

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

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. IMD-STPBH-7112(602)
CPMS PROJ. NO. 100046237
TRACT NO. 14
DATE: 02/22/2022

**FEE SIMPLE
WARRANTY DEED**


20231106000326080 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
11/06/2023 01:25:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Twenty One Thousand & 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), MWT, LLC, an Alabama limited liability 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;

**A part of the NW ¼ of SE ¼, Section 30, Township 19 South, Range 2 West, identified as
Tract No. 14 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 Northwest corner of said NW ¼ of the SE ¼ of Section 30, Township 19 South,
Range 2 West;

thence southerly and along the quarter section line a distance of 1107 feet, more or less, to a point
on the acquired right-of-way line (said line is between a point offset 55.00 feet left and
perpendicular to the project centerline at Station 112+40.00 and a point offset 70.00 feet left and
perpendicular to the project centerline at Station 114+00.00);

thence easterly along the acquired right-of-way line a distance of 49 feet, more or less, to a point
on the acquired right-of-way line (said point also on the grantor's west property line) also being the
point of beginning;

thence N 57°21'29" E along the acquired right-of-way line a distance of 14.89 feet to a point on the
acquired right-of-way line (said point offset 70.00 feet left and perpendicular to the project
centerline at Station 114+60.00);

thence S 85°15'16" E along the acquired right-of-way line a distance of 32.72 feet to a point on the
present north right-of-way line of Valleydale Road;

thence S 40°34'57" W along said present right-of-way line a distance of 26.18 feet to a point on
said present right-of way line;



thence S 57°16'54" W along said present right-of-way line a distance of 33.09 feet to a point on the grantor's west property line;

thence N 00°29'38" W along the grantor's said property line a distance of 32.44 feet to the point and place of beginning, containing 0.023 acre(s), more or less.

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:

- THIS SPACE INTENTIONALLY LEFT BLANK -



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TO HAVE AND TO HOLD, unto Shelby County, Alabama, 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
24th day of October, 2023.

MWT, LLC


By: Charles R. Terry, Jr., Member

(Notary Acknowledgment on following page)

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF Jefferson

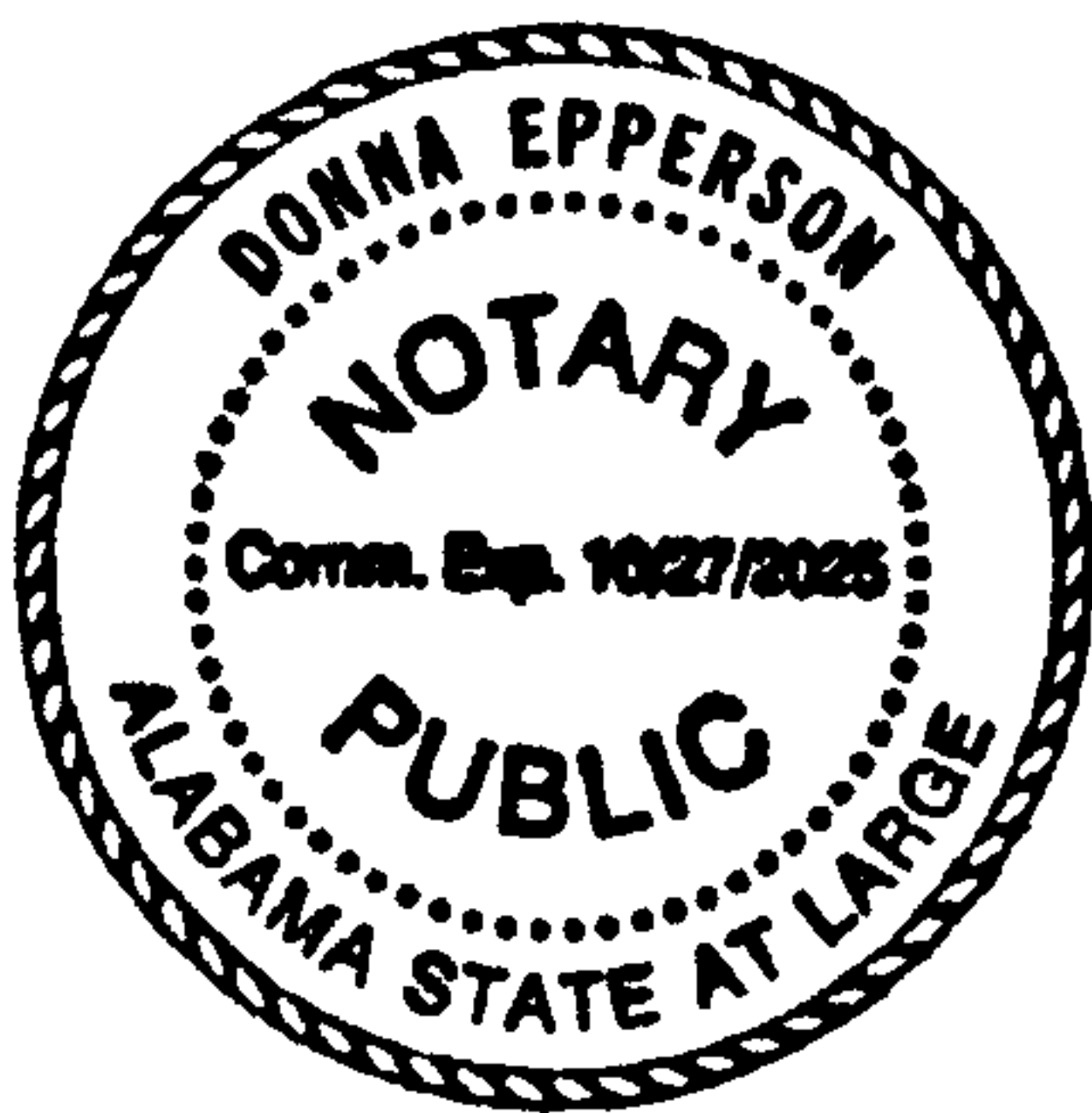
20231106000326080 4/6 \$38.00
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles R. Terry, Jr., as member of MWT, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such 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 24th day of October, 2023.

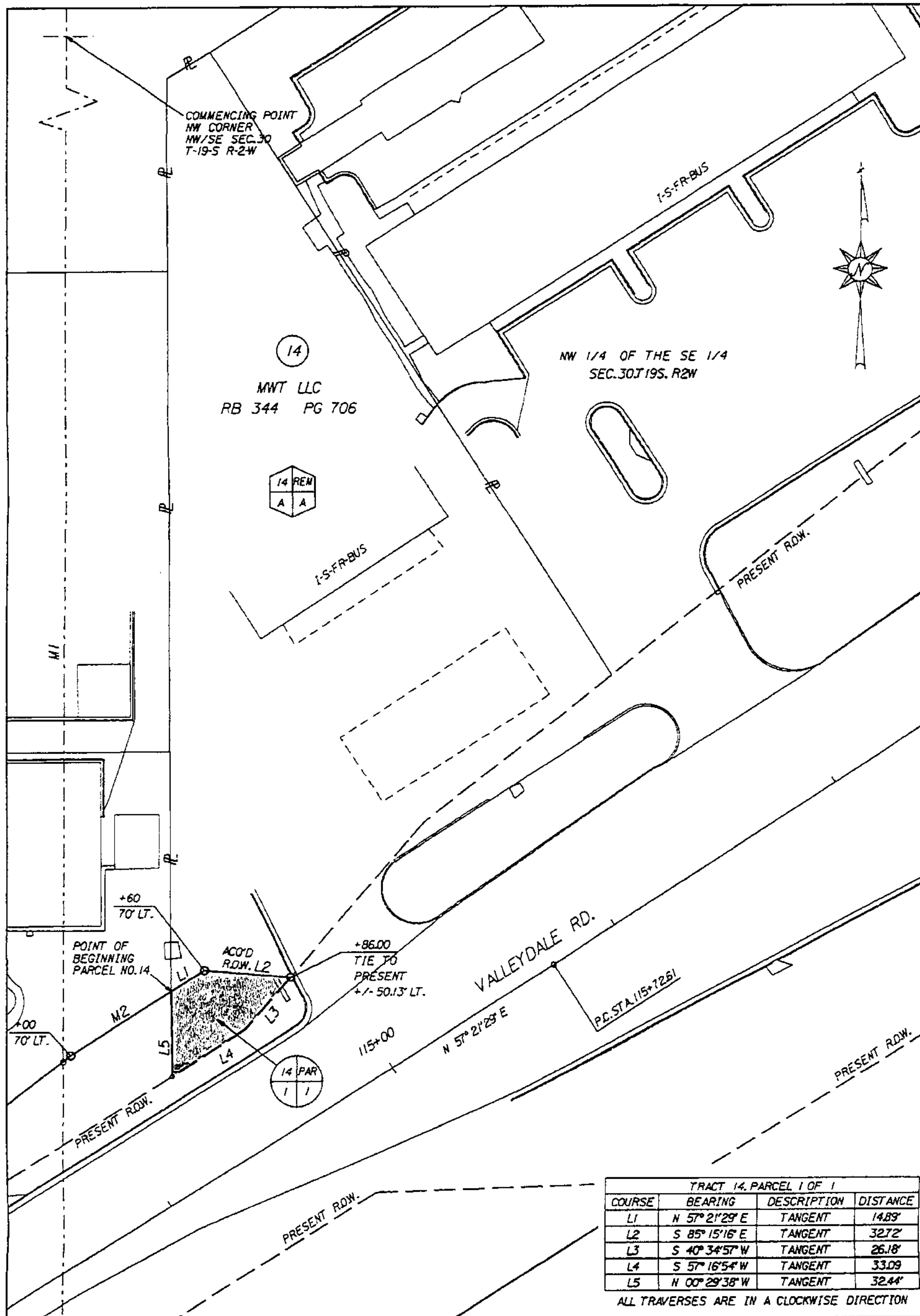
Donna Epperson
Notary Public

My Commission Expires: 10/27/2025





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TRACT : NO. 14

GRANTOR : MWT LLC

ACRES
TOTAL BEFORE ACREAGE 0.798
TOTAL ACQUIRED 0.023
TOTAL REMAINDER 0.775

THIS IS NOT A BOUNDARY SURVEY

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

SCALE - 1" = 50'
DATE: 06-20-2023

Real Estate Sales Validation Form

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

Grantor's Name MWT, LLC
Mailing Address P O Box 530507
Mountain Brook, AL 35223

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

Property Address Valleydale Road
Birmingham, AL

Date of Sale _____
Total Purchase Price \$ 21,000.00

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



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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 10/24/23

Print MWT, LLC

Unattested

(verified by)

Sign By:

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

By: Charles R. Terry, Jr., Member

Form RT-1