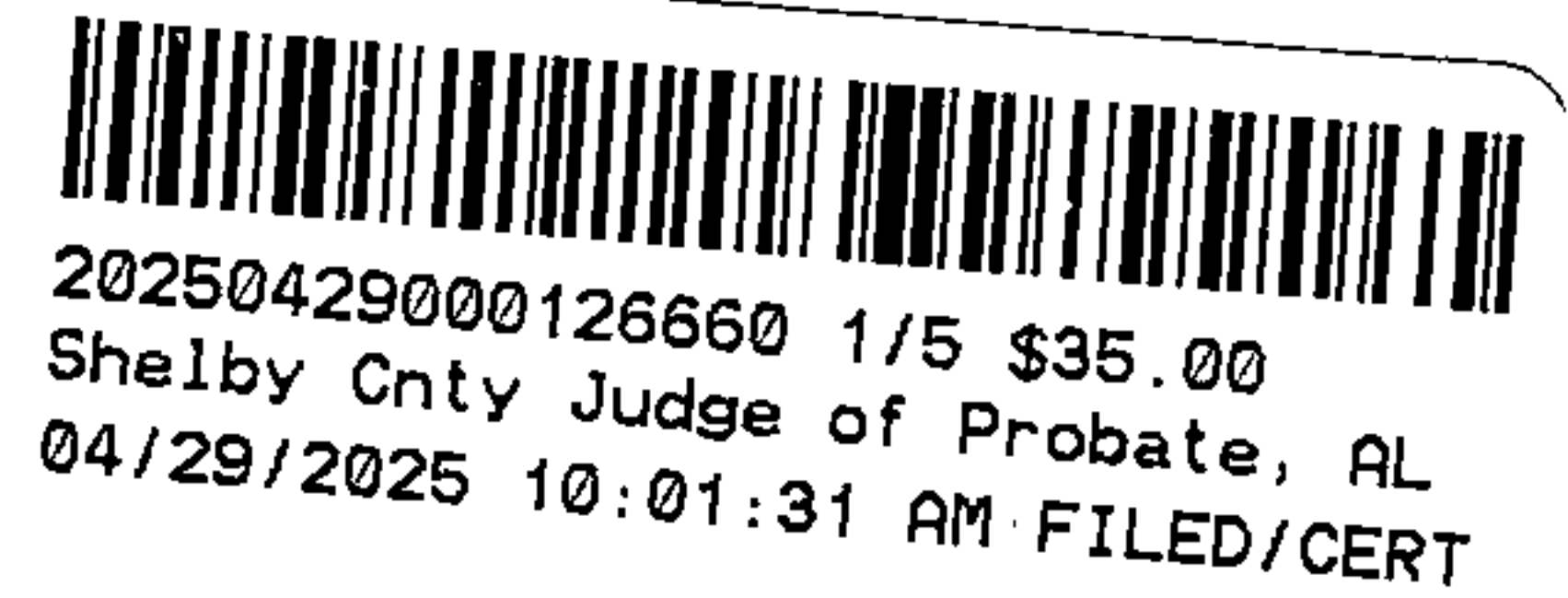


THIS INSTRUMENT PREPARED BY:
JOE MCKINLEY, PLS
VOLKERT, INC
TWO NORTH TWENTIETH BUILDING
220TH STREET NORTH, SUITE 300
BIRMINGHAM, ALABAMA 35203

FEE SIMPLE

**WARRANTY DEED
TRACT NO. TS 63B R**



STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 10-01-11-0-010-
001.000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

ZERO AND NO/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), CITY OF HOOVER, ALABAMA 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 from the Point of Beginning at a point on the south right of way of Valleydale Road at a station of 223+88.63, offset to the right 6.95 feet, more or less; run thence S 87°32'53" E for a distance of 120.65 feet, more or less; run thence S 01°18'13" E for a distance of 150.28 feet, more or less; run thence along an arc 112.42 feet, more or less, to the right, having a radius of 176.30 feet, the chord of which is N 68°00'34" W, for a distance of 110.53 feet, more or less; run thence N 49°44'30" W for a distance of 28.99 feet, more or less; run thence run along an arc 79.18 feet, more or less, to the right, having a radius of 209.00 feet, the chord of which is N 38°53'17" W, for a distance of 78.71 feet, more or less; run thence along an arc 39.81 feet, more or less, to the right, having a radius of 25.00 feet, the chord of which is N 16°30'29" E, for a distance of 35.74 feet, more or less; run thence along an arc 2.82 feet, more or less, to the right, having a radius of 1381.31 feet, the chord of which is N 61°38'47" E, for a distance of 2.82 feet, more or less; run thence S 87°34'28" E for a distance of 37.46 feet, more or less, to the Point of Beginning, Containing 0.451 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 23 day of April, 2025.


CITY OF HOOVER, ALABAMA

BY:


FRANK V. BROCATO

MAYOR

Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051


20250429000126660 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/29/2025 10:01:31 AM FILED/CERT



20250429000126660 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/29/2025 10:01:31 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, RUSHUNDA MONTESA RUFFIN, a Notary Public in and for said County in said State, hereby certify that FRANK V. BROCATO, whose name is signed to the foregoing instrument as MAYOR of THE CITY OF HOOVER, ALABAMA, an Alabama municipal corporation, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said municipal corporation.

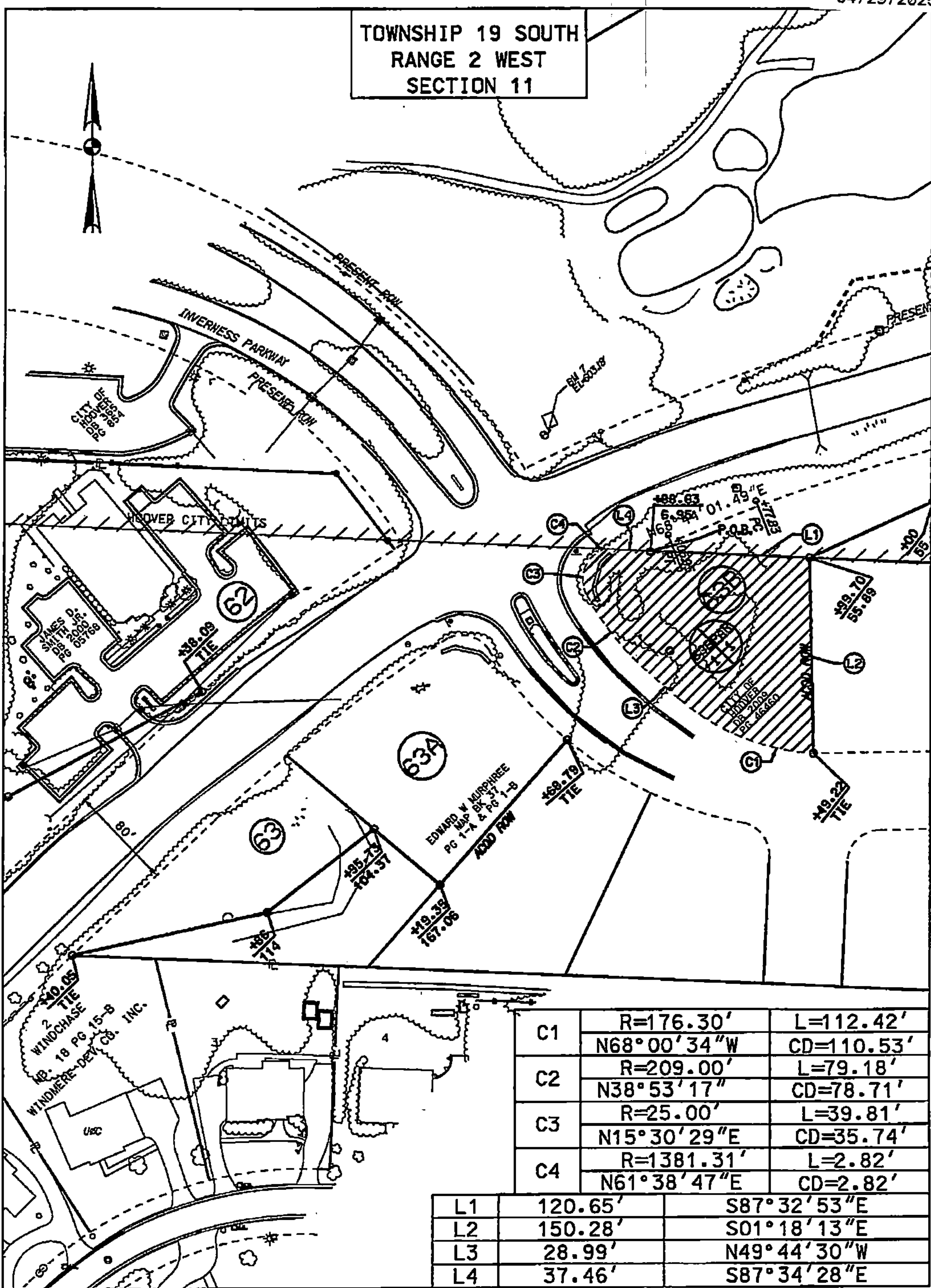
Given under my hand and seal, this 29 day of April, 2025.



Rushunda Montesa Ruffin
NOTARY PUBLIC
My Commission Expires: 05-25-2025

SHELBY COUNTY, ALABAMA

TOWNSHIP 19 SOUTH
RANGE 2 WEST
SECTION 11



C1	R=176.30'	L=112.42'
	N68°00'34"W	CD=110.53'
C2	R=209.00'	L=79.18'
	N38°53'17"	CD=78.71'
C3	R=25.00'	L=39.81'
	N15°30'29"E	CD=35.74'
C4	R=1381.31'	L=2.82'
	N61°38'47"E	CD=2.82'
L1	120.65'	S87°32'53"E
L2	150.28'	S01°18'13"E
L3	28.99'	N49°44'30"W
L4	37.46'	S87°34'28"E

TRACT SHEET 63B - ROW 1
SHEET 1 OF 1

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	0.451
TRACT NO.	63B ROW 1	R.O.W. REQUIRED	0.451
OWNER	CITY OF HOOVER	REMAINDER	0.000
PARCEL NO.	10-01-11-0-010-001.000	ACQ'D. CONST. EASE.	0.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

20250429000126660 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/29/2025 10:01:31 AM FILED/CERT

Grantor's Name City of Hoover, Alabama
Mailing Address PO Box 360628
Hoover, AL 35236

Grantee's Name Shelby County, Alabama
Mailing Address 200 West College Street Room 123
Columbiana, AL 35051

Property Address Valleydale Road
Hoover, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 100,000.00

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 assessor's current market value

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 4/29/25

Print Wendy Dickerson

☐ Unattested
(verified by)

Sign Wendy Dickerson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1