

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
2 20TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 19A R**



20231206000351840 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/06/2023 09:01:59 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**PARCEL NO. 10-05-15-0-001-
037.000**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Thousand Five Hundred Eighty & 58/100----- dollar(s), cash in hand paid to the
undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we),
the undersigned grantor(s), Mark-Point Properties, Inc. 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 NW corner of the SE ¼ of the NW ¼ of Section 15, Township 19 South, Range 2
West; run thence S 89°25'49" E a distance of 597.38 feet, more or less; run thence N 00°34'11" E a
distance of 315.83 feet, more or less, to the Point of Beginning; run thence N 64°24'57" E a distance of
21.14 feet, more or less; run thence along an arc 4.36 feet, more or less, to the right having a radius of
900.00 feet, the chord of which is N 85°44'38" E for a distance of 4.36 feet more or less; run thence
S 00°50'01" W a distance of 7.63 feet, more or less; run thence along an arc 23.38 feet, more or less, to
the left having a radius of 867.43 feet, the chord of which is S 85°29'47" W for a distance of 23.37 feet
more or less, to the Point of Beginning; Containing 0.002 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.



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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 4th day of December, 2023.

MARK-POINT PROPERTIES, INC.

BY: R. Shan Paden, President

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Walton

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Shan Paden, as President of Mark-Point Properties, Inc., 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 company.

Given under my hand and official seal the 4 day of December, 2023.

Notary Public

My Commission Expires: October 26, 2026

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

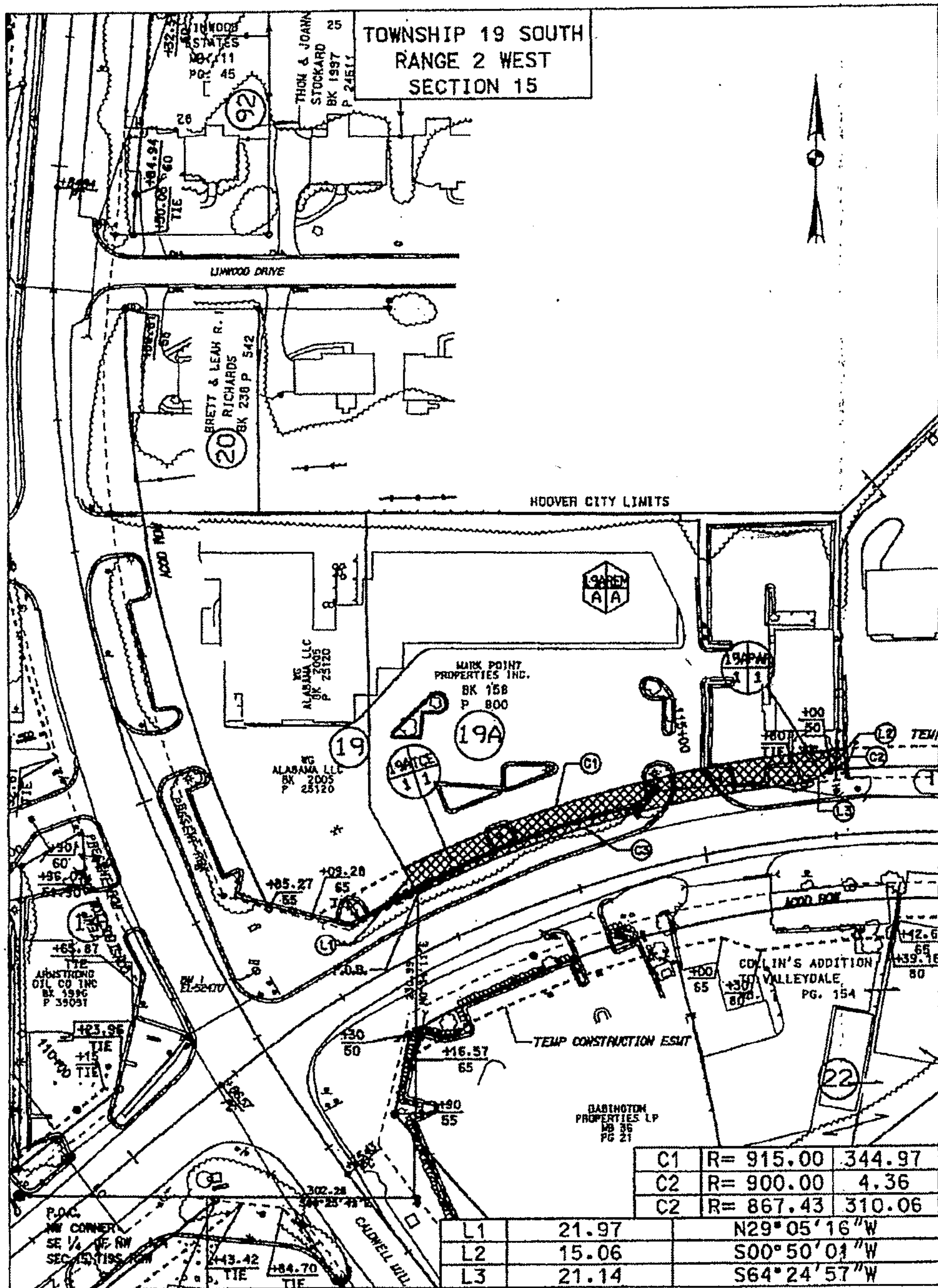


REBEKAH COX
Commission # HH 326177
Expires October 26, 2026



20231206000351840 3/4 \$32.00
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SHELBY COUNTY, ALABAMA



TRACT SHEET 19A - EASEMENT 1
SHEET 2 OF 2

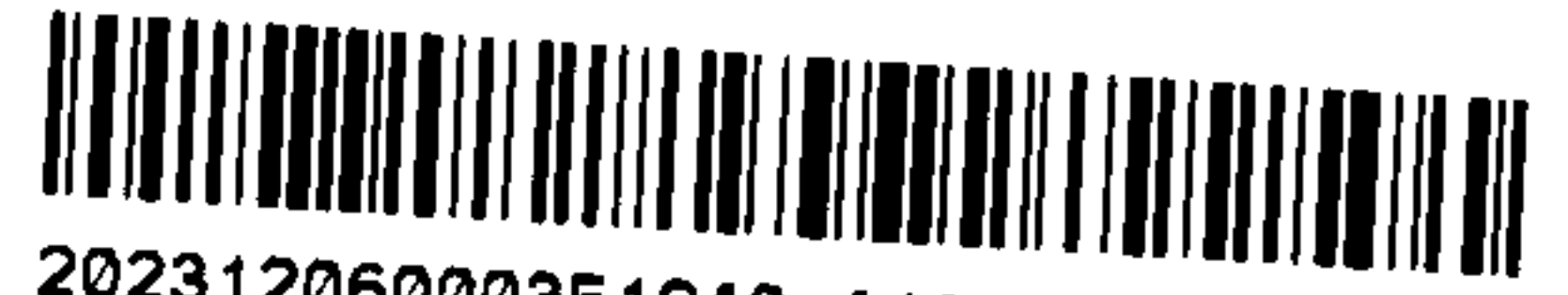
THIS IS NOT A
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE

PROJECT NO. STPBH-9802(905) SCALE: 1" = 100'
COUNTY SHELBY TOTAL ACREAGE 1.975
TRACT NO. 19A EASEMENT 1 R.O.W. REQUIRED 0.002
OWNER MARK POINT PROPERTIES INC. REMAINDER 1.973
PARCEL NO. 10-5-15-0-001-037.000 REQ'D. CONST. EASE. 0.169

DATES TIMES FILES

PLOTTED BY SUSERNAME



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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 Mark-Point Properties, Inc.
Mailing Address 1930 2nd Ave. North
Bessemer, AL 35020

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 \$ 1,580.58
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 _____

Print Mark-Point Properties, Inc.

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one