

STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. SCP 59-933-22
TRACT NO. 1
DATE: 10/10/2025

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SIX HUNDRED AND NO/100 (\$600.00)** dollar(s), cash in hand paid to the undersigned by Shelby County, a political subdivision of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **JEFFREY S. SAINZ**, have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama the following described property:

A parcel of land located in part of the SW1/4 of the NE1/4 of Section 35, Township 19 South, Range 01 East, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the northeast corner of said SW1/4-NE1/4, said point being a concrete monument and having a NAD83 Alabama West Grid Zone coordinate of (N:1216049.9808 - E:2272567.0760), and run S 87°56'39" W, along the north line of said SW1/4-NE1/4, a distance of 1009.28', to a point; thence S 02°03'21" E, leaving said north 1/4-1/4 line, a distance of 315.34', thence S 37°00'30" W, a distance of 253.52', to the **POINT OF BEGINNING** having a NAD83 Alabama West Grid Zone coordinate of (N:1215496.1928 - E:2271417.1632) on the existing centerline of County Road 450; thence along the following bearings and distances of said existing County Road 450 centerline: thence S 31°22'12" W, a distance of 30.64'; thence S 33°43'18" W, a distance of 46.47'; thence S 33°04'20" W, a distance of 22.99'; thence N 54°53'49" W, a distance of 45.52'; thence N 35°06'11" E, a distance of 100.00'; thence S 54°53'53" E, a distance of 41.59', to the point of beginning.

SAID PARCEL OF LAND CONTAINS 0.10 ACRE MORE OR LESS.

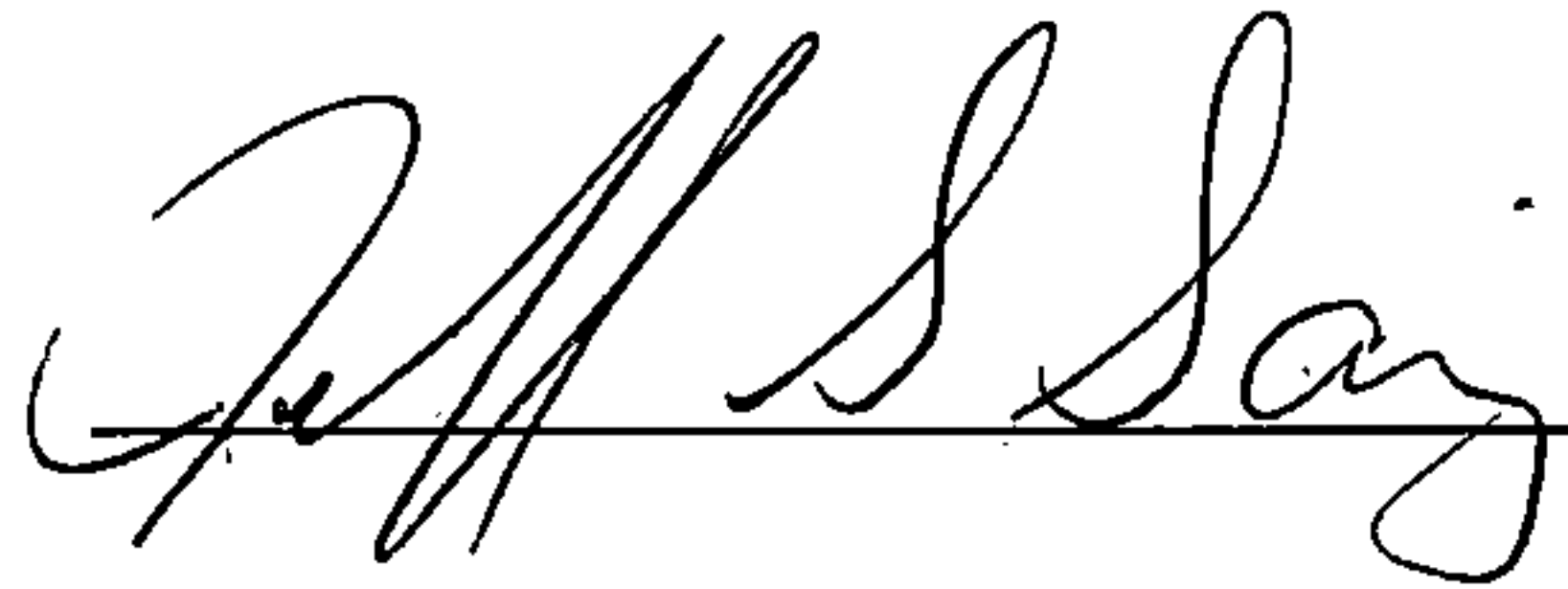
And as shown as **TRACT 1** on the right of way map of record in the Highway Department of Shelby County, Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD, unto Shelby County, a political subdivision of 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, a political subdivision of Alabama, 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 10th day of October, 2025.



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

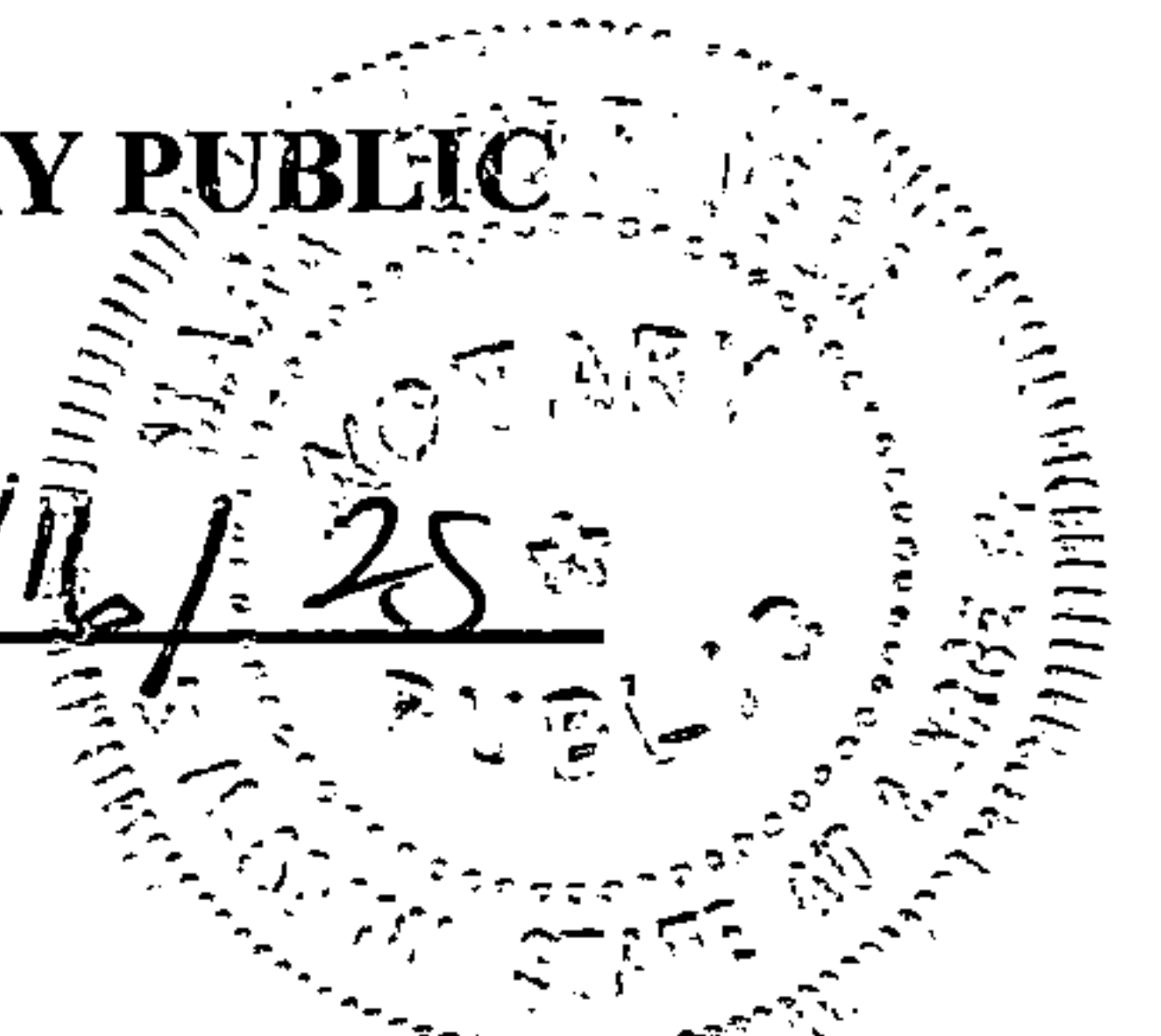
I, Mark Endfinger, a Notary Public, in and for said County in said State, hereby certify that Jeffrey S. Sainz, whose name (s) **appears herin**, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October 2025.



NOTARY PUBLIC

My Commission Expires 11/16/25



NY Center of the SEI/t-
NY 1/4 of Sec. 35-1155-
R012, Safety Co., At
Fourth Conc. Movement

1145)

POC for Parcels 1 & 2
NE corner of the SW 1/4-
NE 1/4 of Sec 35-T19S-
R01E, Steady Co., AL
Found Cone Monument

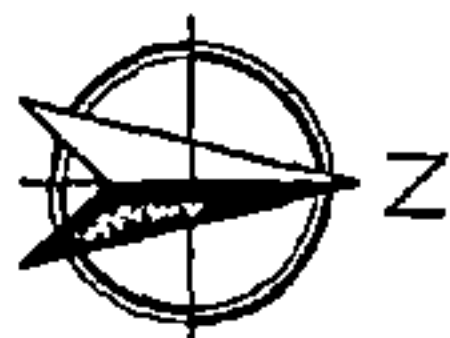
LINE TABLE		
LINE	RESULT	DISTANCE
L1	S54°53'49"E	66.41
L2	N54°53'49"W	54.48
L3	N54°53'49"W	45.52
L4	S54°53'53"E	41.59
L5	S31°22'12"W	30.64
L6	S33°43'16"W	46.47
L7	S33°04'20"W	22.89

SW1/4-NE1/4

1/4-1/4 Line
[W]S00DB'56-W 720.64'

TEL 1215694 6390
F: 271569 7628

LEGEND	
Also	1st & 2nd Group
3rd	3rd Group
4th	4th Group
5th	5th Group
6th	6th Group
7th	7th Group
8th	8th Group
9th	9th Group
10th	10th Group
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96th	96th Group
97th	97th Group
98th	98th Group
99th	99th Group
100th	100th Group



0 40' 80' 120'

SCALE: 1" = 40'

PLAY NOTES

- [illegible]

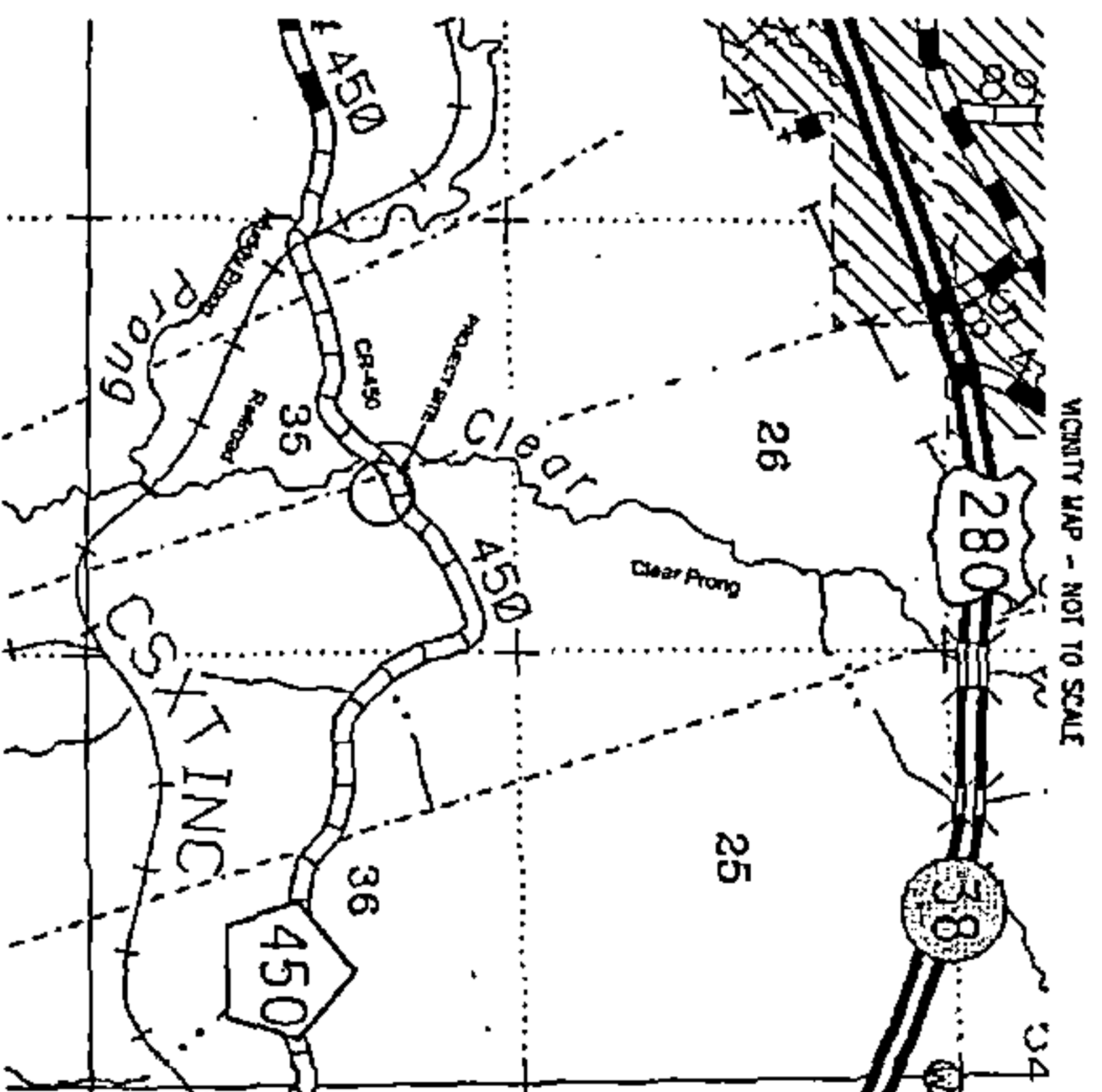
STATE OF ALABAMA
COUNTY OF SHELBY

Legal Description for TRACT 4

A parcel of land located in part of the SW1/4 of the NE1/4 of Section 35, Township 19 South, Range 01 East, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the northeast corner of said SW1/4-N4-E1/4, said point being a concrete monument and having a NAD83 Alabama West Gird Zone coordinate of (N-1216049.9808, E-2272557.0760), and run S 87°56'39" W, along the north line of said SW1/4-N4-E1/4, a distance of 1009.28' to a point; thence S 02°03'21" E, leaving said north 1/4-1/4 line, a distance of 315.54', thence S 37°00'30" W, a distance of 253.52', to the POINT OF BEGINNING having a NAD83 Alabama West Gird Zone coordinate of (N-12156496.1928 - E-22721447.1632) on the existing centerline of County Road 450; thence along the following bearings and distances of said existing County Road 450 centerline: thence S 31°22'12" W, a distance of 30.64'; thence S 33°43'18" W, a distance of 46.47'; thence S 33°04'20" W, a distance of 22.99'; thence N 54°53'49" W, a distance of 45.52'; thence S 35°06'11" E, a distance of 100.00'; thence S 54°53'53" E, a distance of 41.55'; to the point of Beginning.

SAID PARCEL OF LAND CONTAINS 0.10 ACRE MORE OR LESS



20251013000315410 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/13/2025 11:35:23 AM FILED/CERT

REVISED: AUGUST 7th, 2025

RIGHT-OF-WAY SURVEY
SHELBY COUNTY - Co. Rd. 450

PORTS OF THE S1/2-1/4-1/4 & N1/2-S1/4 OF SEC. 17
AND NE1/4-SE1/4 OF SEC. 18, ALL IN TOWNSHIP 14
SOUTH, RANGE 06 EAST, JASONSON COUNTY, AL

RIGHT-OF-WAY SURVEY
SHELBY COUNTY - Co. Rd. 450

PARTS OF THE 31/2-2N/1/4 & N/2-35N/1/4 OF SEC. 18 AND NE 1/4-SE 1/4 OF SEC. 18 ALL IN TOWNSHIP 18 N, RANGE 02 EAST, MADISON COUNTY, AR.

Smith And

PROFESSIONAL LAND SURVEYORS

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RECEIVED OCT. 2017

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey S. Sainz
Mailing Address 3031 Rock School Road
Westover, Alabama 35078

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

Property Address A portion of the property along CR 450
Rock School Road at Clear Prong Creek
Harpersville, AL 35078

Date of Sale 10/10/2025
Total Purchase Price \$ 600.00
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

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 10/10/2025

Print Mark Endfinger

20251013000315410 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
10/13/2025 11:35:23 AM FILED/CERT

Unattested

(verified by)

Sign

Mark Endfinger

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1