

THIS INSTRUMENT PREPARED BY:

Insite Engineering, LLC.
5800 Feldspar Way
Hoover, AL 35244

STATE OF ALABAMA)

SHELBY COUNTY)

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), 12 & 80 Land, 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:

Commence at a 3" capped pipe in place being the Northwest corner of the NE 1/4 - NW 1/4 Section
21 Township 21S Range 3W, Shelby County, Alabama;
thence proceed South 0° 0' 0" East for a distance of 786.07 feet to a point;
thence proceed South 16° 28' 28.37" East a distance of 1,872.87 feet to a 1/2" capped rebar in place;
Said point being the POINT OF BEGINNING

Thence proceed North 16° 28' 28.37" West for a distance of 31.28' feet to a point;
thence proceed North 89° 57' 27.81" East for a distance of 284.58' feet to a point;
thence proceed South 0° 04' 21.89" West for a distance of 29.92' feet to a point;
thence proceed South 89° 57' 27.81" West for a distance of 400.80' feet to a 1/2" capped rebar in
place;
Said point being the POINT OF BEGINNING.

The entire parcel containing 0.19 acres.

And as shown on 'Exhibit 1' 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,

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 11 day of September, 2025.



20250911000275400 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/11/2025 02:06:53 PM FILED/CERT

Cameron Givianpour

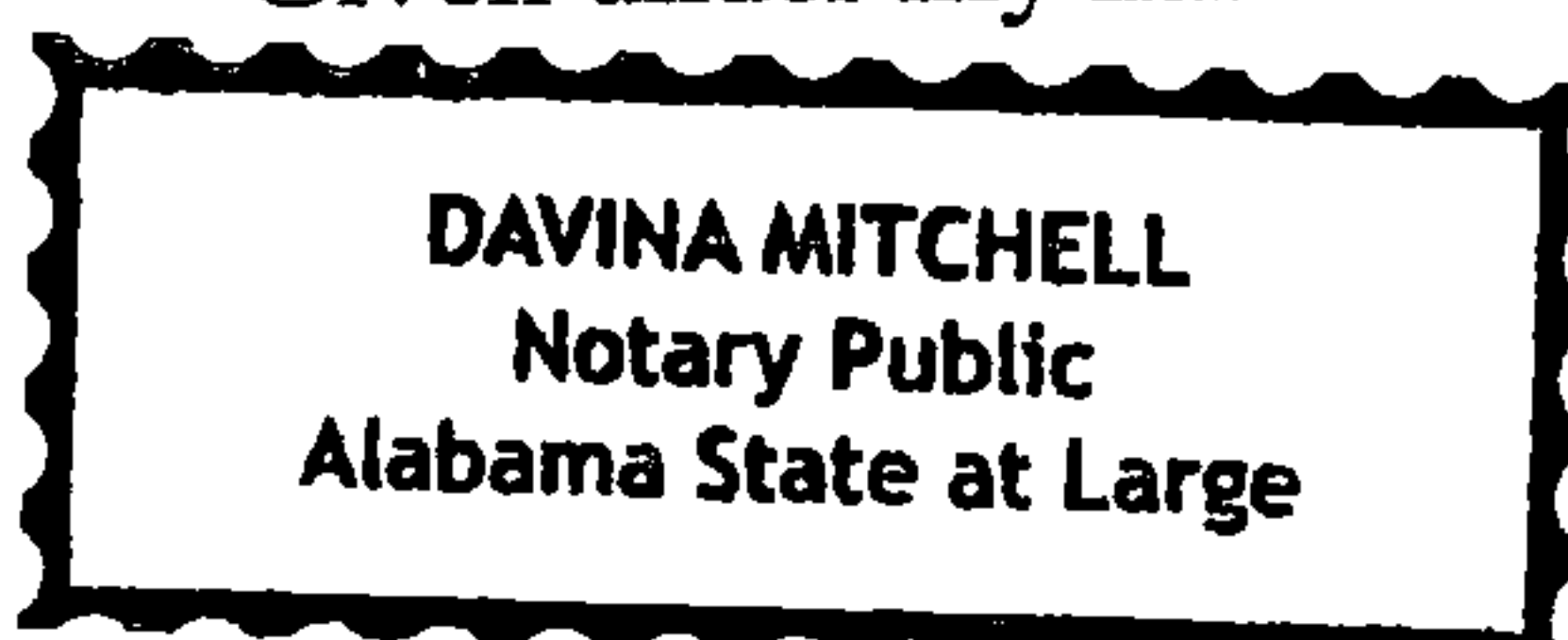
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Jefferson County

I, Davina Mitchell, a notary in and for said County, in said State, hereby certify that Cameron Givianpour whose name as member of the 12 & 80 Land LLC 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 11th day of September, A.D. 2025.



Expires 2/16/28

Davina Mitchell
NOTARY PUBLIC

SECTION 16
SECTION 21

SE 1/4 SW 1/4
NE 1/4 NW 1/4



NOT TO SCALE



20250911000275400 3/4 \$32.00
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POINT OF COMMENCEMENT
3" CAPPED PIPE IN PLACE
NW CORNER
NE 1/4 NW 1/4
SECTION 21

POINT ON LINE

NE 1/4 NW 1/4
SE 1/4 NW 1/4

LOT 1528

1527

1526

1525

DEDICATED
AREA
8,393.19 SF

SET
1/2" CAPPED
REBAR

PUMP
STA

284.58'

N89°57'27.81"E

DEDICATED
AREA
8,393.19 SF

12.52'
S 03°10'03"W

1/2" REBAR
ARRINGTON

1/2" REBAR
ARRINGTON

29.92'

S0°4'21.89"W

ROW

31.28'

N16°28'28.37"W

CR-12 80' ROW

POINT OF
BEGINNING

COUNTY ROAD 12

SE 1/4 NW 1/4
NE 1/4 SW 1/4

400.80'

S89°57'27.81"W

INSITE
ENGINEERING

HOOVER | TUSCALOOSA

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HOOVER, ALABAMA 35244
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CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

COUNTY ROAD 12
RIGHT-OF-WAY DEDICATION AT
THE LEDGES AT GRANDE VIEW
ENTRANCE

EXH-1

Real Estate Sales Validation Form

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

Grantor's Name 12 & 80, LLC
Mailing Address P.O. Box 43905
Birmingham, AL 35243

Grantee's Name Shelby County
Mailing Address 200 College Street
Columbiana, AL 35051

Property Address N/A

Date of Sale 9/11/2025
Total Purchase Price \$ 0

or
Actual Value \$ 0

or
Assessor's Market Value \$ 4,100

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

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 9/11/2025

Unattested

[Signature]
(verified by)

Print Cameron Givianpour

Sign

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


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