

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. 6
DATE: 05/16/2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Five Thousand and no/100 (\$505,000.00) 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), Moiz Fouladbakhsh, an individual 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 and the NW ¼ of SE ¼ , Section 30, Township 19 South, Range 2 West, identified as Tract No. 6 on Project No IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at the Southwest corner of the SE ¼ of the SW ¼ of said Section 30, Township 19 South, Range 2 West;

thence northerly and along the quarter section line a distance of 488 feet, more or less, to a point on the acquired right-of-way line of Valleydale Road (said line is between a point offset 105.00 feet right and perpendicular to the project centerline at Station 97+10.00 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00);

thence easterly along the acquired right-of-way line for Valleydale Road a distance of 462 feet, more or less, to a point on the present south right-of-way line of Valleydale Road (said point perpendicular to the project centerline at Station 101+90.00 RT);

thence easterly along the present right-of-way line for Valleydale Road a distance of 130 feet, more or less, to a point on said right-of-way line {point also on the acquired right-of-way line (said point perpendicular to the project centerline at Station 103+20.00 RT)}, also being the point of beginning;

thence N 57°17'58" E along said present southerly right-of-way line a distance of 72.88 feet to a point on the grantor's property line;

thence S 00°19'05" E along the grantor's property line a distance of 34.85 feet to a point on the acquired right-of-way line (said line between a point offset 80.00 feet right and perpendicular to the project centerline at Station 103+75.00 and a point tied to the present south right-of-way line of Valleydale Road and perpendicular to the project centerline at Station 103+20.00);

thence S 85°47'53" W along the acquired right-of-way line a distance of 61.68 feet to the point and place of beginning, containing 0.025 acre(s), more or less.



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Shelby Cnty Judge of Probate, AL
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Parcel 2 of 2:

Commencing at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 30, Township 19 South, Range 2 West;

thence northerly and along the quarter section line a distance of 5 feet more or less to a point on the acquired right-of-way line (said line between a point offset 95.00 feet right and perpendicular to the project centerline at PT Station 110+16.48 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 115+65.19), also being the point of beginning;

thence S 57°21'29" W along the acquired right-of-way line a distance of 273.76 feet to a point on the acquired right-of-way line (said point offset 95.00 feet right and perpendicular to the project centerline at PT Station 110+16.48);

thence S 62°37'41" W along the acquired right-of-way line a distance of 118.20 feet to a point on the acquired right-of-way line (said point offset 85.00 feet right and perpendicular to the project centerline at Station 109+00.00);

thence S 71°06'20" W along the acquired right-of-way line a distance of 77.60 feet to a point on the acquired right-of-way line (said point offset 68.00 feet right and perpendicular to the project centerline at Station 108+25.00);

thence S 63°08'42" W along the acquired right-of-way line a distance of 40.44 feet to a point on the grantor's property line;

thence along the grantor's property line and along the arc a distance of 24.57 feet (a curve to the left having a chord bearing N 40°04'53" W, a distance of 24.55 feet and a radius of 207.50 feet) to a point on the present south right-of-way line of Valleydale Road;

thence N 57°17'58" E along said present right-of-way line a distance of 586.22 feet to a point on the grantor's east property line;

thence S 00°20'45" E along the grantors said property line a distance of 49.94 feet to a point on the acquired right-of-way line (said line between a point offset 95.00 feet right and perpendicular to the project centerline at PT Station 110+16.48 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 115+65.19);

thence S 57°21'29" W along the acquired right-of-way line a distance of 50.76 feet to the point and place of beginning, containing 0.669 acre(s), more or less.

Temporary Construction Easement 1 of 2:

Beginning at a point on the acquired right-of-way line and present south right-of-way line of Valleydale Road (said point perpendicular to the project centerline at Station 103+20.00 RT);

thence N 85°47'53" E along the acquired right-of-way line a distance of 61.68 feet to a point on the grantor's property line;

thence S 01°19'05" E along the grantor's property line a distance of 8.81 feet to a point on the required easement line ;

thence S 85°45'51" W along the required easement line a distance of 77.35 feet to a point on the present south right-of-way line of Valleydale Road (said point perpendicular to the project centerline at Station 103+00.00 RT);

thence N 57°17'58" E along said present right-of-way line a distance of 18.51 feet to the point and place of beginning, containing 0.014 acre(s), more or less.

Temporary Construction Easement 2 of 2:

Beginning at a point on the required easement line (said point offset 68.00 feet right and perpendicular to the project centerline at Station 108+25.00)(point also on the acquired right-of-way line);

thence S 17°41'41" E along the required easement line a distance of 43.19 feet to a point on the required easement line (said point offset 110.00 feet right and perpendicular to the project centerline at Station 108+15.00);

thence S 58°54'30" W along the required easement line a distance of 19.73 feet to a point on the grantor's property line;

thence along the grantor's property line and along the arc of said curve a distance of 44.27 feet (a curve to the left having a chord bearing N 30°34'38" W, a distance of 44.19 feet and a radius of 207.50 feet) to a point on the acquired right of way line (said line between a point offset 65.00 feet right and perpendicular to the project centerline at Station 107+85.00 and a point offset 68.00 feet right and perpendicular to the project centerline at Station 108+25.00);

thence N 63°08'42" E along the acquired right-of-way line a distance of 29.42 feet to the point and place of beginning, containing 0.236 acre(s), more or less.

The temporary easements are for a period of 3 years, or until the completion of the highway widening project, whichever is later. It is expressly understood that all rights, title and interest to the above-described temporary construction easements shall revert to the grantor(s) upon completion of said project.

This property constitutes no part of the homestead of grantor.

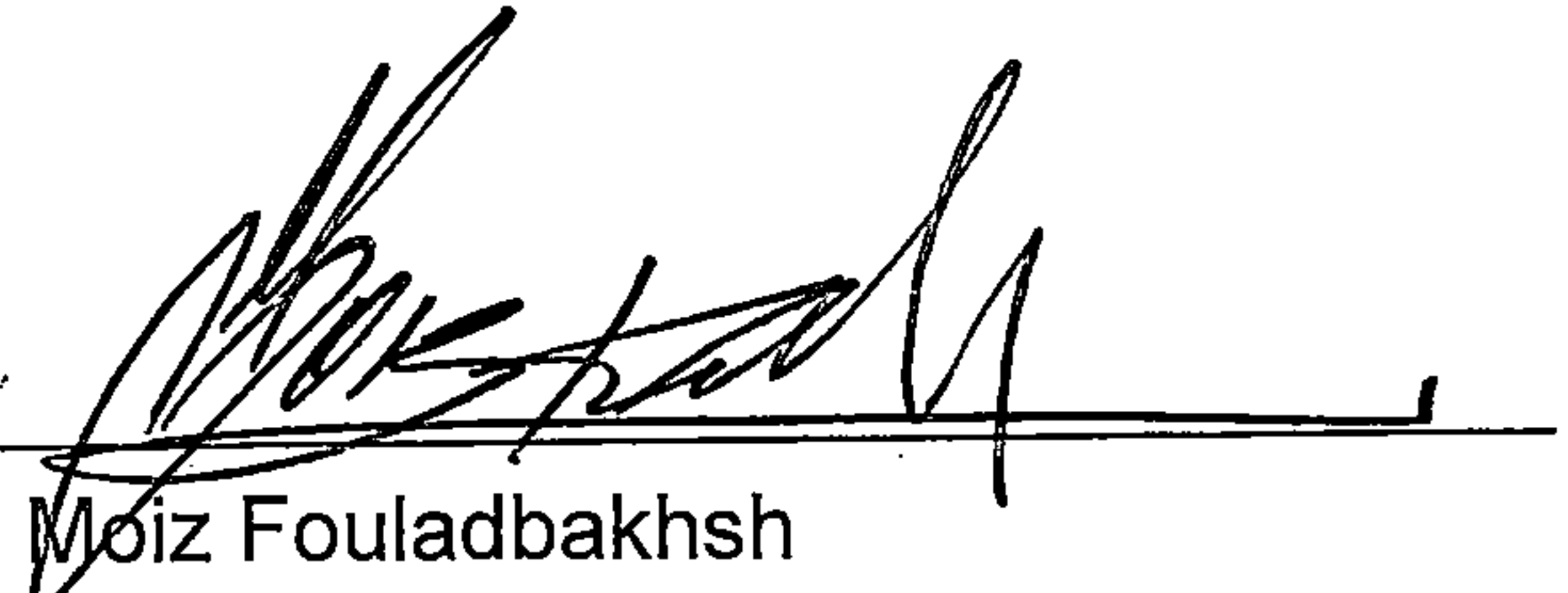
TO HAVE AND TO HOLD, unto Shelby County, Alabama, its successors and assigns in fee simple forever.

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 of 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 5th day of May, 2025.

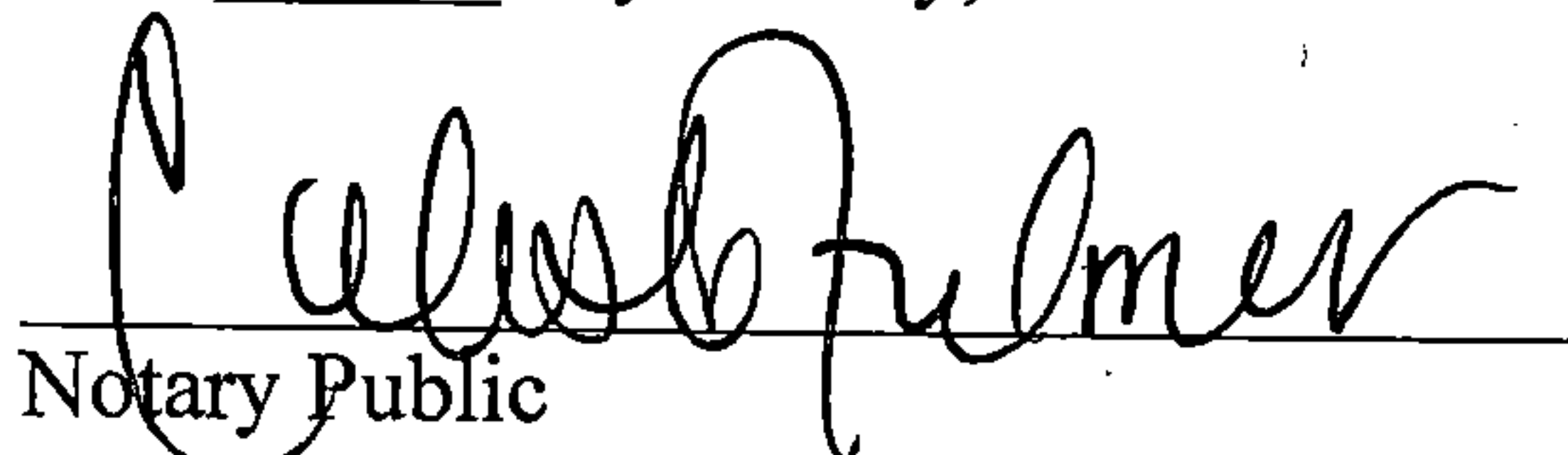

Moiz Fouladbakhsh

NOTARY ACKNOWLEDGMENT

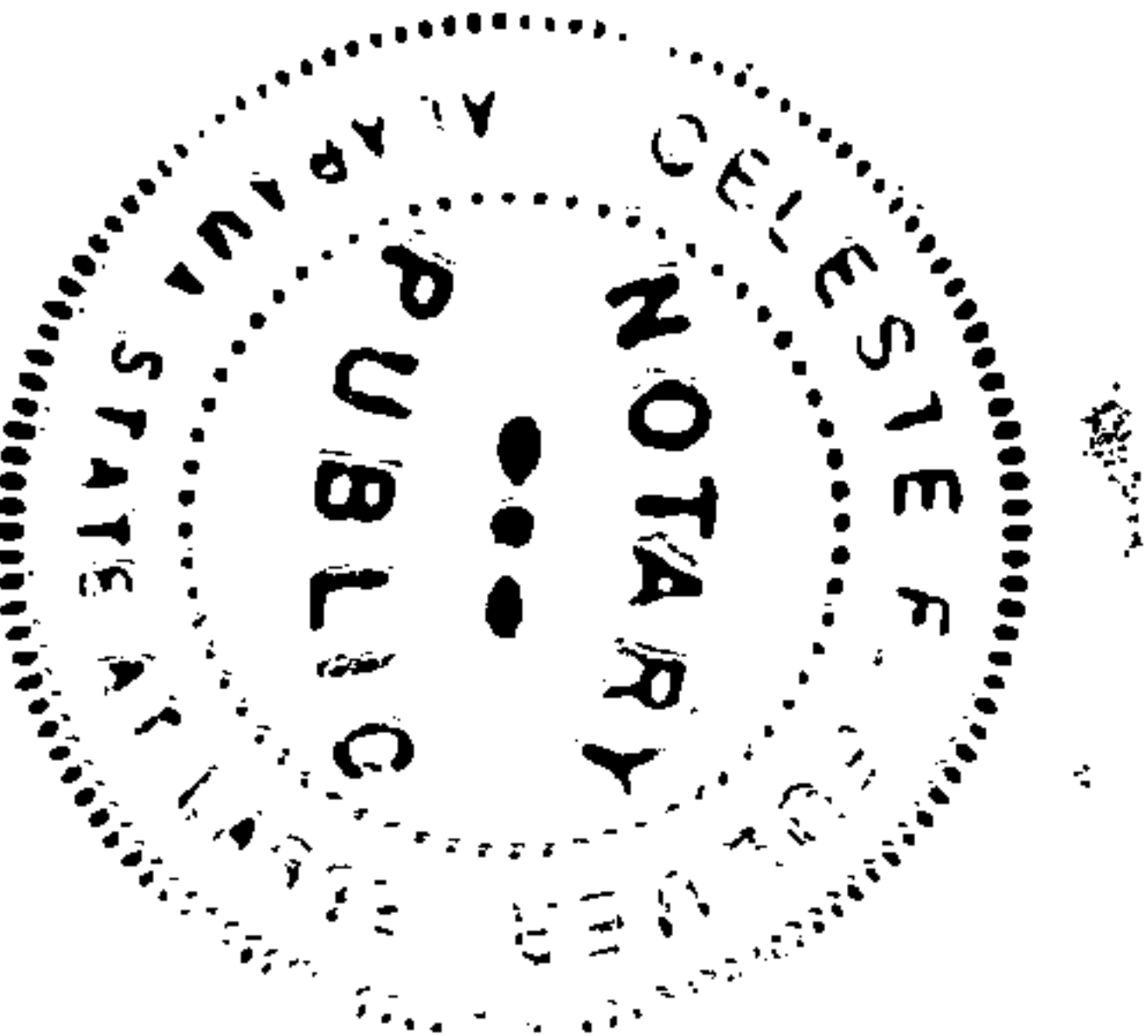
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Moiz Fouladbakhsh, an individual, whose name 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 individual and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 5th day of May, 2025.

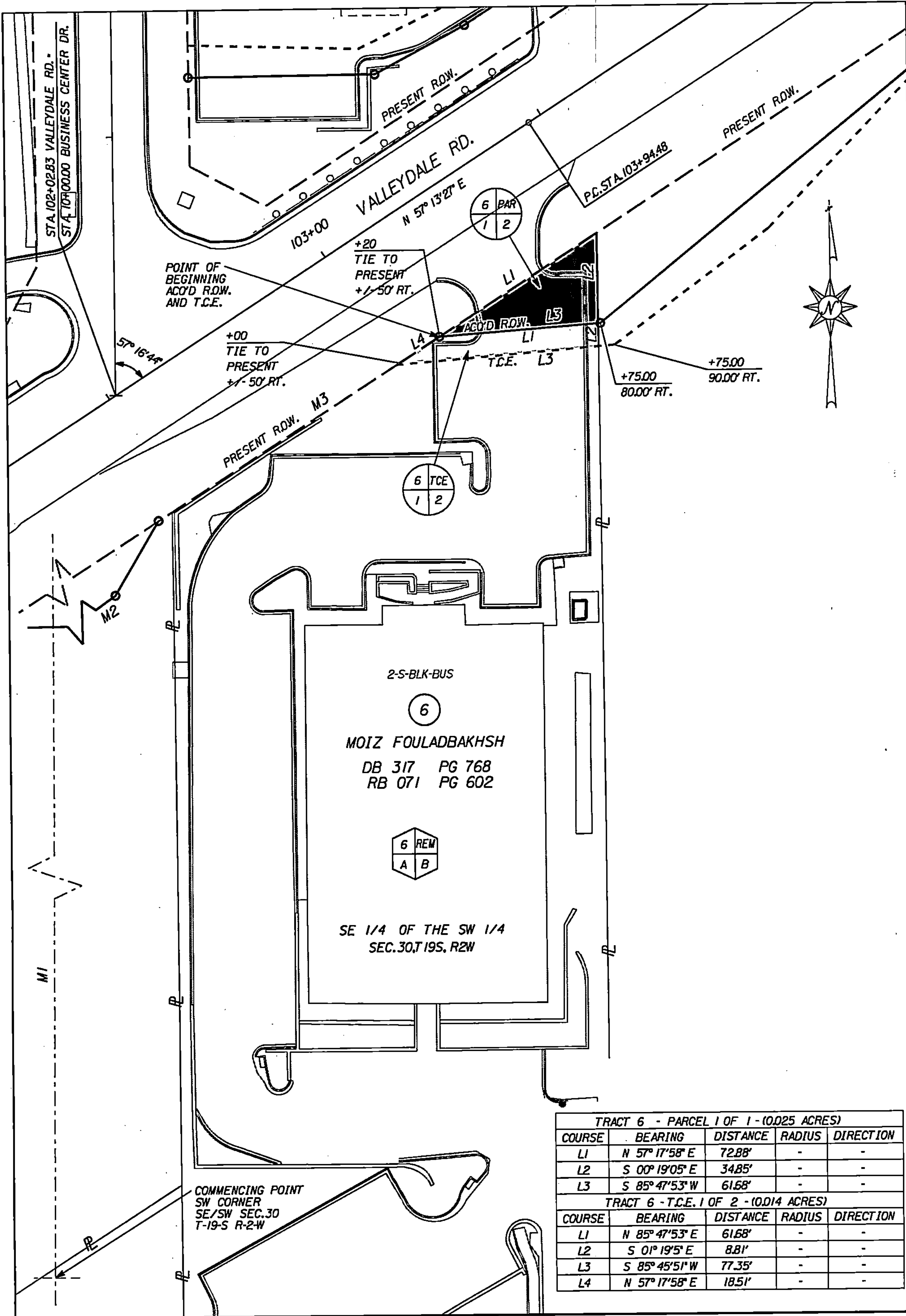

Notary Public

My Commission Expires: 10-9-28





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Shelby Cnty Judge of Probate, AL
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TRACT : NO. 6

GRANTOR MOIZ FOULADBAKHS

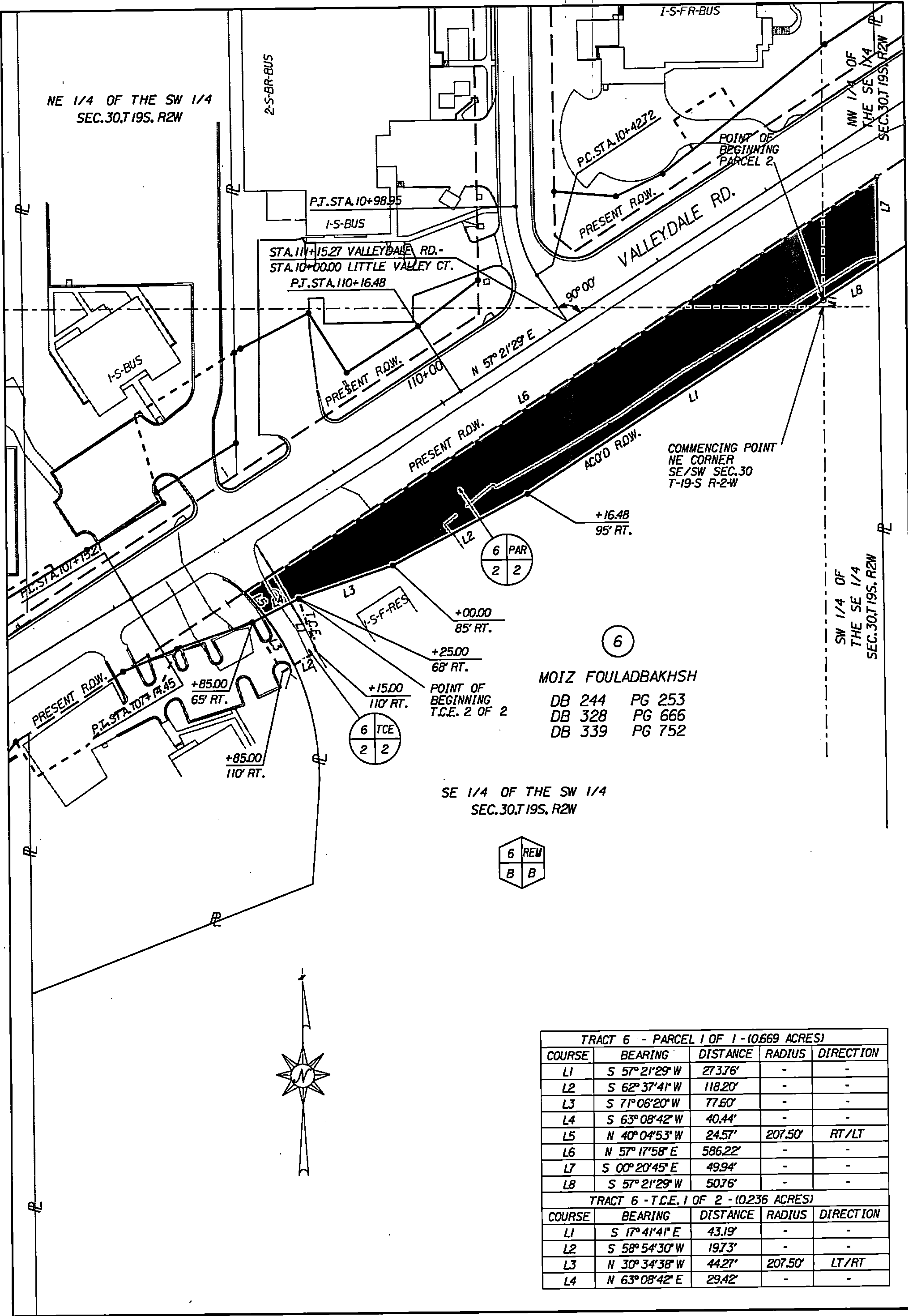
	ACRES
TOTAL BEFORE ACREAGE	19.165
TOTAL ACQUIRED	0.694
TOTAL REMAINDER	18.471
TOTAL T.C.E.	0.350

THIS IS NOT A BOUNDARY SURVEY

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

SCALE - 1" = 50'
DATE: 05-16-2023

SKETCH 1 OF 3



TRACT : NO. 6

OWNER : MOIZ FOULADBAKHS

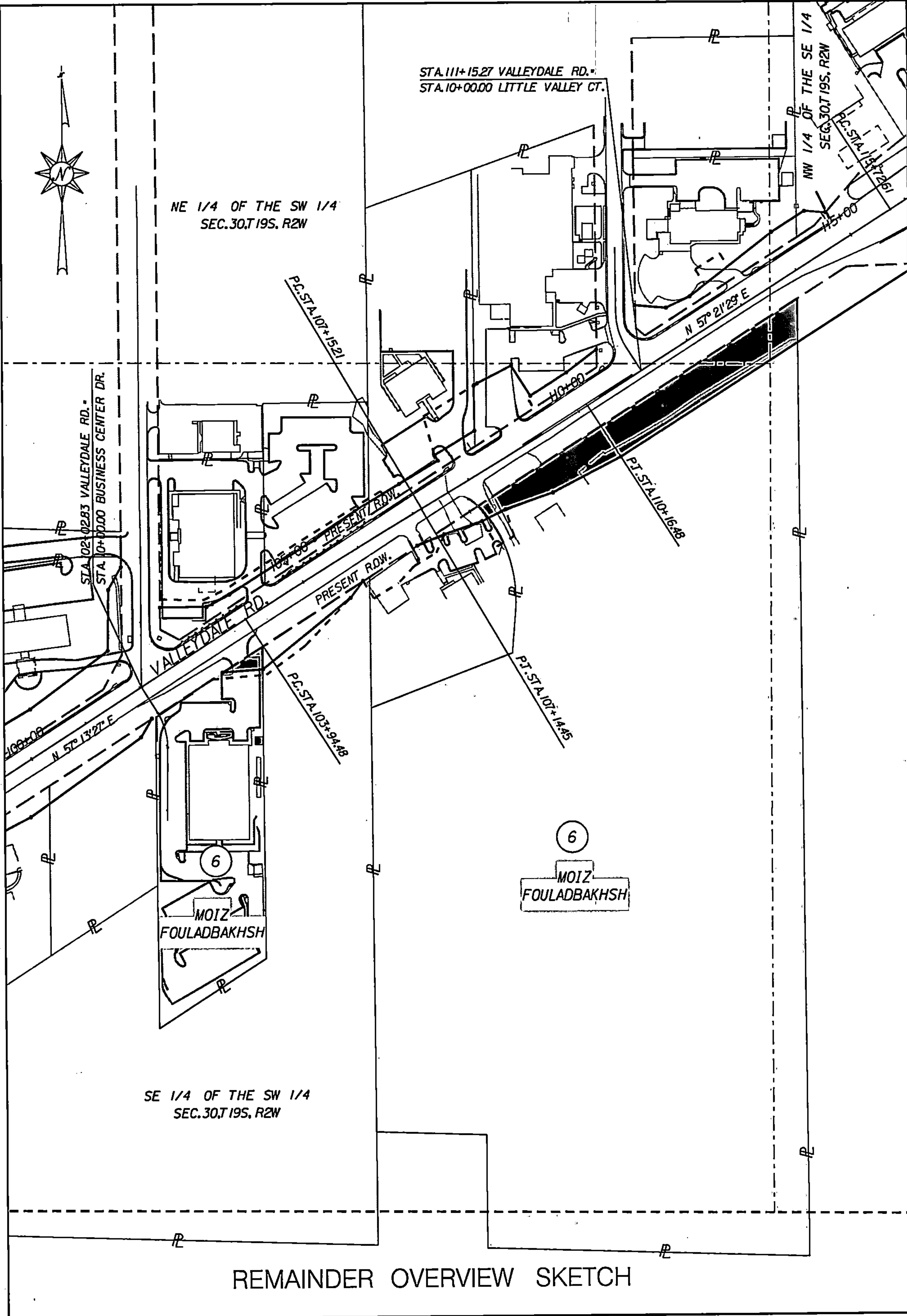
	ACRES
TOTAL BEFORE ACREAGE	19.165
TOTAL ACQUIRED	0.694
TOTAL REMAINDER	18.471
TOTAL T.C.E.	0.350

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

SCALE - 1"=100'
DATE: 05-16-2023



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TRACT : NO. 6

OWNER : MOIZ FOULADBAKHS

	ACRES
TOTAL BEFORE ACREAGE	19.165
TOTAL ACQUIRED	0.694
TOTAL REMAINDER	18.471
TOTAL T.C.E.	0.350

THIS IS NOT A BOUNDARY SURVEY

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

SCALE - 1" = 200'

DATE: 05-16-2023

SKETCH 3 OF 3

Real Estate Sales Validation Form

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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Moiz Fouladbakhsh
Mailing Address 2270 Valleydale Road
Ste. 200
Birmingham, AL 35244

Grantee's Name Shelby County, AL
Mailing Address 280 McDow Road
Columbiana, AL 35051

Property Address Valleydale Road
Birmingham, AL

Date of Sale 5-5-25
Total Purchase Price \$ 505,000.00
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
☐ 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 5-5-25

Print Moiz Fouladbakhsh

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1