

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. 11
DATE: 05/16/2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Five Thousand & No/00-----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), Attic Plus Storage Properties III LLP, an Alabama limited liability partnership have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property 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:

A part of the E ½ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 11 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 the SE ¼ of the SW ¼ of said Section 30, Township 19 South, Range 2 West;

thence easterly and along the quarter section line a distance of 1018 feet, more or less, to a point on the acquired right-of-way line (said line is between a point offset 60.00 feet left and perpendicular to the project centerline at PT Station 110+16.48 and a point on the present west right-of-way line for Little Valley Court and perpendicular to the project centerline at Station 110+75.00 left) which is the point and place of beginning;

thence N 52°59'19" E along the acquired right-of-way line a distance of 35.48 feet to a point on said present west right-of-way line of Valleydale Road;

thence S 00°23'26" E along said present right-of-way line a distance of 26.82 feet to a point on the present north right-of-way line of Valleydale Road;

thence S 57°14'31" W along said present right-of-way line a distance of 224.69 feet to a point on the grantor's west property line;

thence N 00°25'11" W along the grantor's said property line a distance of 94.26 feet to a point on the (said line offset 120.00 feet left and parallel to said project centerline);

thence along the acquired right-of-way line and along the arc of said curve a distance of 5.65 feet (a curve to the right having a chord bearing N 58°17'04" E, a distance of 5.65 feet and a radius of 7880.00 feet) to a point on the acquired right-of-way line (said point offset 120.00 feet left and perpendicular to the project centerline at Station 108+90.00);

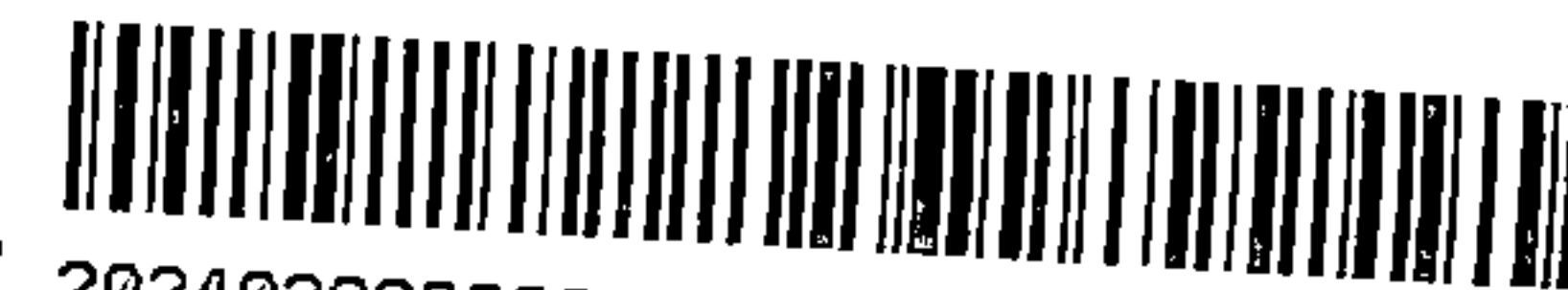
thence N 62°52'60" E along the acquired right-of-way line a distance of 59.33 feet to a point on the acquired right-of-way line (said point offset 115.00 feet left and perpendicular to project centerline at Station 109+50.00);

thence S 32°09'57" E along the acquired right-of-way line a distance of 55.00 feet to a point on the acquired right-of-way line (said point offset 60.00 feet left and perpendicular to the project centerline at Station 109+50.00);

thence along the acquired right-of-way line and along the arc of said curve a distance of 65.97 feet (a curve to the right having a chord bearing N 57°57'46" E, a distance of 65.97 feet and a radius of 7940.00 feet) to a point on the acquired right-of-way line (said point offset 60.00 feet left and perpendicular to the project centerline at P.T. Station 110+16.48);

thence N 52°59'19" E along the acquired right-of-way line a distance of 23.22 feet to the point and the place of beginning, containing 0.211 acre(s), more or less.

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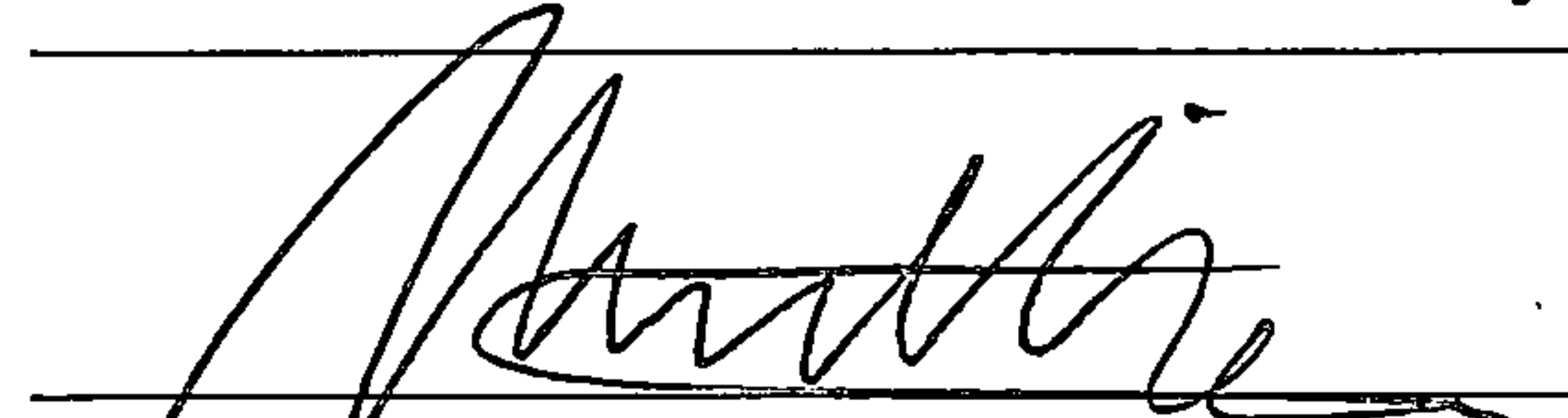
TO HAVE AND TO HOLD, unto Shelby County, Alabama, its successors and assigns
in fee simple forever.

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
7th day of February, 2024.

Attic Plus Storage Properties III LLP, an Alabama limited liability partnership

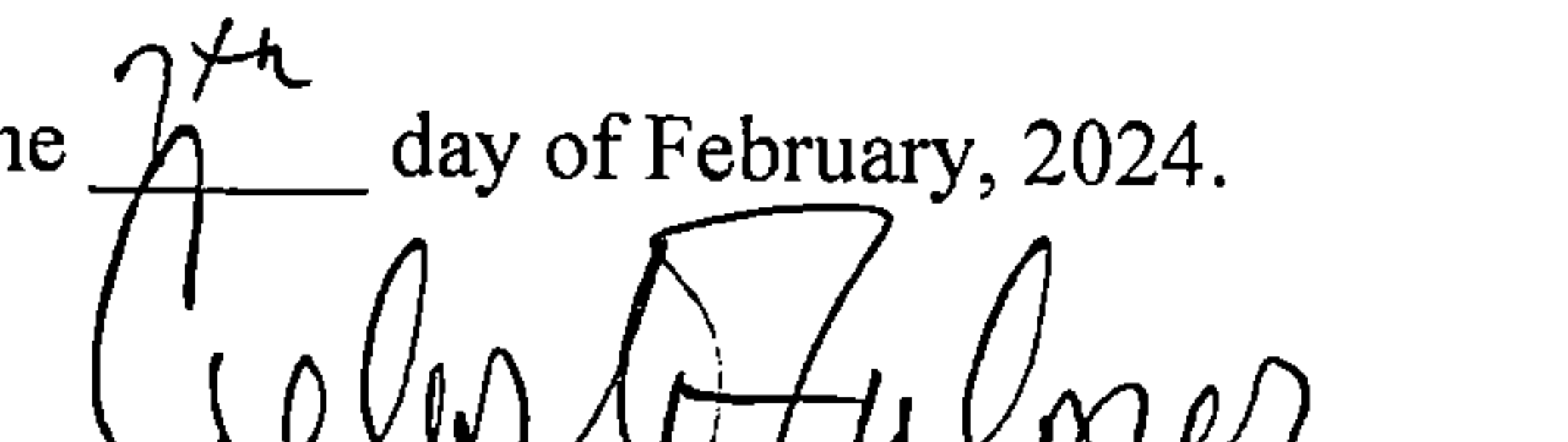

By: J. Courtland Davis, as Partner

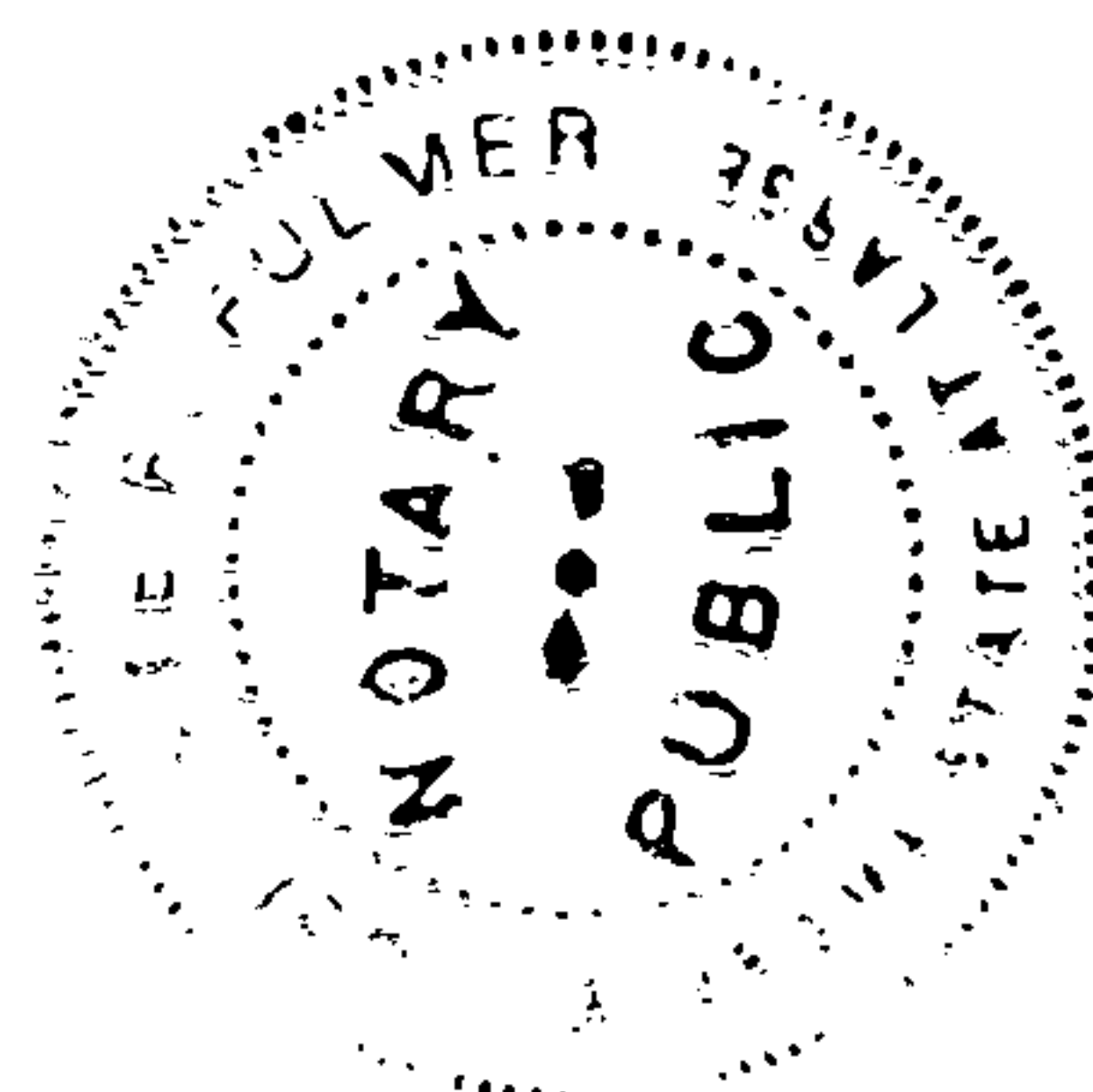
NOTARY ACKNOWLEDGMENT

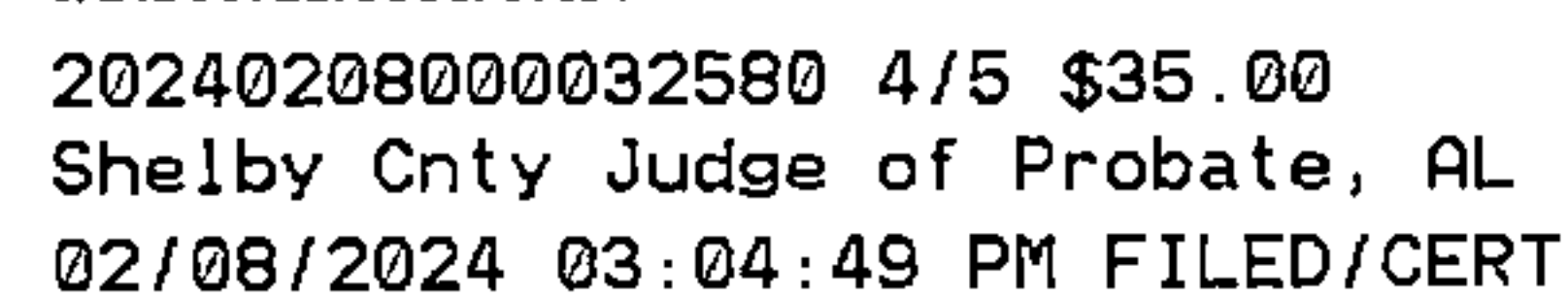
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that J. Courtland Davis, as
Partner of Attic Plus Storage Properties III LLP, an Alabama limited liability partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of February, 2024.


Notary Public
My Commission Expires: 10-9-24





TRACT : NO. 11

THIS IS NOT A BOUNDARY SURVEY

GRANTOR ATTIC PLUS STORAGE
PROPERTIES LLP III

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

	ACRES
TOTAL BEFORE ACREAGE	1.746
TOTAL ACQUIRED	0.211
TOTAL REMAINDER	1.535

SCALE - 1" = 50'

DATE: 05-16-2023

Real Estate Sales Validation Form

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

Grantor's Name Attic Plus Storage Properties III LLP, Grantee's Name ALDOT
Mailing Address an Alabama limited liability partnership Mailing Address P O Box 382348
4748 Cahaba River Rd Birmingham, AL 35238
Hwy 261 Date of Sale 2/7/24
Pelham, AL 35124 Total Purchase Price \$ 175,000.00
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 ☐ 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 2-7-24

Print Attic Plus Storage Properties III LLP,
an Alabama limited liability partnership

☐ Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20240208000032580 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
02/08/2024 03:04:49 PM FILED/CERT