

THIS INSTRUMENT PREPARED BY:

STATE OF ALABAMA)
SHELBY COUNTY)

ESP ASSOCIATES AL, INC.
291-A CHABA VALLEY PKWY N
PELHAM, AL 35124

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), Valor
Communities, 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:

Part of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more
particularly described as follows:

Commence at the southeast corner of Lot 28 GRANDE VIEW GARDEN & TOWNHOMES FIRST
ADDITION as recorded in Map Book 26, Page 16 in the Probate Office of Shelby County, Alabama
being a capped rebar found stamped (LD WEYGAND 10373) lying on the South line of the Northwest
1/4 of the Southeast 1/4 of Section 21; thence run Easterly along said 1/4 line a distance of 539.53 feet
to the southeast corner of the NW 1/4 of the SE 1/4 of said Section 21, being a 3" capped pipe found,
thence leaving said 1/4 line turn an angle left of 10°32'28" and run Northeasterly for a distance of
777.51 feet to a capped rebar found stamped (SM ALLEN 12944) being on the Southwest right of way
line of Shelby County Highway No. 80 and said point being on a curve, said curve being concave in a
Northeasterly direction and having a central angle of 9°47'51", a radius of 613.13 feet and a chord
distance of 104.72 feet; thence turn an angle to the left (106°00'04" to the chord of said curve) and run
in a Northwesterly direction along the Southwest right of way line of Shelby County Highway No. 80
and along the arc of said curve for a distance of 104.84 feet to the point of ending of said curve being a
capped rebar found stamped (CARR 00010 LS); thence run in a Northwesterly direction along the
Southwest right of way line of said Shelby County Highway No. 80 and along a line tangent to the end
of said curve for a distance of 487.60 feet to the point of beginning of a curve at a broken concrete
monument found, said new curve being concave in a Southwesterly direction and having a central angle
of 29°30'40" and a radius of 1392.53 feet; thence turn an angle to the left (14°27'41" to the chord of
said curve) and run in a Northwesterly direction along the arc of said curve and along the Southwest
right of way line of said Shelby County Highway No. 80 for a distance of 717.25 feet to the point of
ending of said curve at a concrete monument found; thence in a Northwesterly direction along the
Southwest right of way line of said Shelby County Highway No. 80 turn an angle to the left (14°30'27"
from the chord of the last mentioned curve) and run in a Northwesterly direction for a distance of
171.72 feet to the Point of Beginning; thence continue along the last described course and along said
right of way line for a distance of 316.42 feet to a capped rebar found stamped (LD WEYGAND
10373); thence turn an angle to the left 41°10'44" and run in a westerly direction for a distance of 15.19
feet to a point; thence turn an angle to left 138°49'16" and run Southeasterly parallel to the
aforementioned right of way for a distance of 327.85 feet to a point; thence turn an angle to the left of
90°00'00" and run northeasterly for a distance of 10.00 feet to the Point of Beginning. Parcel contains
3,221 Square Feet or 0.074 Acres more or less.

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 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 2 day of May, 2024.

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long horizontal stroke and a diagonal line extending downwards to the right.

20240506000132580 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
05/06/2024 04:16:22 PM FILED/CERT

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

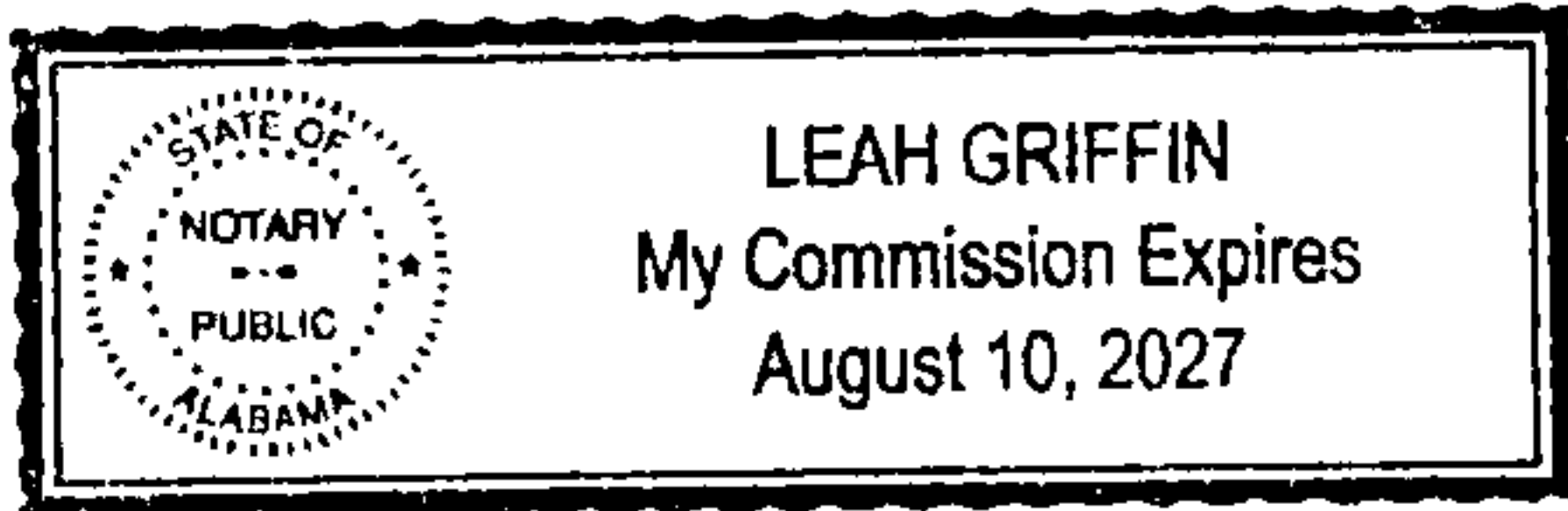
Madison County



20240506000132580 3/4 \$32.00
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I, Leah Griffin, a Notary Public in and for said County, in said State, hereby certify that Scott DeBoard whose name as President of the Valor Communities 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 2 day of May, A.D. 2024.



Leah Griffin
NOTARY PUBLIC

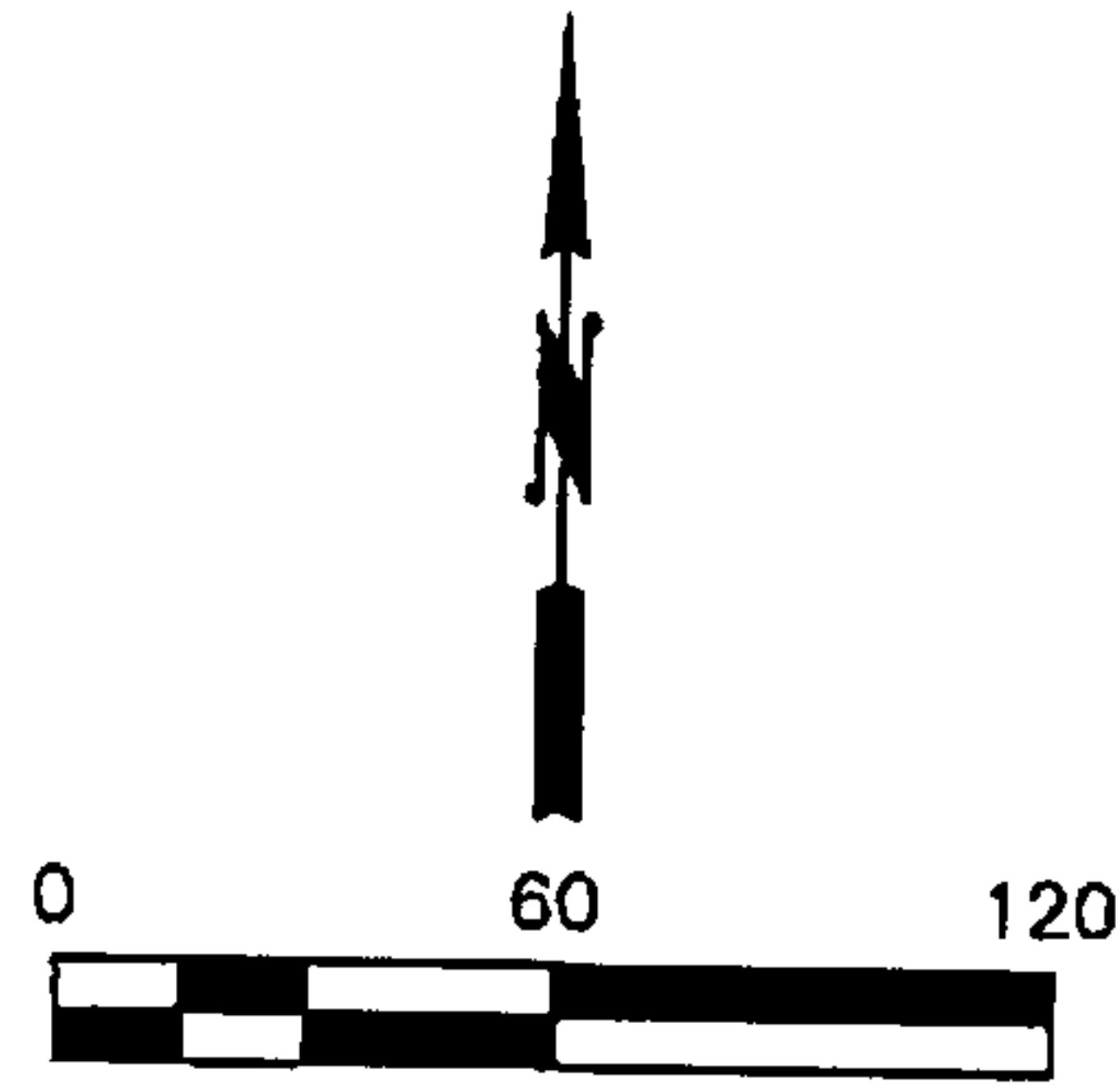
My Commission Expires Aug. 10, 2027



ESP

ESP Associates AL, Inc.
291-A Cahaba Valley Pkwy North
Pelham, AL 35124
205-984-8408 (AL)
3473 Lilemore Blvd.
Fort LA, SC 29708
704-563-4949 (NC)
803-802-3440 (SC)
www.espassoc.com

EXHIBIT
ESP PROJ # JQ56.400.000



20240506000132580 4/4 \$32.00
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