


THIS INSTRUMENT PREPARED BY  
LUKE W. CLARKE  
ATKINS  
1500 URBAN CENTER DRIVE  
SUITE 210  
VESTAVIA HILLS, AL 35242

  
20230301000055770 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/01/2023 10:17:54 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. IMD-STPBH-7112(602)

CPMS PROJ. NO. 100046237

TRACT NO. 5

DATE: 02/22/2022

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty Five Thousand Eight Hundred & No/100---- dollar(s), cash in hand paid to the undersigned by Shelby County, Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Virginia Meon, unmarried have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property and as also 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 :

A part of the SE ¼ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 5 on Project No IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

**Parcel 1 of 1:**

Commencing at the Southwest corner of the SE ¼ of the SW ¼ of Section 30, Township 19, Range 2 West.

Thence northerly and along the quarter section line a distance of 488 feet, more or less to a point on the acquired right-of-way line (said line is between a point offset 65.00 feet right and perpendicular to the project centerline at Station 97+20.00 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00);

Thence N 89°06'04" E along the acquired right-of-way line a distance of 30.30 feet to a point on the acquired right-of-way line, (said point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00);

Thence N 34°53'34" E along the acquired right-of-way line a distance of 77.80 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00);

Thence N 62°25'07" E along the acquired right-of-way line a distance of 110.45 feet to a point on the acquired right-of-way line (said point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00);



Thence N 54°29'52" E along the acquired right-of-way line a distance of 34.98 feet to a point on the acquired right-of-way line (grantor's west property line), also being the point of beginning;

Thence N 00°13'26" W along the grantor's said property line a distance of 28.13 feet to a point on the present south right-of-way of Valleydale Road.

Thence N 57°17'58" E along said present right-of-way line a distance of 189.92 feet to a point on the acquired right-of-way line (said point perpendicular to the project centerline at Station 101+90.00 RT);

Thence S 30°28'02" W along the acquired right-of-way line a distance of 33.60 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 101+60.00);

Thence S 54°29'52" W along the acquired right-of-way line a distance of 175.26 feet to the point and place of beginning, containing 0.079 acre(s), more or less.

- THIS SPACE INTENTIONALLY LEFT BLANK -

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(S), 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 22 day of Feb, 2023.

Virginia Meon  
Virginia Meon

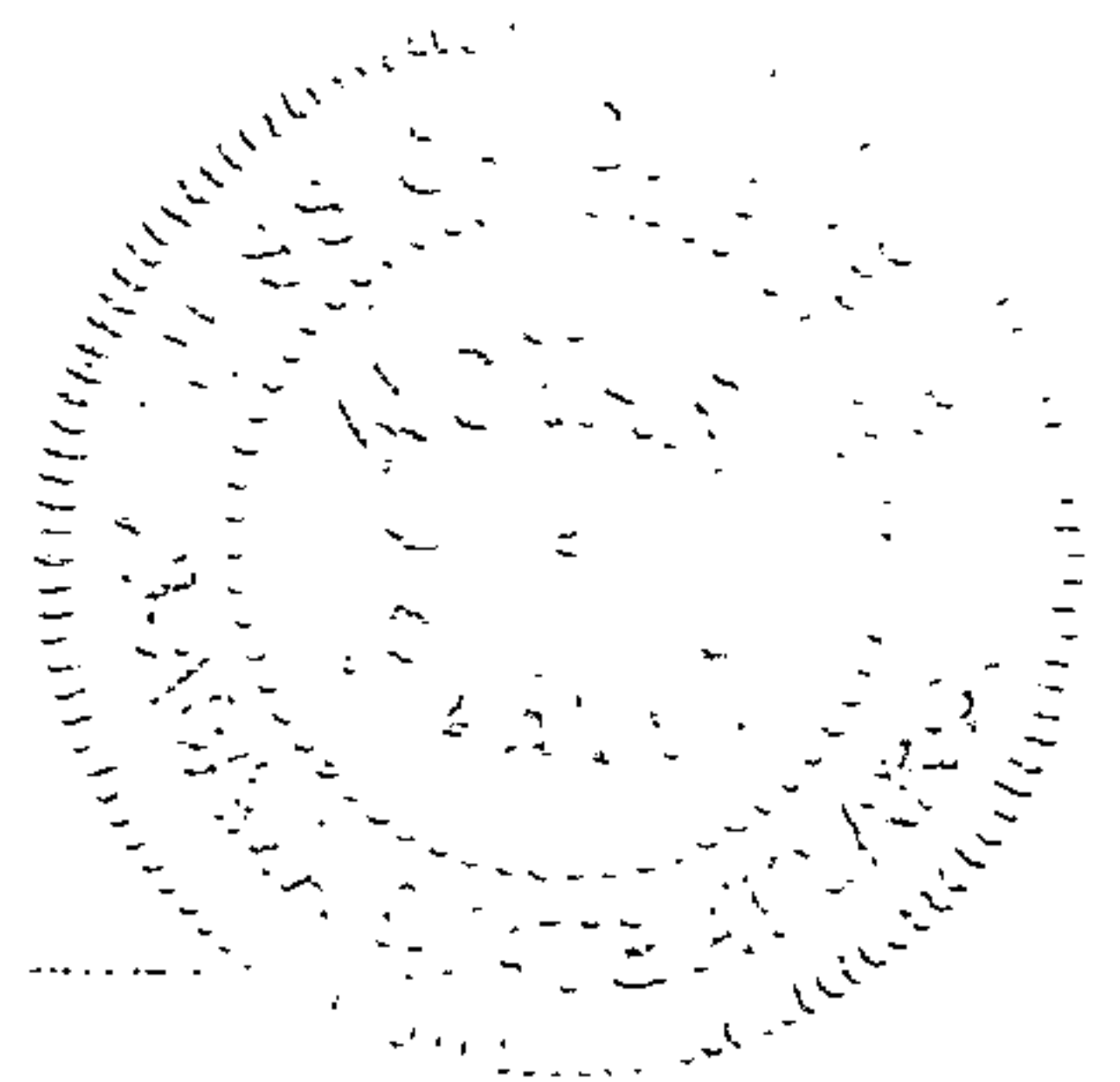
STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia Meon, 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, executed the same voluntarily on the day same bears date.

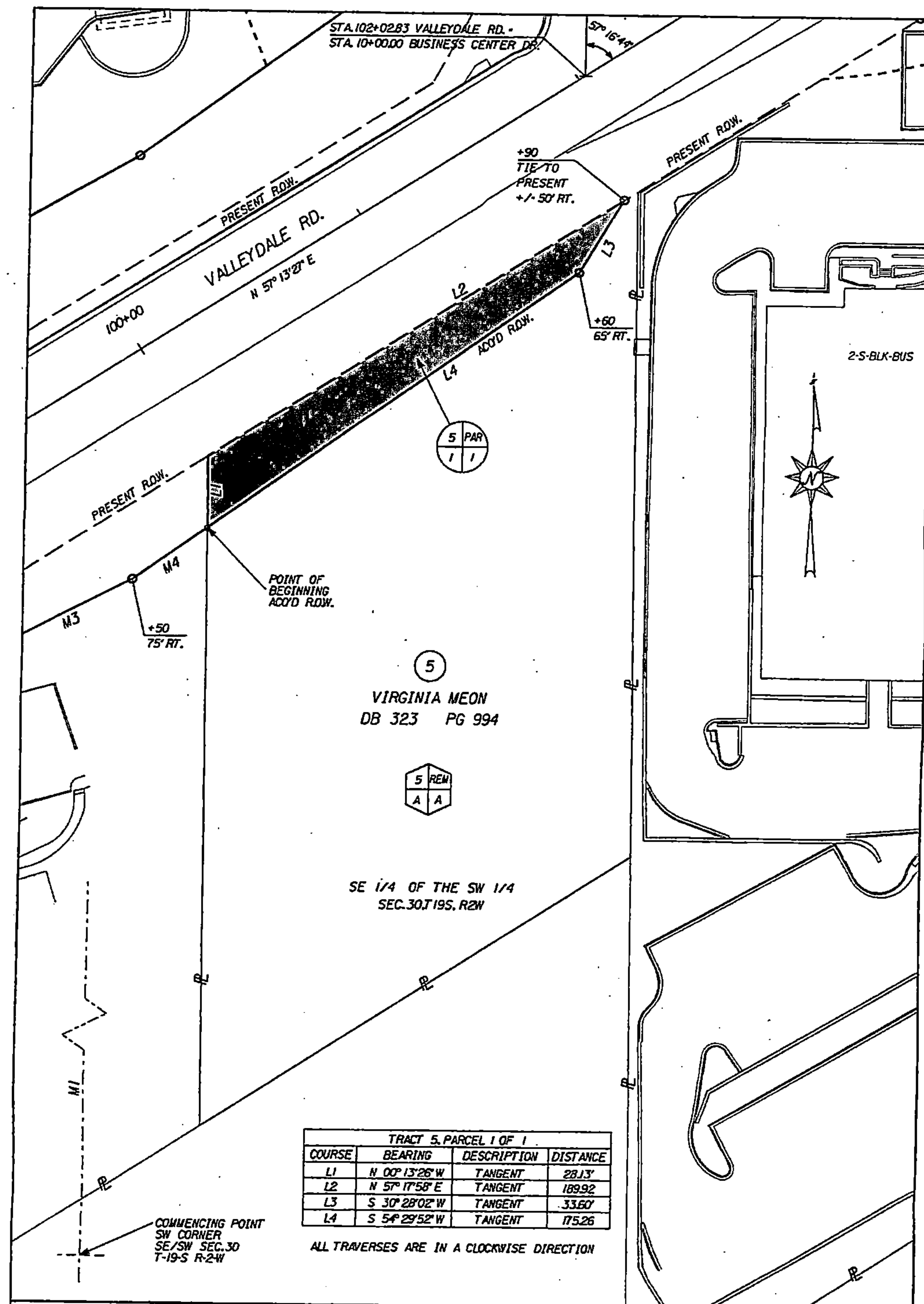
Given under my hand and official seal the 22 day of Feb, 2023.

Jessie D. Brown  
Notary Public

My Commission Expires: My Commission Expires 01/07/2026







TRACT : NO. 5

OWNER : VIRGINIA MEON

	ACRES
BEFORE ACREAGE	0.994
TOTAL ACQUIRED	0.079
REMAINDER	0.915

CITY OF HOOVER

PROJECT NUMBER : IMD-STPBH-7112(602)  
SHELBY COUNTY, ALABAMA  
CPSM #100046237

SCALE - 1" = 50'

DATE: 02-22-2022



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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 Virginia Meon  
Mailing Address 2025 Country Ridge Place  
Birmingham, AL 35243

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

Property Address Valleydale Road  
Birmingham, AL

Date of Sale 2/24/23  
Total Purchase Price \$ 28,500.00

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 2/22/23

Print Virginia Meon

☐ Unattested

(verified by)

Sign

Virginia Meon X

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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