



20230516000145630 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/16/2023 03:04:40 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
VOLKERT & ASSOCIATES, INC
TWO NORTH TWENTIETH BUILDING
220TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

WARRANTY DEED
TRACT NO. TS 40 R

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-5-15-0-001-
002.000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Fifty Seven Thousand Four Hundred Forty
and 00/100----- dollar(s), cash in hand paid to the

undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
Falone Properties, LLC, an Alabama limited liability
the undersigned grantor(s), 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°21'49" E a distance of 479.83 feet, more or less, run thence S 89°38'11" E a
distance of 245.89 feet, more or less, to the Point of Beginning; to a point on a curve to the left having a
radius of 1785.00 feet, a central angle of 7°58'44", a curve distance of 248.58 feet, and a chord bearing
N 49°31'45" E at a distance of 248.38 feet, run thence N 9°34'21" E a distance of 40.10 feet, more or
less, run thence S 89°00'44" E a distance of 66.39 feet, more or less, run thence S 45°35'42" W a
distance of 72.38 feet, more or less, to a point on a curve to the right having a radius of 1869.86 feet, a
central angle of 8°00'10", a curve distance of 261.17 feet, and a chord bearing S 49°35'47" W at a
distance of 260.96 feet, run thence N 29°48'44" W a distance of 23.27 feet, more or less, to the Point of
Beginning; Containing 0.186 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.

TS 40 R.doc



20230516000145630 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/16/2023 03:04:40 PM FILED/CERT

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 10 day of May, 2023.

FALONE PROPERTIES, LLC

By: Jeffrey J. Falone, as Member

By: Laura T. Falone, as Member

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jeffrey M. Falone, as Member of Falone Properties, 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, 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 10 day of May, 2023

Nichcola Hudson
Notary Public

My Commission Expires: 07.15.2026

My Commission Expires

July 15, 2026

NICHCOLA HUDSON
Notary Public
Alabama State at Large

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county in said state, hereby certify that Laura T. Falone, as Member of Falone Properties, 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, 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 10 day of May, 2023

Nichcola Hudson
Notary Public

My Commission Expires: 07.15.2026

My Commission Expires

July 15, 2026

GRANTEE'S ADDRESS:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051

NICHCOLA HUDSON
Notary Public
Alabama State at Large

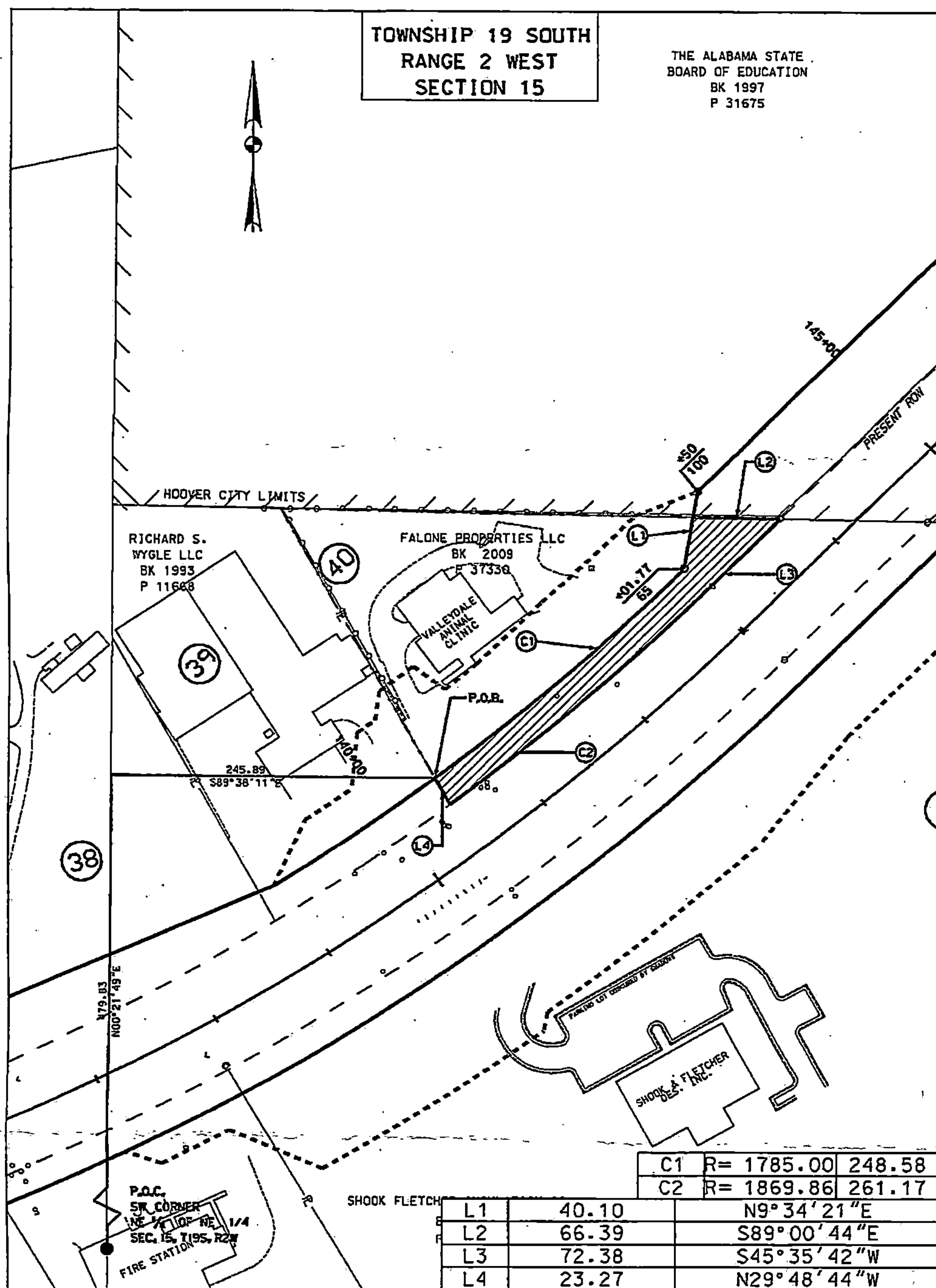


20230516000145630 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/16/2023 03:04:40 PM FILED/CERT

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 15

THE ALABAMA STATE
BOARD OF EDUCATION
BK 1997
P 31675



TRACT SHEET 40 - ROW

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	1.020
TRACT NO.	40	R.O.W. REQUIRED	0.186
OWNER	FALONE PROPERTIES LLC	REMAINDER	0.834
PARCEL NO.	10-5-15-0-001-002.000	REQ'D. CONST. EASE.	N/A



20230516000145630 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/16/2023 03:04:40 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Falone Properties, LLC</u>	Grantee's Name	<u>Shelby County, AL</u>
Mailing Address	<u>4680 Valleydale Rd</u>	Mailing Address	<u>280 McDow Road</u>
	<u>Birmingham, AL 35242</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>Valleydale Road</u>	Date of Sale	
	<u>Birmingham, AL</u>	Total Purchase Price \$	<u>157,440.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 <u>5/10/23</u>	Print <u>Falone Properties, LLC</u>
<input type="checkbox"/> Unattested	Sign <u>[Signature]</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	By: Jeffrey J. Falone, as Member
	Form RT-1