

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INSTRUMENT PREPARED BY  
LUKE W. CLARKE  
ATKINS  
1500 URBAN CENTER DRIVE  
SUITE 210  
VESTAVIA HILLS, AL 35242

PROJECT NO. IMD-STPBH-7112(602)  
CPMS PROJ. NO. 100046237  
TRACT NO. 8  
DATE: 05/16/2023

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Thousand Five Hundred Eighty & no/100 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), Robert S. Waite, III, individually and as Trustee of the Robert S. Waite Family Share Trust, William Berry Dumas, an individual, Mary Ellen Dumas, an individual, and Mary Henderson Waite, 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 SE ¼ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 8 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 Northeast corner of the SE ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West;

thence westerly and along the quarter section line a distance of 8 feet; more or less, to a point on the acquired right-of-way line of Valleydale Road (said line is between a point offset 95.00 feet right and perpendicular to the project centerline at Station 110+16.48 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 115+65.19 +/-);

thence easterly along the acquired right-of-way line for Valleydale Road a distance of 472 feet; more or less, to a point on the present right-of-way line (said point perpendicular to the project centerline at Station 101+90.00);

thence easterly along the present right-of-way line for Valleydale Road a distance of 389 feet; more or less, to a point on the acquired right-of-way line (said point perpendicular to the project centerline at Station 105+80.00 RT), also being the point of beginning;

thence S 36°55'15" W along the acquired right-of-way line a distance of 32.03 feet to a point on the acquired right-of-way line (said point offset 60.00 feet right and perpendicular to the project centerline at Station 105+50.00);

thence S 51°08'57" W along the acquired right-of-way line a distance of 174.81 feet to a point on the acquired right-of-way line (said point offset 80.00 feet right and perpendicular to the project centerline at Station 103+75.00);

thence S 85°47'53" W along the acquired right-of-way line a distance of 0.94 feet to a point on the grantor's west property line;





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thence N 00°19'05" W along the grantor's said property line a distance of 34.85 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 185.98 feet to the point and place of beginning, containing 0.080 acre(s), more or less.

**Temporary Construction Easement 1 of 2:**

Beginning at a point on the required easement line (said point offset 90.00 feet right and perpendicular to the project centerline at Station 103+75.00);

thence S 85°54'51" W along the required easement line a distance of 6.32 feet to a point on the grantor's west property line;

thence N 00°19'05" W along the grantor's said property line a distance of 8.81 feet to a point on the acquired right-of-way line (said line between a point offset 50 +/- feet right and perpendicular to the project centerline at Station 103+00.00 and a point offset 80.00 feet right and perpendicular to the project centerline at Station 103+75.00);

thence N 58°47'53" E along the acquired right-of-way line a distance of 0.94 feet to a point on the acquired right-of-way line (said point offset 80.00 feet right and perpendicular to the project centerline at Station 103+75.00);

thence N 51°08'57" E along the acquired right-of-way line a distance of 174.81 feet to a point on the required easement line (said point offset 60.00 feet right and perpendicular to the project centerline at Station 105+50.00);

thence S 43°49'14" W along the required easement line a distance of 102.20 feet to a point on the required easement line (said point offset 90.00 feet right and perpendicular to the project centerline at Station 104+50.00);

thence S 53°31'34" W along the required easement line a distance of 74.56 feet to the point and place of beginning, containing 0.035 acre(s), more or less.

**Temporary Construction Easement 2 of 2:**

Beginning at a point on the present south right-of-way line of Valleydale Road (said point also on the acquired right of way line (said point perpendicular to the project centerline at Station 105+80.00 RT));

thence N 57°17'58" E along said present right-of-way line a distance of 11.75 feet to a point on the grantor's east property line;

thence S 00°17'40" E along the grantor's said property line a distance of 22.70 feet to a point on the required easement line (said line between a point that ties to the present south right-of-way line of Valleydale Road at Station 105+80.00 RT and a point offset 80.00 feet right and perpendicular to the project centerline at Station 105+80.00 RT);

thence N 31°26'50" W along the required easement line a distance of 19.17 feet to the point and place of beginning, containing 0.003 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.



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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  
10<sup>th</sup> day of May, 2025.

[SIGNATURE/NOTARY ACKNOWLEDGMENT ATTACHED]





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[Signature Page]

Robert S Waite III

Robert S. Waite, III, Individually and as Trustee  
of the Robert S. Waite Family Share Trust

NOTARY ACKNOWLEDGMENT

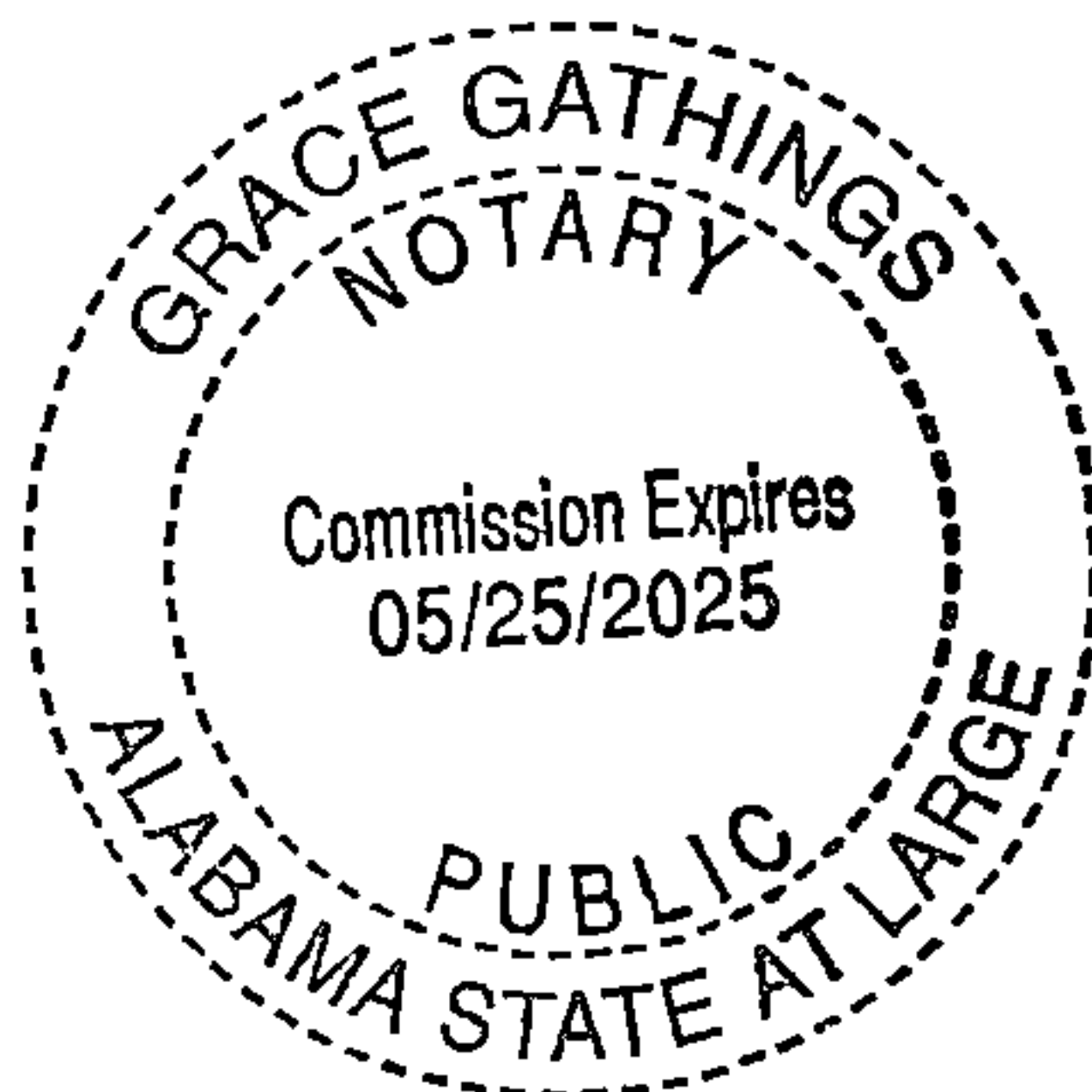
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert S. Waite, III, individually and as Trustee of the Robert S. Waite Family Share Trust, 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 10 day of May, 2025.

Grace Gathings  
Notary Public

My Commission Expires: 05/25/25





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[Signature Page]

William Berry Dumas  
William Berry Dumas

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA  
COUNTY OF Jefferson

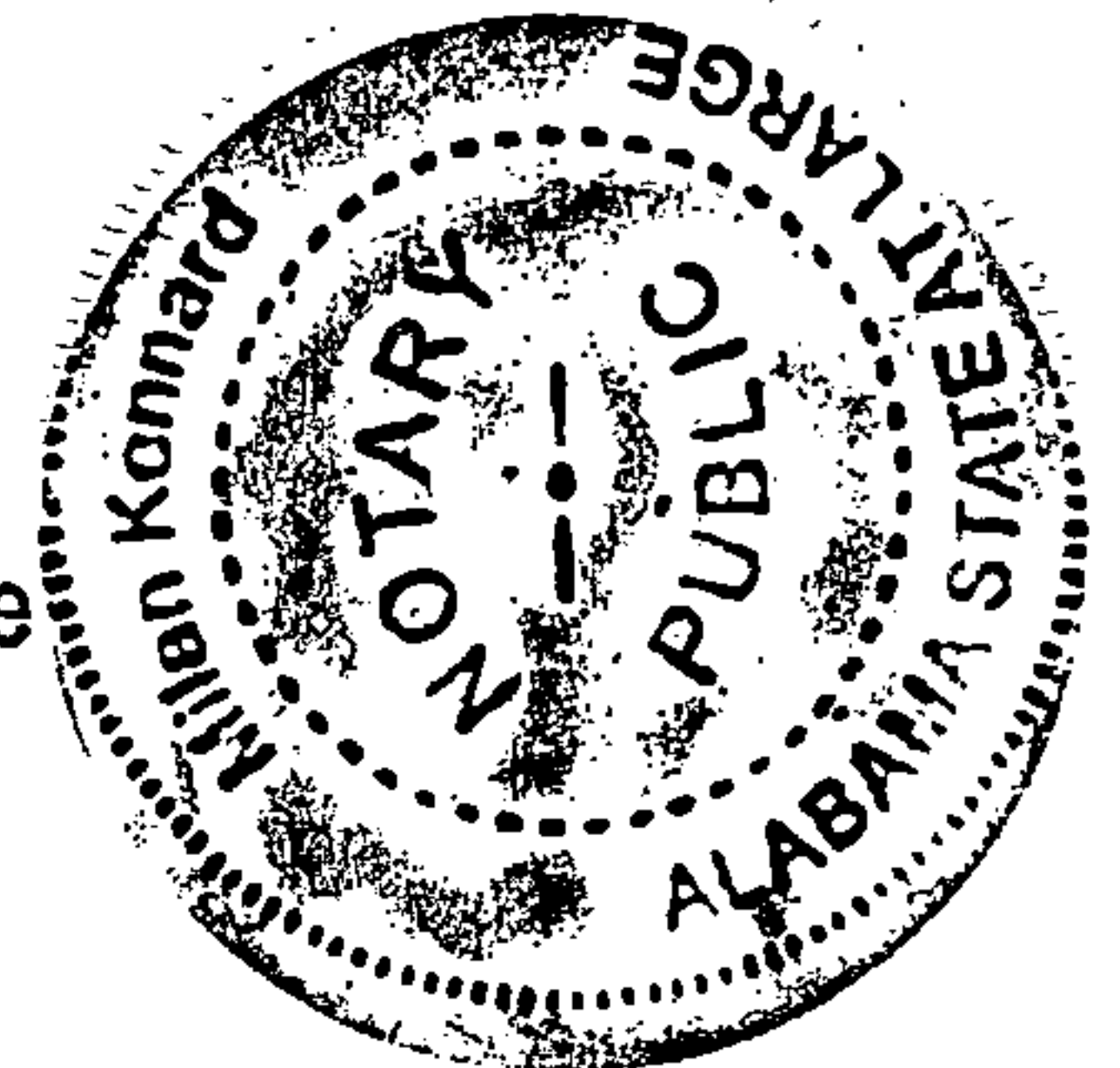
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Berry Dumas, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such individual and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 9 day of May, 2025.

[Signature]  
Notary Public

My Commission Expires: 06/07/2027

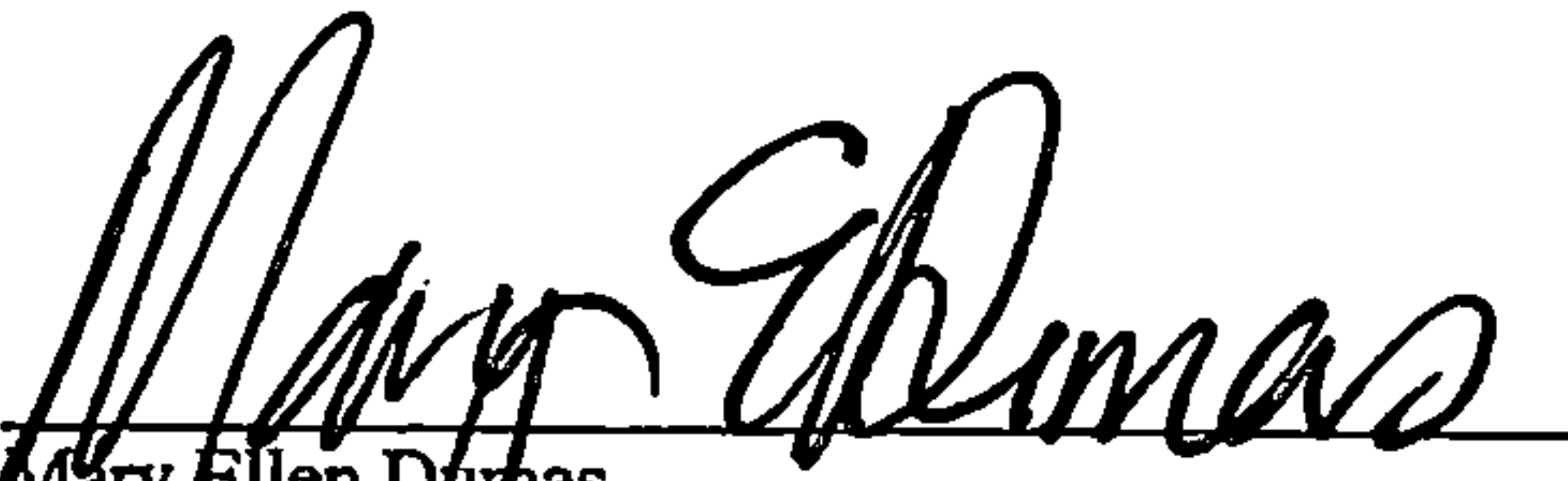
Milan Kennard  
Notary Public, Alabama State At Large  
My Commission Expires 6-7-27





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Mary Ellen Dumas

NOTARY ACKNOWLEDGMENT

STATE OF Alabama  
COUNTY OF Jefferson

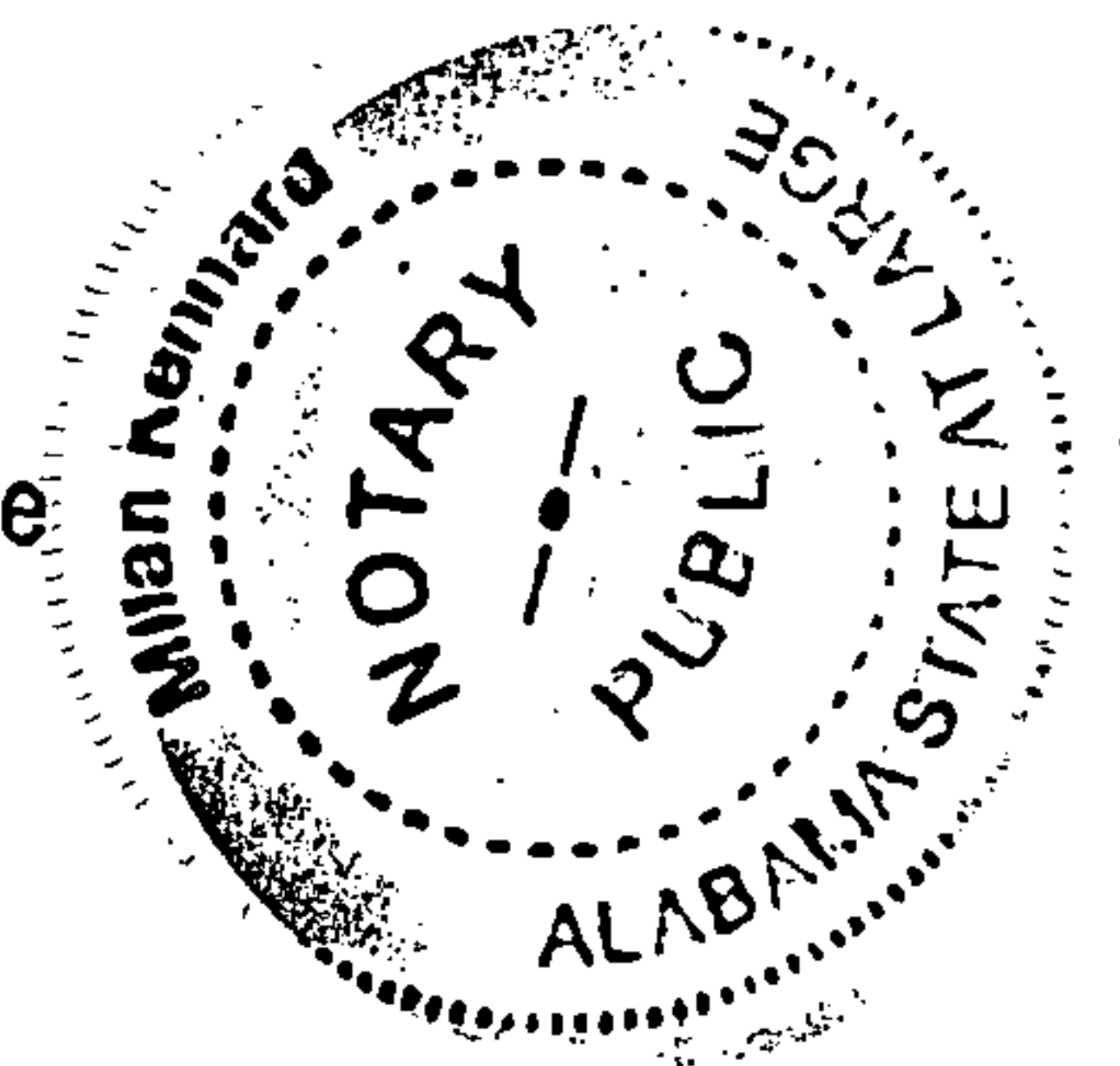
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Ellen Dumas, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such individual and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 10 day of May, 2025.

  
Notary Public

My Commission Expires: 06/07/2027

Milan Kennard  
Notary Public, Alabama State At Large  
My Commission Expires 6-7-27





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[Signature Page]

Mary Henderson Waite  
Mary Henderson Waite

NOTARY ACKNOWLEDGMENT

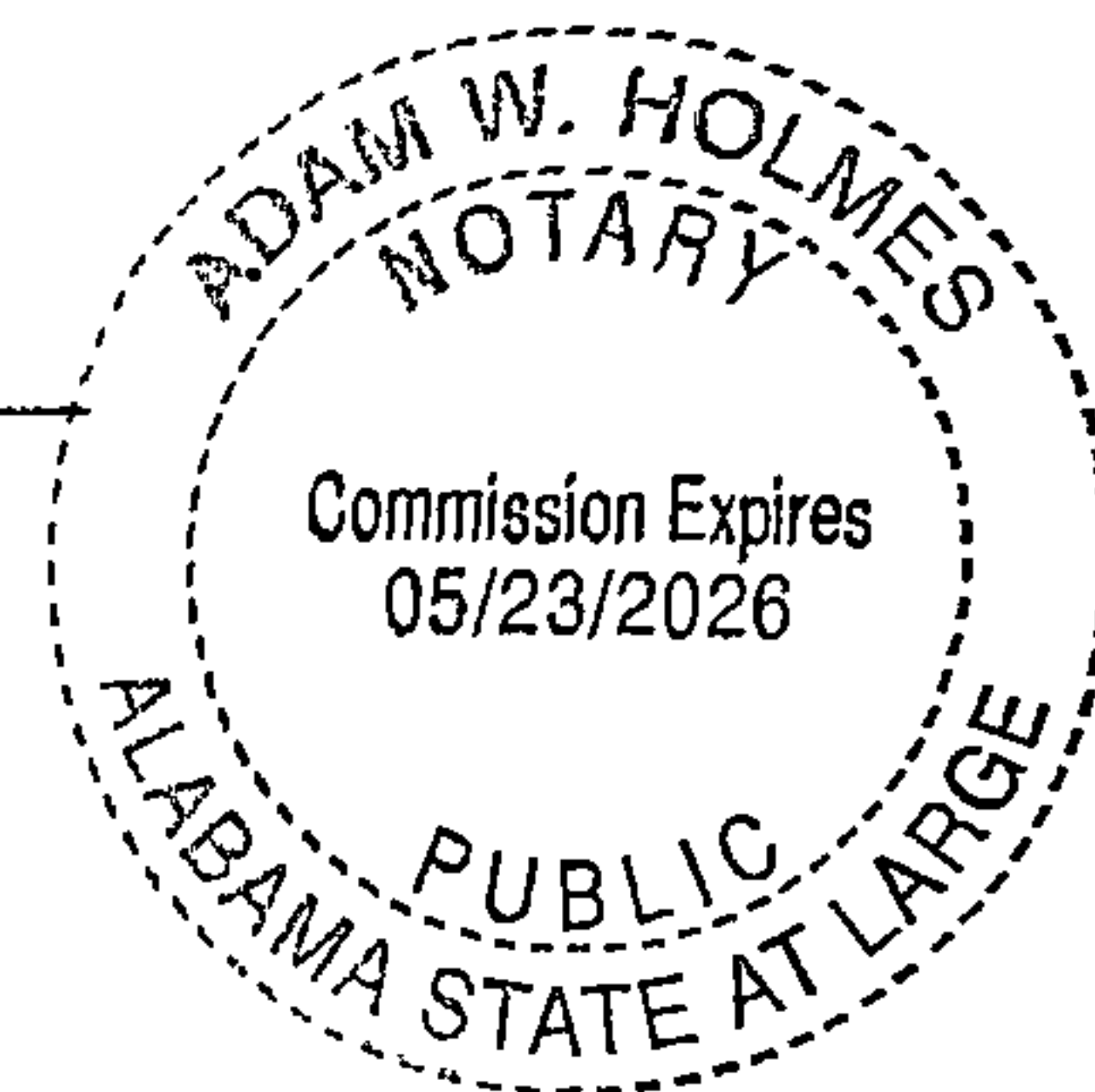
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Henderson Waite, 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, she, 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 9 day of May, 2025.

Adam W. Holmes  
Notary Public

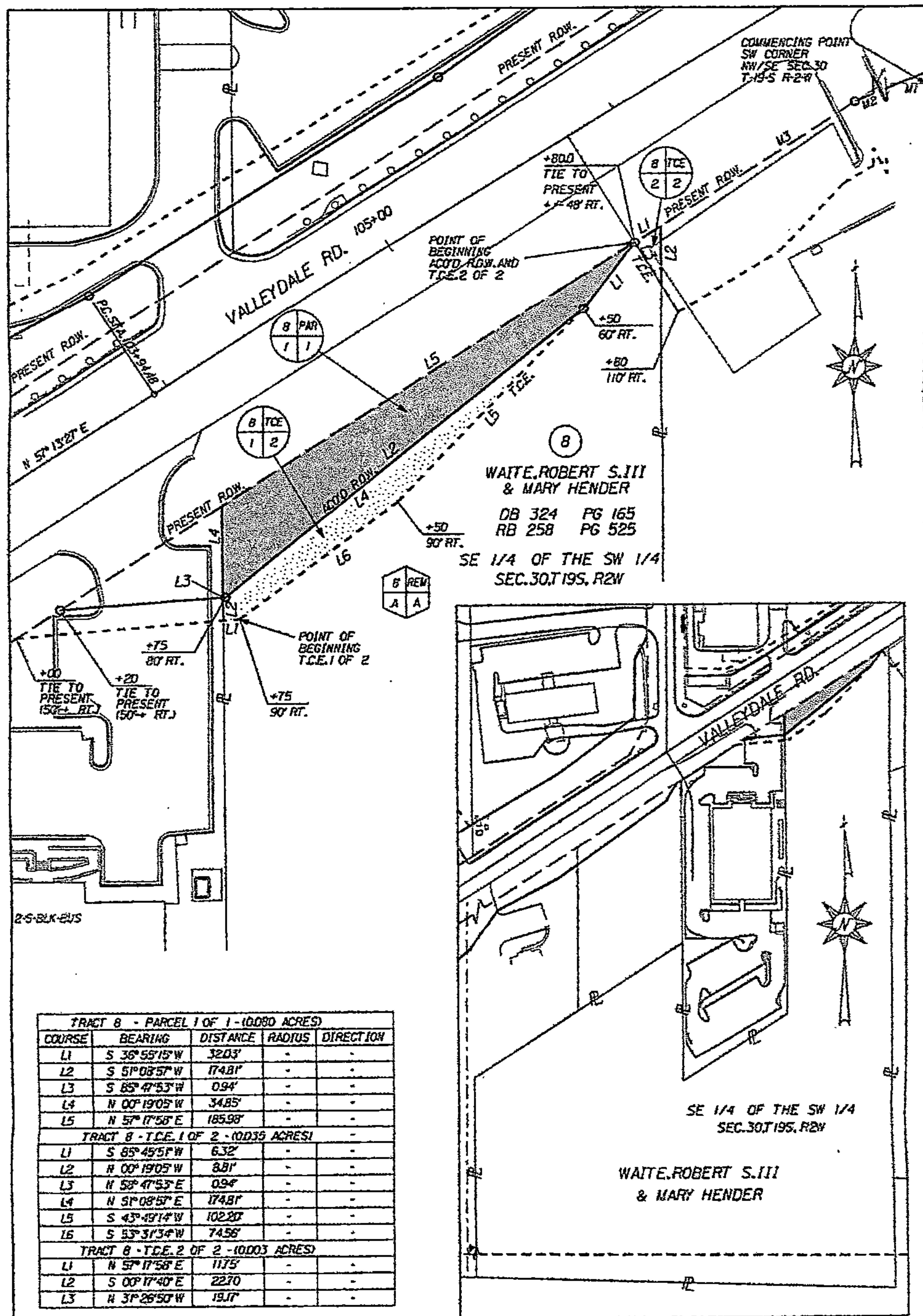
My Commission Expires: 05-23-2026







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TRACT : NO. 8

GRANTOR WAITE, ROBERT S. III  
& MARY HENDER

	ACRES
TOTAL BEFORE ACREAGE	8.489
TOTAL ACQUIRED	0.080
TOTAL REMAINDER	8.409
TOTAL T.C.E.	0.038

THIS IS NOT A BOUNDARY SURVEY

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

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





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### Real Estate Sales Validation Form

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

Grantor's Name Robert S. Waite, III  
Mailing Address 2052 Parkview Road  
Pelham, AL 35124

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

Property Address Valleydale Road  
Birmingham, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 10,580.00  
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 5-10-25

Print Robert S. Waite, III

☐ Unattested

Sign

Robert S Waite III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1