



20211103000533570 1/5 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:52 PM FILED/CERT

This instrument was prepared by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, the undersigned Shelby County, Alabama, a political division of the State of Alabama (herein referred to as GRANTOR) does grant, bargain, sell and convey to J. Anthony Joseph (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See legal description and tract sketch attached hereto as Exhibit A.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal this 27<sup>th</sup> day of May, 2021.

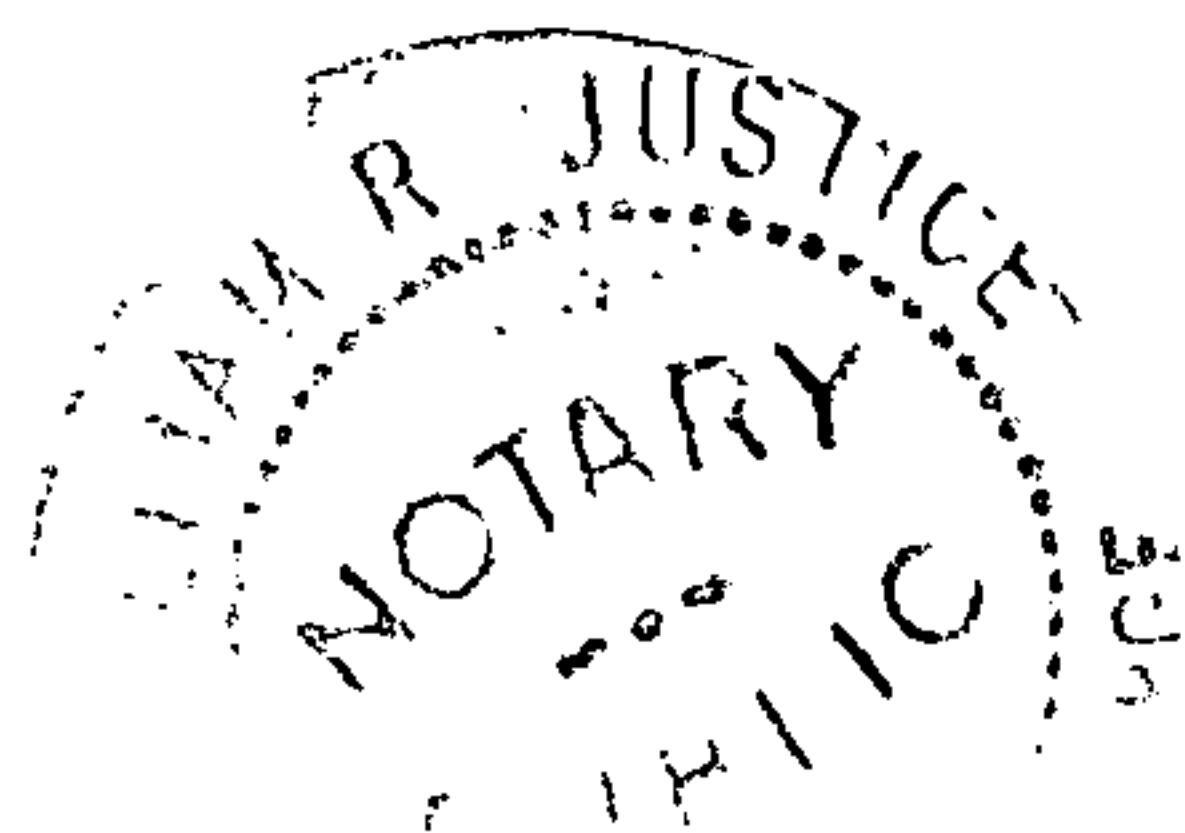
Shelby County, Alabama

  
Chad Scroggins, County Manager

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chad Scroggins, whose name as County Manager of Shelby County, Alabama a political division of the State of Alabama, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Shelby County.

Given under my hand and official seal, this the 27<sup>th</sup> day of May, 2021.



  
Notary Public

My commission expires 9-12-23

Shelby County, AL 11/03/2021  
State of Alabama  
Deed Tax: \$10.50

## EXHIBIT A



20211103000533570 2/5 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:52 PM FILED/CERT

### Tract #9 – Un-Economic Remnant 1 of 1

**An Un-Economic Remnant being a part of the SW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 9 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully described as follows:**

**COMMENCE** at a Rebar found in a Gravel Road (Meadow Lake Lane) at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama;

thence run South  $88^{\circ} 32' 19''$  West for a distance of 291.35 feet to a point, that is a point on the centerline of County Road 47 at Station 27+35.86, said point also being the Point of Curvature of a curve to the right, having a radius of 1400.00 feet, a central angle of  $08^{\circ} 10' 13''$ , a chord length of 199.47 feet, and a chord bearing of North  $25^{\circ} 10' 38''$  West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 199.64 feet to a point, that is a point on the centerline of County Road 47 at Station 25+36.22 and the Point of Tangency of said curve;

thence run North  $21^{\circ} 05' 31''$  West along the centerline of County Road 47 for a distance of 136.55 feet to a point, that is a point on the centerline of County Road 47 at Station 23+99.67, said point also being the Point of Curvature of a curve to the left, having a radius of 587.00 feet, a central angle of  $01^{\circ} 50' 35''$ , a chord length of 18.88 feet, and a chord bearing of North  $22^{\circ} 00' 49''$  West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 18.88 feet to a point, that is a point on the centerline of County Road 47 at Station 23+80.79 and the Point of Tangency of said curve;

thence leaving the centerline of County Road 47 run South  $67^{\circ} 03' 54''$  West for a distance of 53.03 feet to a point on the present westerly Right-of-Way of County Road 47, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79;

said point also being the Point of curvature of a curve to the right, having a radius of 1697.02 feet, a central angle of  $02^{\circ} 51' 09''$ , a chord length of 84.48 feet, and a chord bearing of North  $14^{\circ} 53' 02''$  West;

thence continue along the arc of said curve for a distance of 84.49 feet to a point, that is point 34.82 feet right of and at a right angle to the centerline of County Road 47 at Station 22+91.52 and the Point of Tangency of said curve;





20211103000533570 3/5 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:52 PM FILED/CERT

thence run North 76° 32' 33" East for a distance of 20.00 feet to a point, that is point 15.79 feet right of and at a right angle to the centerline of County Road 47 at Station 22+97.94, said point also being the Point of curvature of a curve to the right, having a radius of 1677.02 feet, a central angle of 13° 57' 00", a chord length of 407.30 feet, and a chord bearing of North 06° 28' 57" West;

thence continue along the arc of said curve for a distance of 408.31 feet to a point, that is point 240.91 feet left of and at a right angle to the centerline of County Road 47 at Station 20+25.57 and the Point of Tangency of said curve;

thence run South 50° 01' 03" West for a distance of 176.87 feet to a point, that is a point 74.51 feet left of and at a right angle to the centerline of County Road 47 at Station 19+78.00 and the **POINT OF BEGINNING** of the following described Un-Economic Remnant;

thence run North 68° 05' 50" West for a distance of 450.59 feet to a point, that is a point 119.46 feet left of and at a right angle to the centerline of County Road 47 at Station 15+42.35;

thence run North 56° 37' 25" East for a distance of 209.71 feet to a point, that is a point 274.01 feet left of and at a right angle to the centerline of County Road 47 at Station 16+94.33;

thence run South 40° 35' 56" East for a distance of 373.32 feet to the **POINT OF BEGINNING**, that is a point 74.51 feet left of and at a right angle to the centerline of County Road 47 at Station 19+78.00;

said Un-Economic Remnant containing 38,835 Square feet (0.89 acres) more or less.

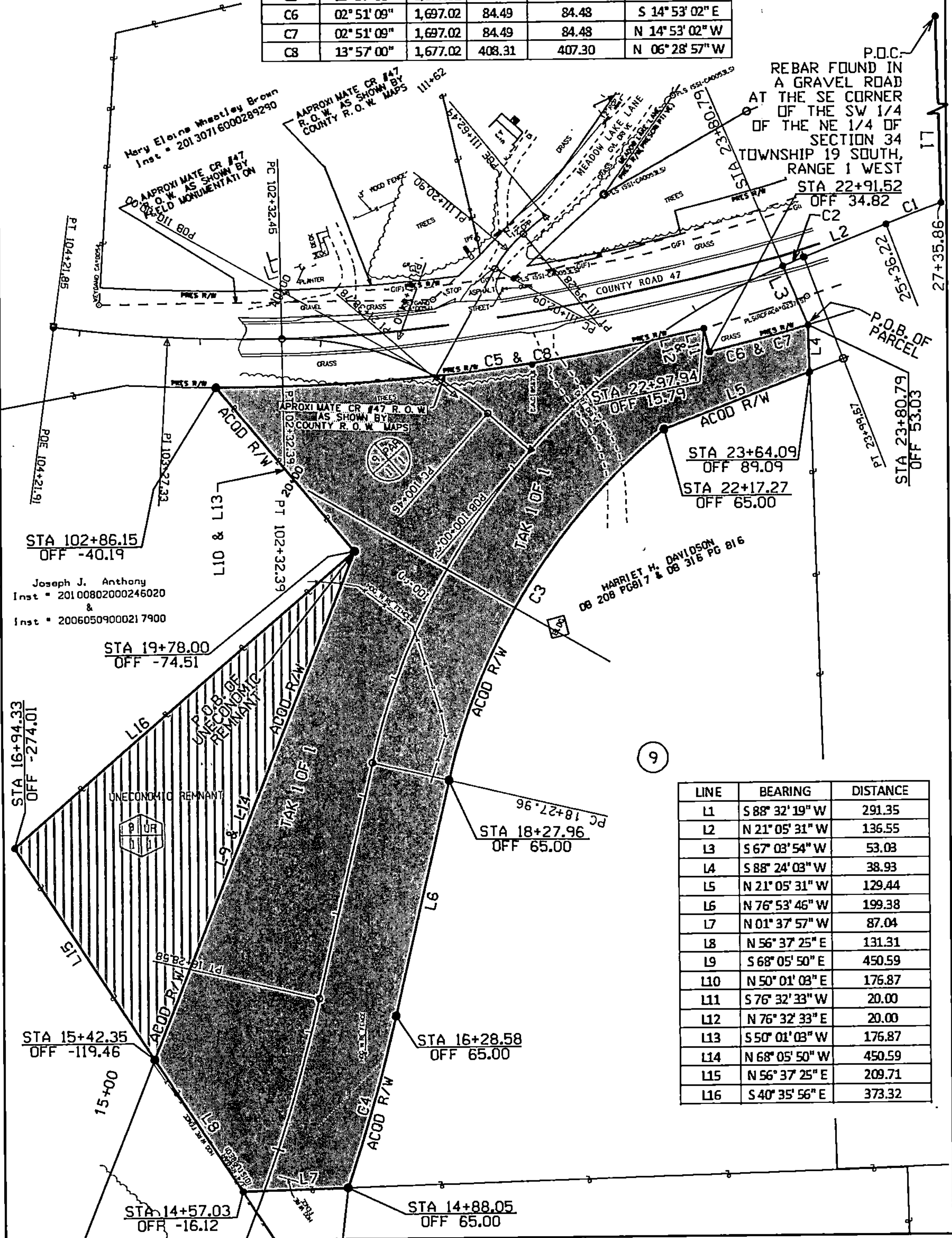




CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	08° 10' 13"	1,400.00	199.64	199.47	N 25° 10' 38" W
C2	01° 50' 35"	587.00	18.88	18.88	N 22° 00' 49" W
C3	38° 00' 00"	522.00	346.20	339.89	N 57° 53' 46" W
C4	06° 52' 38"	1,435.00	147.20	147.13	N 73° 57' 27" W
C5	13° 57' 00"	1,677.02	408.31	407.30	S 06° 28' 57" E
C6	02° 51' 09"	1,697.02	84.49	84.48	S 14° 53' 02" E
C7	02° 51' 09"	1,697.02	84.49	84.48	N 14° 53' 02" W
C8	13° 57' 00"	1,677.02	408.31	407.30	N 06° 28' 57" W



20211103000533570 4/5 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:52 PM FILED/CERT



9

LINE	BEARING	DISTANCE
L1	S 88° 32' 19" W	291.35
L2	N 21° 05' 31" W	136.55
L3	S 67° 03' 54" W	53.03
L4	S 88° 24' 03" W	38.93
L5	N 21° 05' 31" W	129.44
L6	N 76° 53' 46" W	199.38
L7	N 01° 37' 57" W	87.04
L8	N 56° 37' 25" E	131.31
L9	S 68° 05' 50" E	450.59
L10	N 50° 01' 03" E	176.87
L11	S 76° 32' 33" W	20.00
L12	N 76° 32' 33" E	20.00
L13	S 50° 01' 03" W	176.87
L14	N 68° 05' 50" W	450.59
L15	N 56° 37' 25" E	209.71
L16	S 40° 35' 56" E	373.32

TRACT NO. 9 (UR)

OWNER: SHELBY COUNTY

TOTAL AREA:

R/W REQUIRED:

UNECONOMIC REMNANT: 0.89

REMAINDER:

PROJECT NO.: SCP 59-880-17

COUNTY: SHELBY

SCALE: 1 : 100

DATE: 9-19-18

REVISED: 1-19-2021



# Real Estate Sales Validation Form

20211103000533570 5/5 \$44.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 03:01:52 PM FILED/CERT

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

Grantor's Name Shelby County, Alabama  
Mailing Address 506 Hwy 70  
Columbiana, AL 35051

Grantee's Name J. Anthony Joseph  
Mailing Address 320 Joseph Drive  
Columbiana, AL 35051

Property Address Hwy 39 & Hwy 47 Chelsea, AL

Date of Sale 5/27/21  
Total Purchase Price \$  
or  
Actual Value \$ 10,235  
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  
☐ Closing Statement

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 May 27, 2021

Print Chad Scroggins, County Manager

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1