


THIS INSTRUMENT PREPARED BY:  
RODNEY MANASCO, PLS  
VOLKERT, INC  
3809 MOFFETT ROAD  
MOBILE, AL 36670-0434

FEE SIMPLE  
WARRANTY DEED  
TRACT NO. TS 19 R

  
20231221000366820 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/21/2023 12:19:07 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-05-15-0-001-  
037.002

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
One Million Nine Hundred Eighty Three Thousand Three Hundred  
Sixty Six Dollars & 48/00-----\$1,983,366.48---- 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), WG Alabama, 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, 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 153.32 feet, more or less; run thence N 00°41'57" E a  
distance of 228.88 feet, more or less, to the Point of Beginning; run thence along an arc 306.70 feet,  
more or less, to the right having a radius of 954.93 feet, the chord of which is N 16°11'01" W for a  
distance of 305.38 feet, more or less; run thence S 89°38'14" E a distance of 22.36 feet, more or less; run  
thence along an arc 318.51 feet, more or less, to the left having a radius of 1046.00 feet, the chord of  
which is S 17°35'20" E for a distance of 317.29 feet, more or less, to a point at a station of 23+86.22  
offset to the right 54 feet from the centerline of Caldwell Mill Road; run thence N 74°17'10" W a distance  
of 34.39 feet, more or less, to the Point of Beginning; Containing 0.178 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.

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 18<sup>th</sup> day of December, 2023

WG ALABAMA, LLC

By: Christopher A. Sarpy

As Its: Manager

#### NOTARY ACKNOWLEDGMENT

STATE OF  
COUNTY OF

LOUISIANA  
ORLEANS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher A. Sarpy, as Manager of WG Alabama, 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 Manager and with full authority, executed the same voluntarily for and as the act of said company.

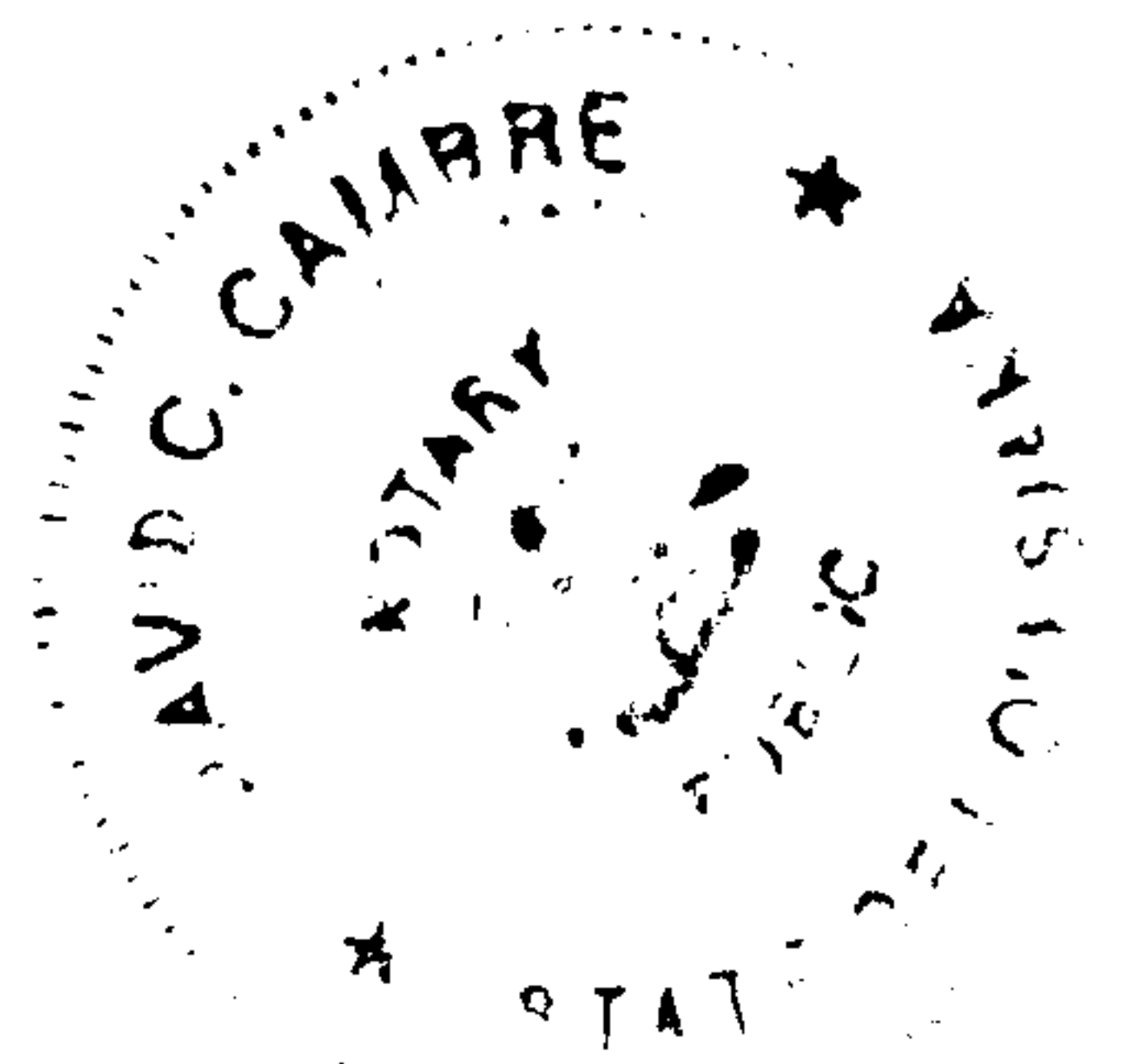
Given under my hand and official seal the 18<sup>th</sup> day of December, 2023.

David C. Cambre  
Notary Public

My Commission Expires: \_\_\_\_\_

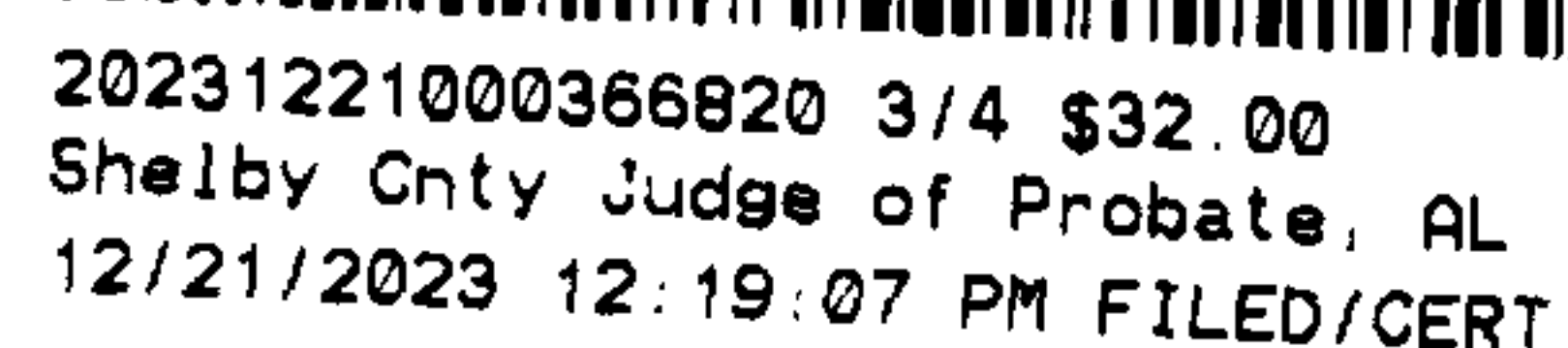


OFFICIAL SEAL  
DAVID C. CAMBRE  
BAR ROLL # 26833  
STATE OF LOUISIANA  
PARISH OF ORLEANS  
My commission is for life.



20231221000366820 2/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/21/2023 12:19:07 PM FILED/CERT





C1	R= 954.93	306.70
C2	R= 1046.00	318.51
L1	22.36	S89°38'14"E
L2	34.39	N74°17'10"W

THIS IS NOT A  
BOUNDARY SURVEY

VALLEYDALE ROAD FROM CALDWELL MILL ROAD TO INVERNESS CENTER DRIVE	
PROJECT NO. <u>STPBH-9802(905)</u>	SCALE: <u>1" = 100'</u>
COUNTY <u>SHELBY</u>	TOTAL ACREAGE <u>1.155</u>
TRACT NO. <u>19 ROW 1</u>	ROW REQUIRED <u>0.178</u>
OWNER <u>WG ALABAMA LLC</u>	REMAINDER <u>0.977</u>
PARCEL NO. <u>10-5-15-0-001-037.002</u>	ACOD CONST EASE <u>0.036</u>

SCALE:	1" = 100'
TOTAL ACREAGE	1.155
ROW REQUIRED	0.178
REMAINDER	0.977
ACOD CONST EASE	0.036





20231221000366820 4/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/21/2023 12:19:07 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>WG Alabama, LLC</u>	Grantee's Name	<u>Shelby County, AL</u>
Mailing Address	<u>400 Poydras St., Suite 2620</u>	Mailing Address	<u>280 McDow Road</u>
	<u>New Orleans, LA 70130</u>		<u>Columbiana, AL 35051</u>
Property Address	<u>Valleydale Road</u>	Date of Sale	<u>12/21/23</u>
	<u>Birmingham, AL</u>	Total Purchase Price	<u>\$ 1,983,366.48</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 12/18/23

Print WG Alabama, LLC

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

By: Christopher A. Sarpy, Manager

Form RT-1