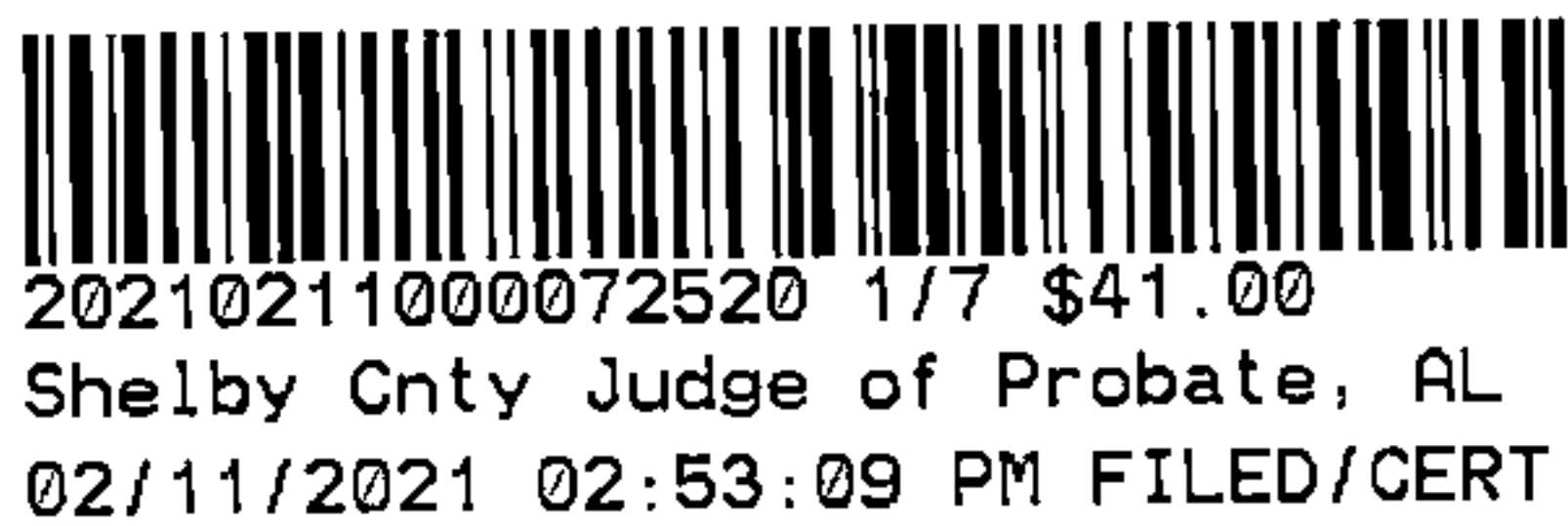


THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 42 R



STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-
001.001
10-02-10-0-001-
009.001
10-02-10-0-001-
009.002

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Thirty One Thousand Nine Hundred Forty Four & 70/100 (\$31,944.70)-----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), Hoover City Board of Education 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:

Parcel 1:
Commencing at the NE corner of the NE ¼ of the NE ¼ of Section 15, Township 19 South, Range 2 West; run thence N 00°41'52" W a distance of 28.10 feet, more or less, to the Point of Beginning; run thence S 45°32'23" W a distance of 925.21 feet, more or less, to a point; run thence N 89°00'44" W a distance of 29.69 feet, more or less, to a point; run thence N 45°35'38" E a distance of 1005.40 feet, more or less, to a point; run thence S 00°41'52" E a distance of 27.99 feet, more or less, to the Point of Beginning; Containing 0.468 acres, more or less.

Parcel 2:
Commencing at the NE corner of the NE ¼ of the NE ¼ of Section 15, Township 19 South, Range 2 West; run thence N 90°00'00" W a distance of 274.58 feet, more or less to a point; run thence S 00°00'00" E a distance of 100.21 feet, more or less, to the Point of Beginning; run thence S 45°35'37" W a distance of 121.08 feet, more or less, to a point; run thence N 39°50'48" W a distance of 59.58 feet, more or less, to a point; run thence N 45°32'23" E a distance of 26.22 feet, more or less, to a point; run thence N 37°00'33" E a distance of 91.36 feet, more or less, to a point; run thence S 44°14'36" E a distance of 73.05 feet, more or less, to the Point of Beginning; Containing 0.176 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.

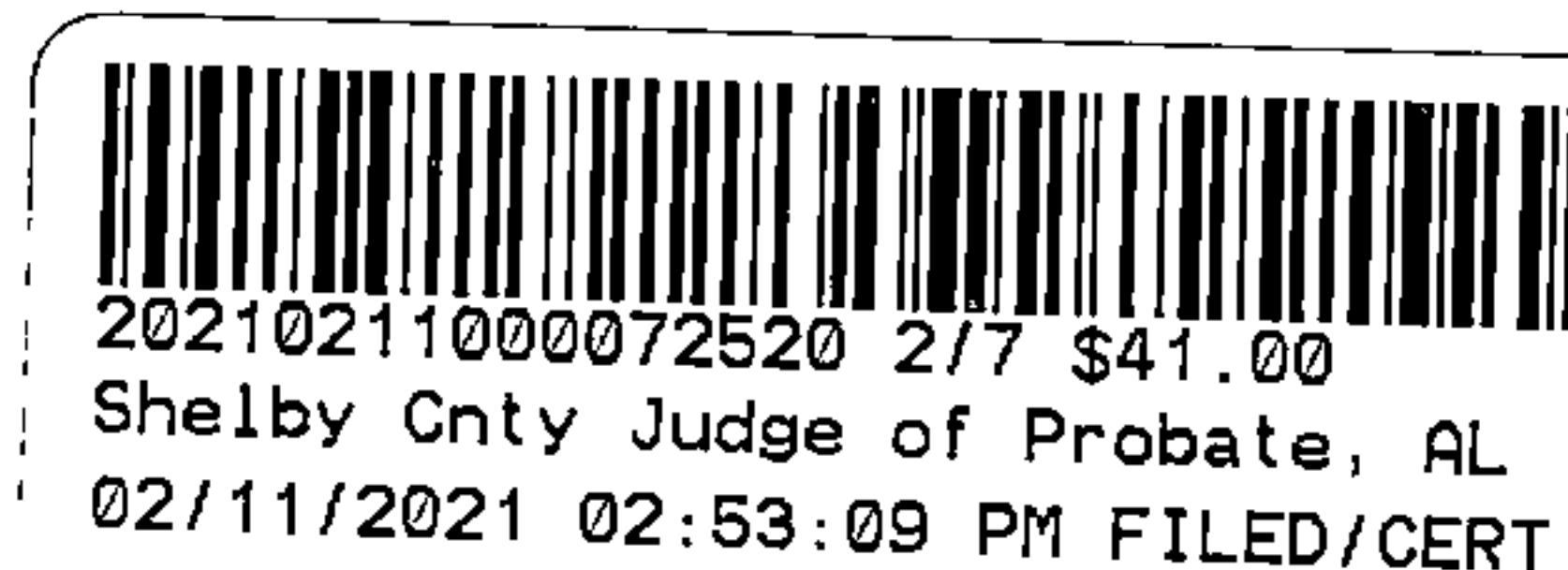
The Grantor(s) Herein Further Covenant(s) And Agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the 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 9th day of February, 2021.

HOOVER CITY BOARD OF EDUCATION

BY: Nichole McCay
Its: Chief School Financial Officer

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



NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF at large

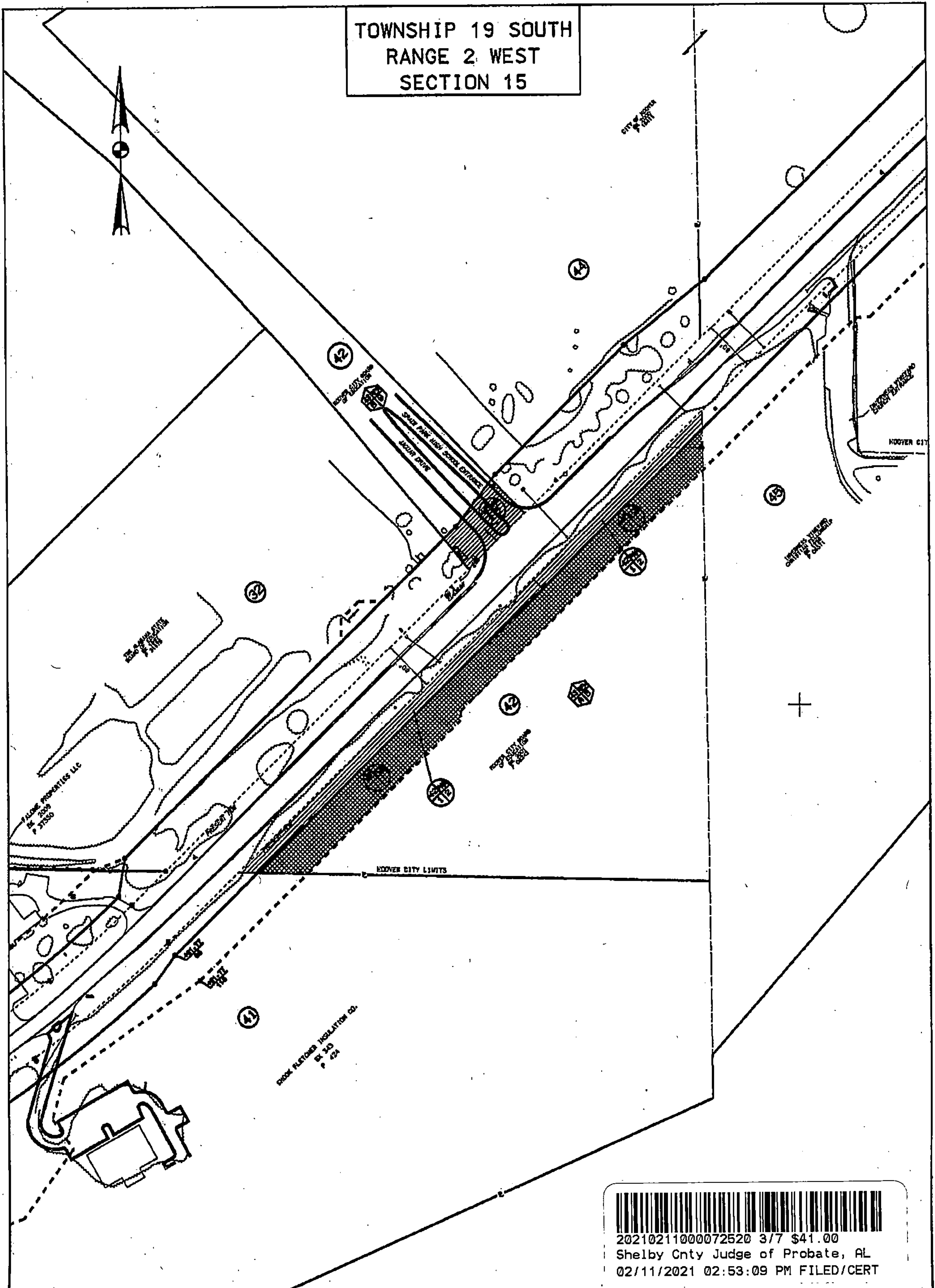
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nichole McCay, as Chief School Finance officer for Hoover City Board of Education, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Hoover City Board of Education.

Given under my hand and official seal the 9th day of February, 2021.

Sharon Marshall
Notary Public

My Commission Expires: 12-5-2023

SHELBY COUNTY, ALABAMA



TRACT SHEET 42 - OVERALL
SHEET 1 OF 6

THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

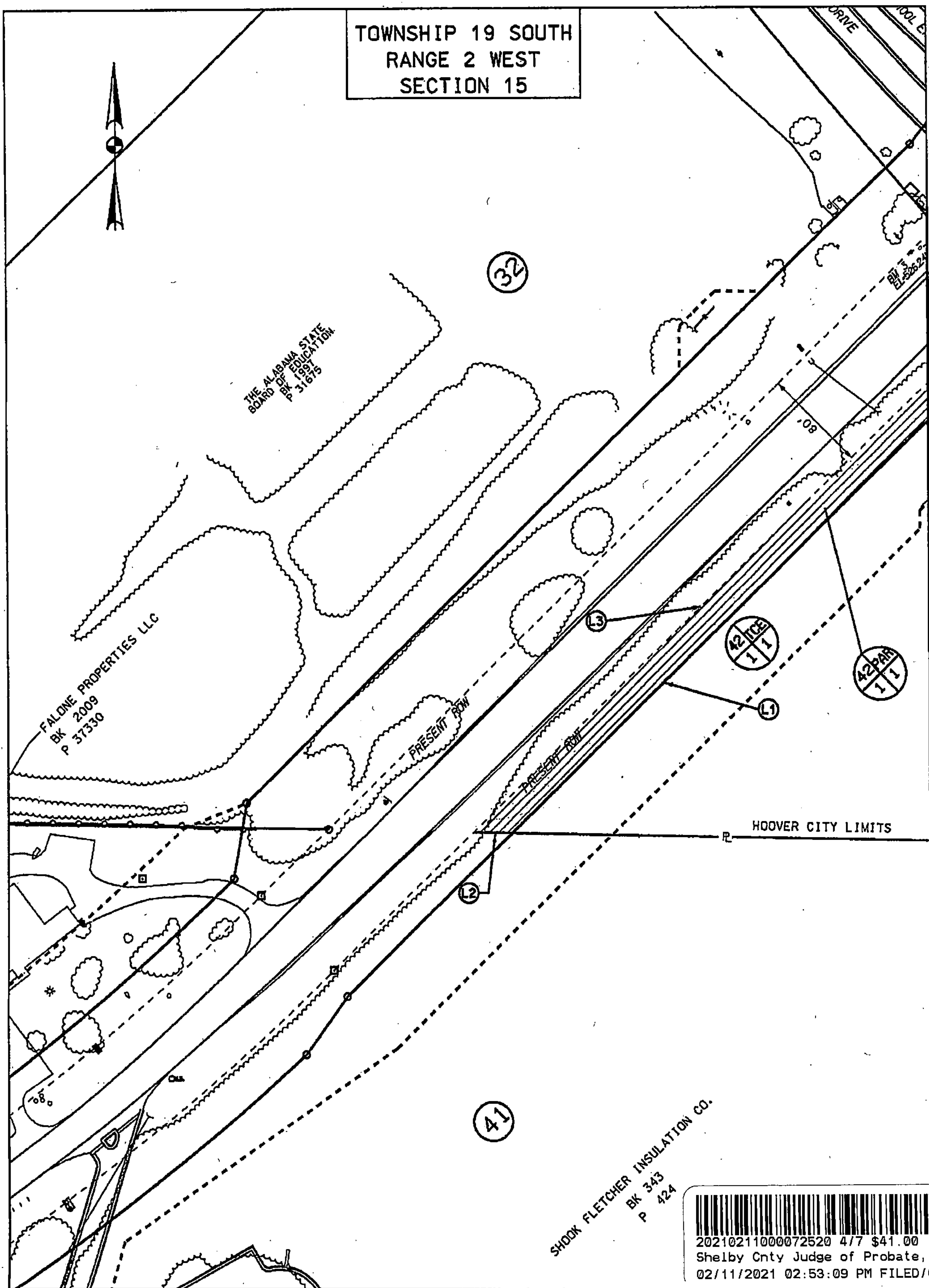
PROJECT NO. <u>STPBH-9802(905)</u>	SCALE: <u>1" = 200'</u>
COUNTY <u>SHELBY</u>	TOTAL ACREAGE <u>141.386</u>
TRACT NO. <u>42</u>	R.O.W. REQUIRED <u>0.644</u>
OWNER <u>CITY OF HOOVER BOARD OF EDUCATION</u>	REMAINDER <u>140.742</u>
PARCEL NO. <u>10-05-15-0-001-001.001</u> <u>10-02-10-0-001-009.001</u> <u>10-02-10-0-001-009.002</u>	REQ'D. CONST. EASE. <u>1.031</u>

\$DATES\$ \$TIMES\$ \$FILES\$

PLOTTED BY \$USERNAME\$

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



TRACT SHEET 42 - ROW 1A
SHEET 2 OF 6

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. 42 - PARCEL 1A
OWNER CITY OF HOOVER
BOARD OF EDUCATION
PARCEL NO. 10-05-15-0-001-001.001
10-02-10-0-001-009.001
10-02-10-0-001-009.002

SCALE: 1" = 100'
TOTAL ACREAGE 141.386
R.O.W. REQUIRED 0.644
REMAINDER 140.742
REQ'D. CONST. EASE. 1.031

SHOOK FLETCHER INSULATION CO.
BK 343
P 424



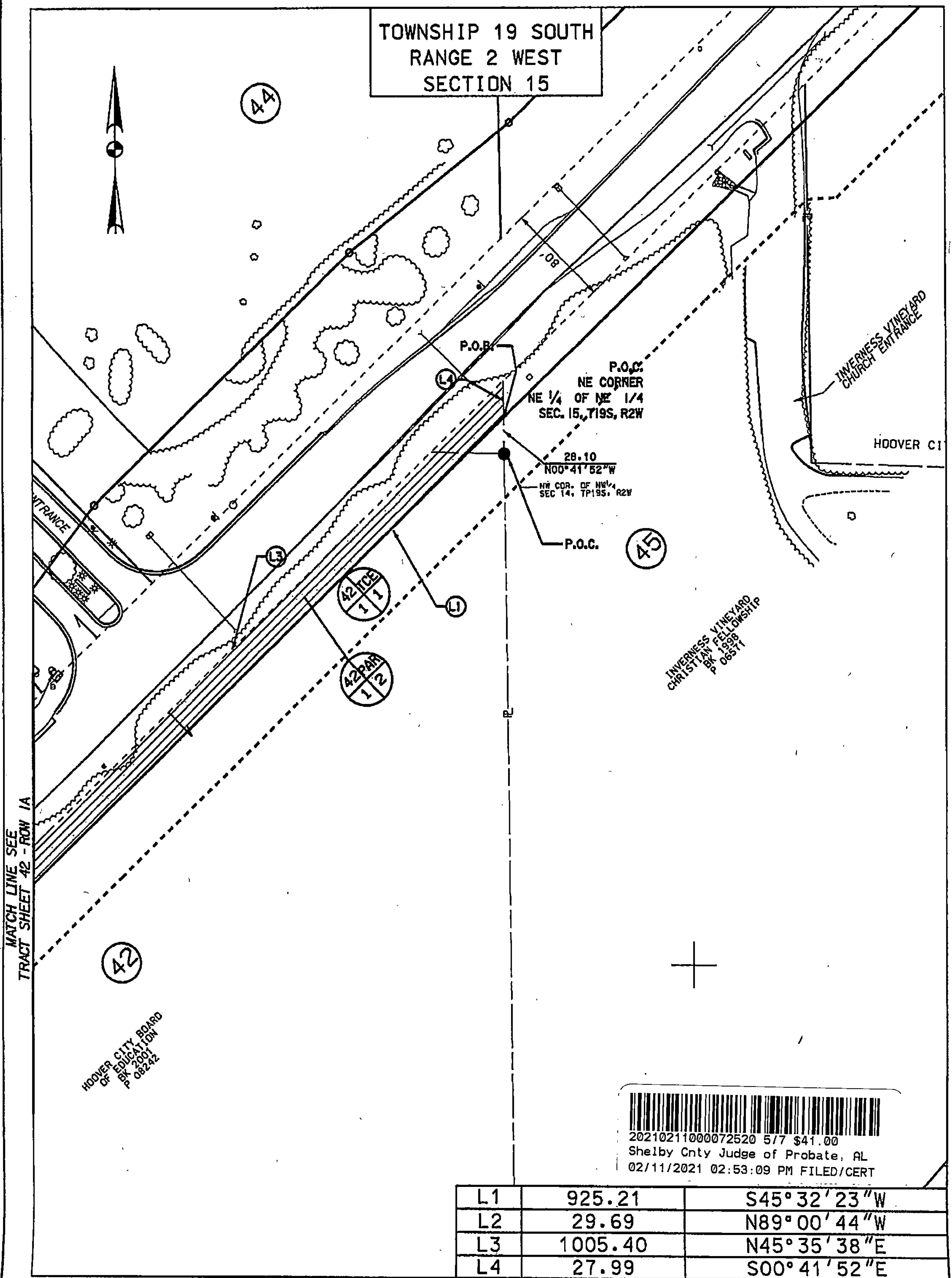
20210211000072520 4/7 \$41.00
Shelby Cnty Judge of Probate, AL
02/11/2021 02:53:09 PM FILED/CERT

\$DATES\$ \$TIMES\$ \$FILES\$

PLOTTED BY \$USERNAMES\$

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15



TRACT SHEET 42 - ROW 1B
SHEET 3 OF 6

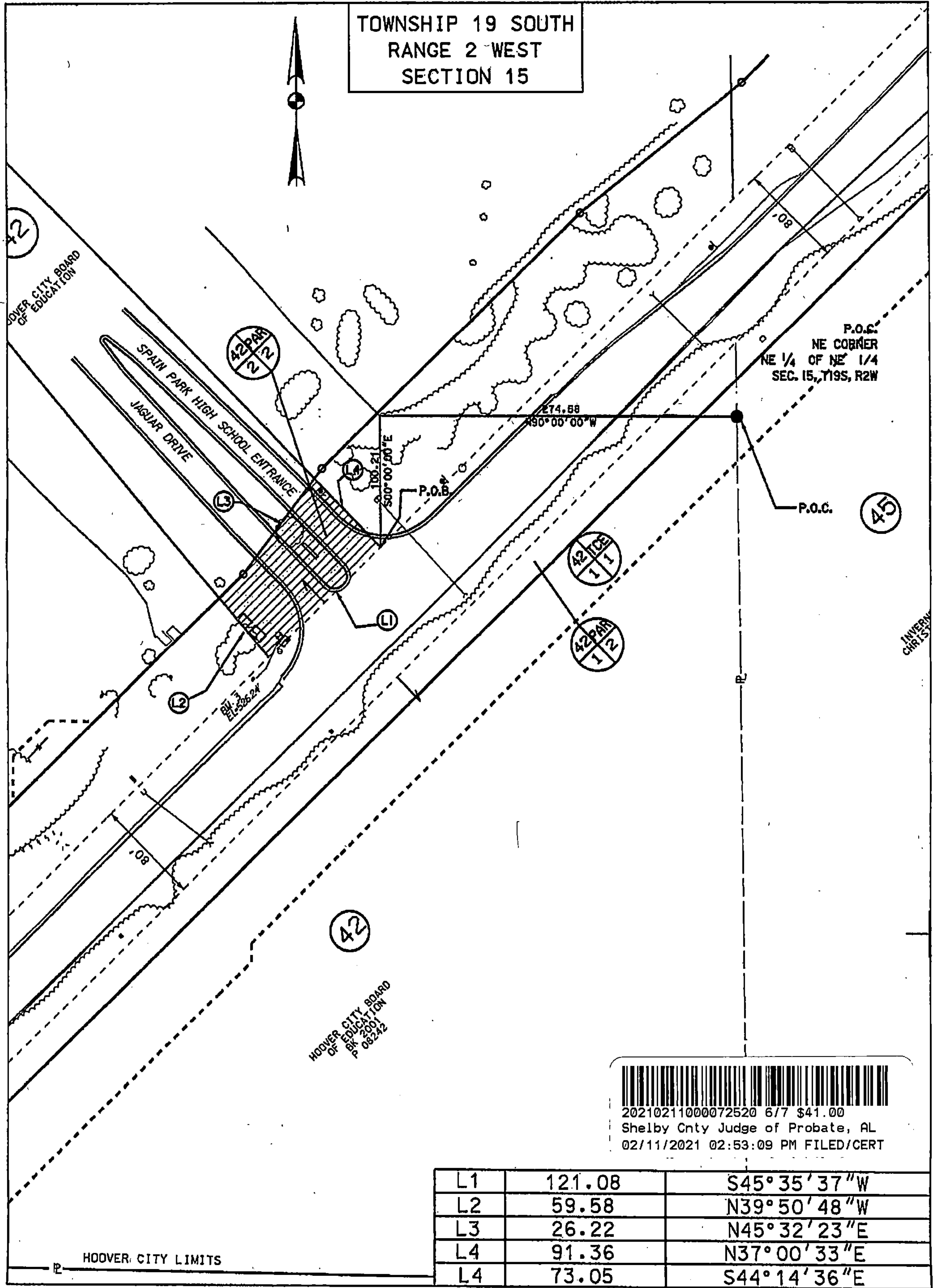
THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905)
COUNTY SHELBY
TRACT NO. 42 - PARCEL 1B
OWNER CITY OF HOVER
BOARD OF EDUCATION
PARCEL NO. 10-05-15-0-001-001.001
10-02-10-0-001-009.001
10-02-10-0-001-009.002

SCALE: 1" = 100'
TOTAL ACREAGE 141.386
R.O.W. REQUIRED 0.644
REMAINDER 140.742
REQ'D. CONST. EASE. 1.031

SHELBY COUNTY, ALABAMA



L1	121.08	S45°35'37"W
L2	59.58	N39°50'48"W
L3	26.22	N45°32'23"E
L4	91.36	N37°00'33"E
L4	73.05	S44°14'36"E

TRACT SHEET 42 - ROW 2
SHEET 4 OF 6

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. 42 - PARCEL 2
OWNER CITY OF HOOVER
BOARD OF EDUCATION
PARCEL NO. 10-05-15-0-001-001.001
10-02-10-0-001-009.001
10-02-10-0-001-009.002

SCALE: 1" = 100'
TOTAL ACREAGE 141.386
R.O.W. REQUIRED 0.644
REMAINDER 140.742
REQ'D. CONST. EASE. 1.031

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Hoover City Board of Education
Mailing Address 2810 Metropolitan Way
Hoover, AL 35243

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

Property Address: Valleydale Road
Birmingham, AL

DATE: 2-9-21
Total Purchase Price \$ 31,944.70
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 2-9-2021

Sign Michelle McCay
(Grantor/Grantee/Owner/Agent) circle one
Print Michelle McCay

☐ Unattested

(Verified by)

