

THIS INSTRUMENT PREPARED BY:

STATE OF ALABAMA)

SHELBY COUNTY)

James M. Ray, PLS
Ray and Gilliland P.C.
122 North Calhoun St.
Sylacauga, Alabama 35150

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
 \$0.00 dollar(s), cash in hand paid to the undersigned by the State of Alabama, the
receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Newcastle
Development, LLC. 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:

Commence at the Southeast corner of Section 17, Township 19 South, Range 1 West, Shelby
County, Alabama; thence proceed South 89° 47’ 05” West along the South boundary of said
Section 17 for a distance of 486.21 feet; thence proceed North 11° 49’ 09” West for a distance of
833.20 feet to a capped rebar in place (Jackins), said point being a point on the Southerly right-
of-way of Dunnivant Valley Road, said point also being the point of beginning. From this
beginning point North 84° 01’ 01” East for a distance of 27.28 feet; thence proceed North 80°
48’ 48” East for a distance of 37.0 feet; thence proceed North 68° 45’ 36” East for a distance of
12.22 feet; thence proceed North 65° 57’ 24” East for a distance of 7.33 feet; thence proceed
North 65° 57’ 24” East for a distance of 50.02 feet; thence proceed North 65° 57’ 24” East for a
distance of 40.59 feet; thence proceed North 54° 34’ 21” East for a distance of 3.44 feet; thence
proceed North 63° 39’ 13” East for a distance of 72.68 feet; thence proceed North 77° 20’ 23”
East for a distance of 8.57 feet; thence proceed North 64° 22’ 34” East for a distance of 50.00
feet; thence proceed North 42° 26’ 17” East for a distance of 19.05 feet; thence proceed North
59° 44’ 23” East for a distance of 84.80 feet; thence proceed North 56° 20’ 21” East for a
distance of 23.03 feet; thence proceed North 56° 20’ 21” East for a distance of 6.58 feet; thence
proceed North 64° 30’ 55” East for a distance of 12.98 feet; thence proceed North 64° 32’ 19”
East for a distance of 35.92 feet; thence proceed North 64° 36’ 03” East for a distance of 30.23
feet; thence proceed North 63° 10’ 43” East for a distance of 327.15 feet to a point on the
existing right-of-way of said road; thence proceed South 64° 18’ 30” West along the existing
right-of-way of said Dunnivant Valley Road for a distance of 843.42 feet to the point of
beginning.

And as shown on the Property Plat attached hereto and made a part hereof:

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 ad valorem 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 26th day of May, 2023

[Signature]

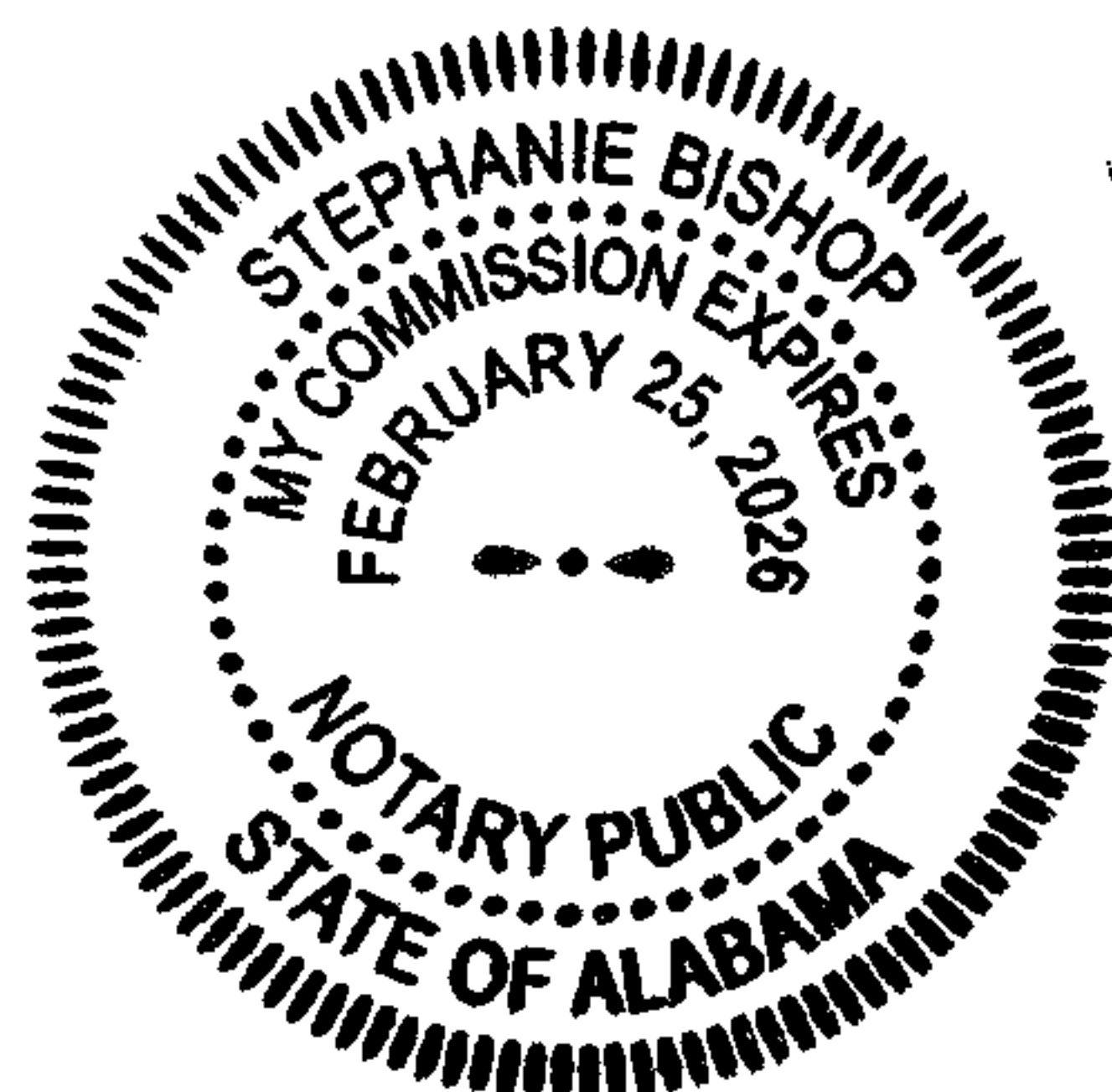
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, Stephanie Bishop, a notary public in and for said County, in said State, hereby certify that Robin Trimm whose name as CFO of the Newcastle Development Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 26th day of May, A.D. 2023.



[Signature]
NOTARY PUBLIC

My Commission Expires 2/25/26

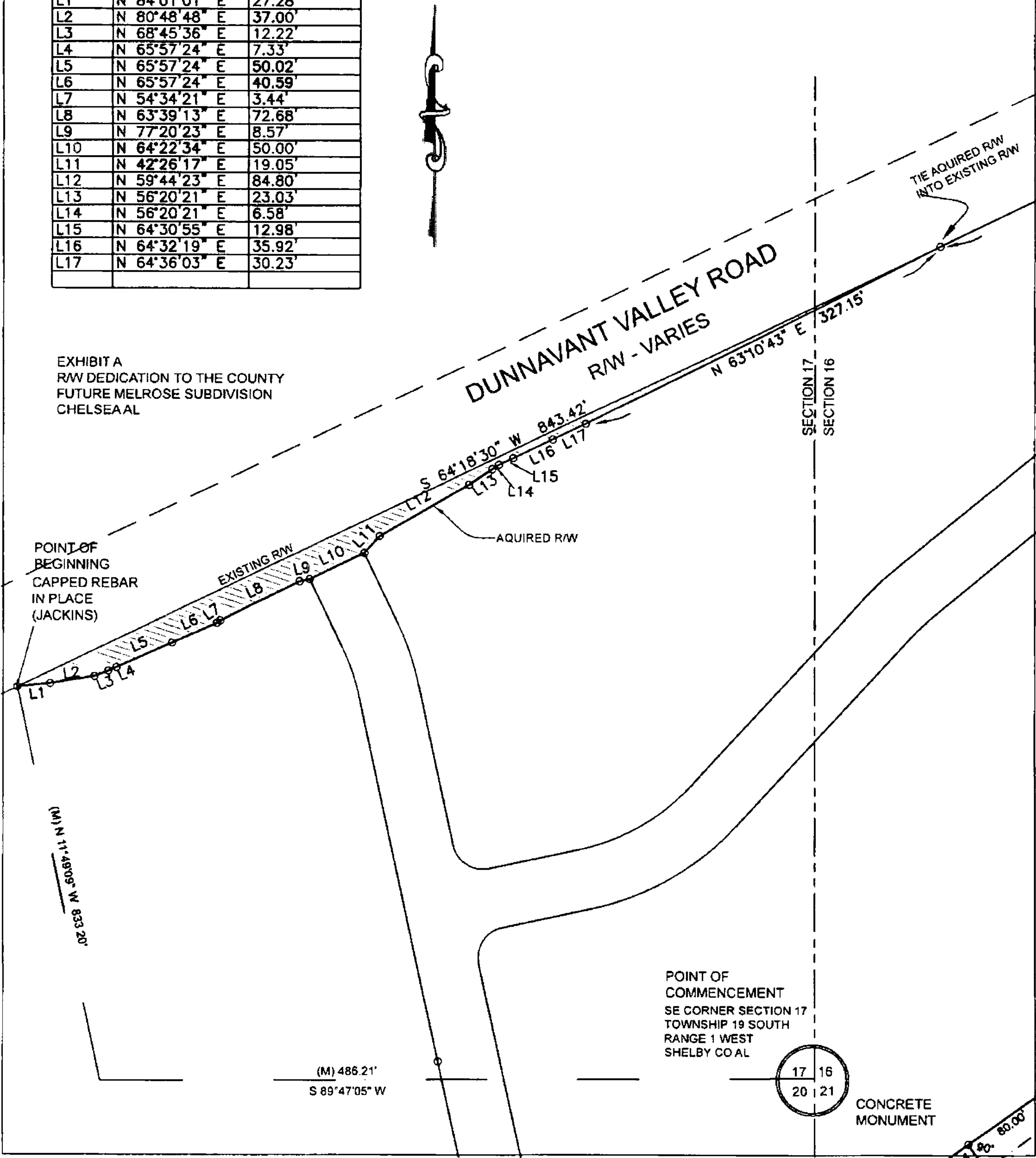
OWNER: NEWCASTLE DEVELOPMENT LLC
RIGHT OF WAY ACQUIRED: 0.21 ACRES
TAX PARCEL NUMBER 09 04 17 0 001 031 0

EXHIBIT A
ROW

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 84°01'01" E | 27.28' |
| L2 | N 80°48'48" E | 37.00' |
| L3 | N 68°45'36" E | 12.22' |
| L4 | N 65°57'24" E | 7.33' |
| L5 | N 65°57'24" E | 50.02' |
| L6 | N 65°57'24" E | 40.59' |
| L7 | N 54°34'21" E | 3.44' |
| L8 | N 63°39'13" E | 72.68' |
| L9 | N 77°20'23" E | 8.57' |
| L10 | N 64°22'34" E | 50.00' |
| L11 | N 42°26'17" E | 19.05' |
| L12 | N 59°44'23" E | 84.80' |
| L13 | N 56°20'21" E | 23.03' |
| L14 | N 56°20'21" E | 6.58' |
| L15 | N 64°30'55" E | 12.98' |
| L16 | N 64°32'19" E | 35.92' |
| L17 | N 64°36'03" E | 30.23' |

EXHIBIT A
RW DEDICATION TO THE COUNTY
FUTURE MELROSE SUBDIVISION
CHELSEA AL



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Newcastle Development, LLC
 Mailing Address 121 Bishop Cir
 Pelham, AL 35124

Grantee's Name Shelby County Alabama
 Mailing Address 200 West College St
Columbiana, AL 35051

Property Address See attached legal

Date of Sale 5/26/2023

Total Purchase Price \$

or

Actual Value \$ 7250

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2023 12:04:58 PM
 \$32.00 JOANN
 20230602000166680

The purchase price or actual value claimed Allen S. Bayl 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 5/26/2023Print Allen S. Bayl

Unattested

Sign [Signature]

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Print Form

Form RT-1