



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. 3  
DATE: 05/16/2025

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Forty Two Thousand Nine Hundred Fifty & 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), Nicolas Brown, DMD Real Estate Holdings, LLC, an Alabama limited liability company, have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property:

**A part of the SE ¼ of SW ¼, Section 30, Township 19 South, Range 2 West, identified as Tract No. 3 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 Southwest corner of the SE ¼ of the SW ¼ of Section 30, Township 19 South, Range 2 West.

Commencing at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West. thence northerly and along the quarter section line for a distance of 532.22 feet, more or less, to a point on the grantor's west property line, also being the point of beginning;

thence North 00 degrees 16 minutes 02 seconds West along the acquired right of way line, a distance of 49.49 feet to a point on the present south right-of-way line of Valleydale Road;

thence run North 57 degrees 16 minutes 49 seconds East along said present right-of-way line a distance of 196.79 feet to a point on the grantor's east property line

thence run along said property line South 00 degrees 26 minutes 14 seconds East along the grantor's said property line a for a distance of 28.03 feet to a point on the acquired right-of-way line (said line is between a point offset 65.00 feet right and perpendicular to the project centerline at Station 101+60.00 and a point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00)

thence leaving said property line run South 54 degrees 25 minutes 42 seconds West along the acquired right-of-way line a distance of 34.93 feet to a point on the acquired right-of-way line (said point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00

thence run South 62 degrees 25 minutes 42 seconds West along the acquired right-of-way line a distance of 110.34 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00)

thence run South 34 degrees 52 minutes 08 seconds West along the acquired right-of-way line a distance of 68.79 feet to the point and place of beginning, containing 0.10 acre(s), more or less and



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Shelby Cnty Judge of Probate, AL  
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FORM ROW-1  
Rev 10/09

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:

**Temporary Construction Easement 1 of 1:**

Beginning at a point on the grantor's west property line (said line between a point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00 and a point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00) (point also on the acquired right-of-way line);

thence N 34°52'08" E along the required easement line a distance of 68.79 feet to a point on the required easement line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00);

thence N 62°25'42" E along the required easement line a distance of 14.95 feet to a point on the required easement line (said point offset 66.36 feet right and perpendicular to the project centerline at Station 98+55.00);

thence S 19°30'45" E along the required easement line a distance of 65.48 feet to a point on the required easement line (said point offset 130 feet right and perpendicular to the project centerline at Station 98+40.00);

thence S 57°42'09" W along the required easement line a distance of 83.34 feet to a point on the required easement line (said point offset 130 feet right and perpendicular to the project centerline at Station 97+60.00);

thence N 68°10'59" W along the required easement line a distance of 4.11 feet to a point on the grantor's west property line (said line between a point offset 100.00 feet right and perpendicular to the project centerline at Station 97+40.40 and a point offset 130.00 feet right and perpendicular to the project centerline at Station 97+60.00);

thence N 00°15'44" W along the required easement line a distance of 41.36 feet to the point and place of beginning, containing 0.097 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 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 :

- THIS SPACE INTENTIONALLY LEFT BLANK -



**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  
12<sup>th</sup> day of December, 2025.

Nicolas Brown, DMD Real Estate Holdings,  
LLC, an Alabama limited liability company

By: Nicolas R. Brown, Member

[Notary Acknowledgment attached]



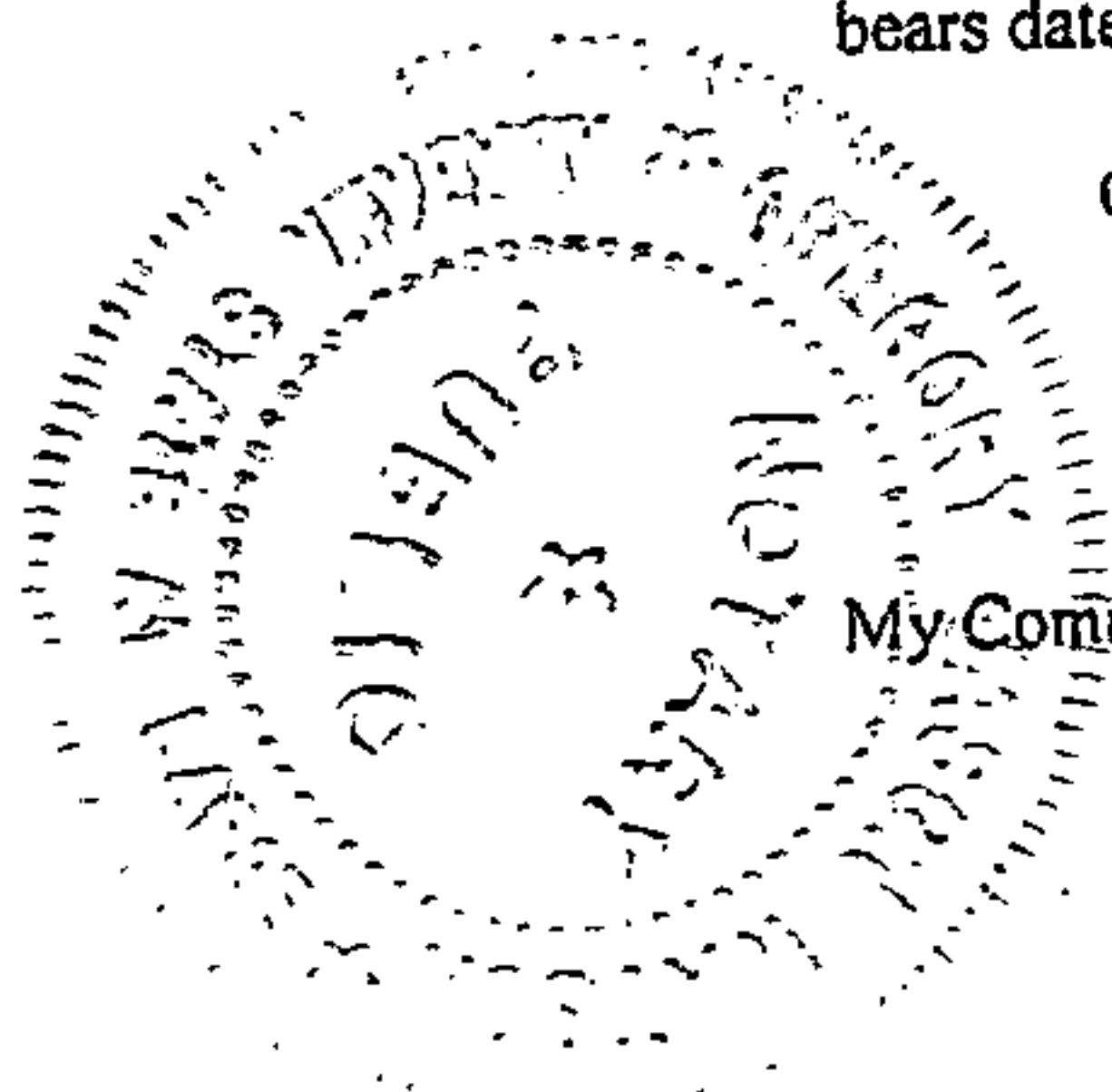
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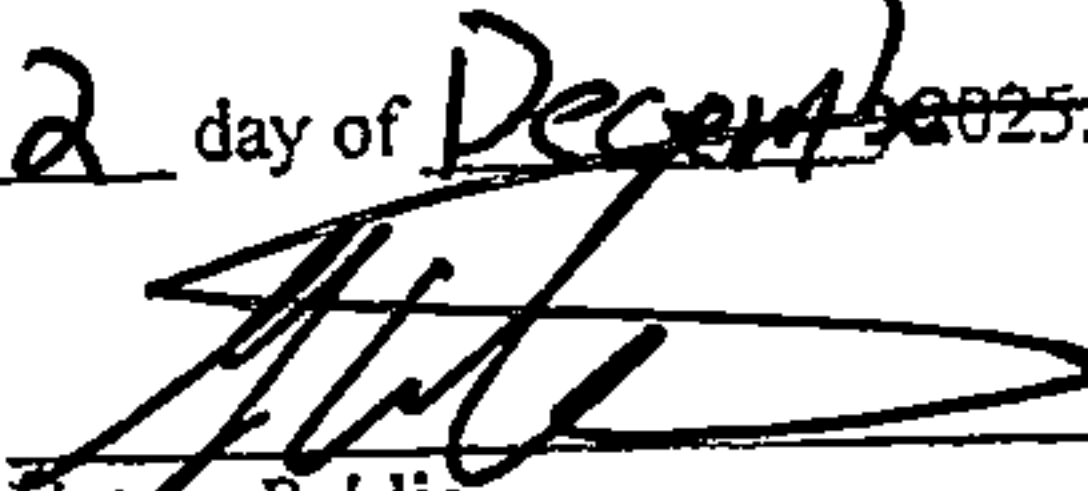
NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicolas R. Brown as Member of the Nicolas Brown, DMD Real Estate Holdings, LLC, 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, in his capacity as such member, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 12 day of December 2025.



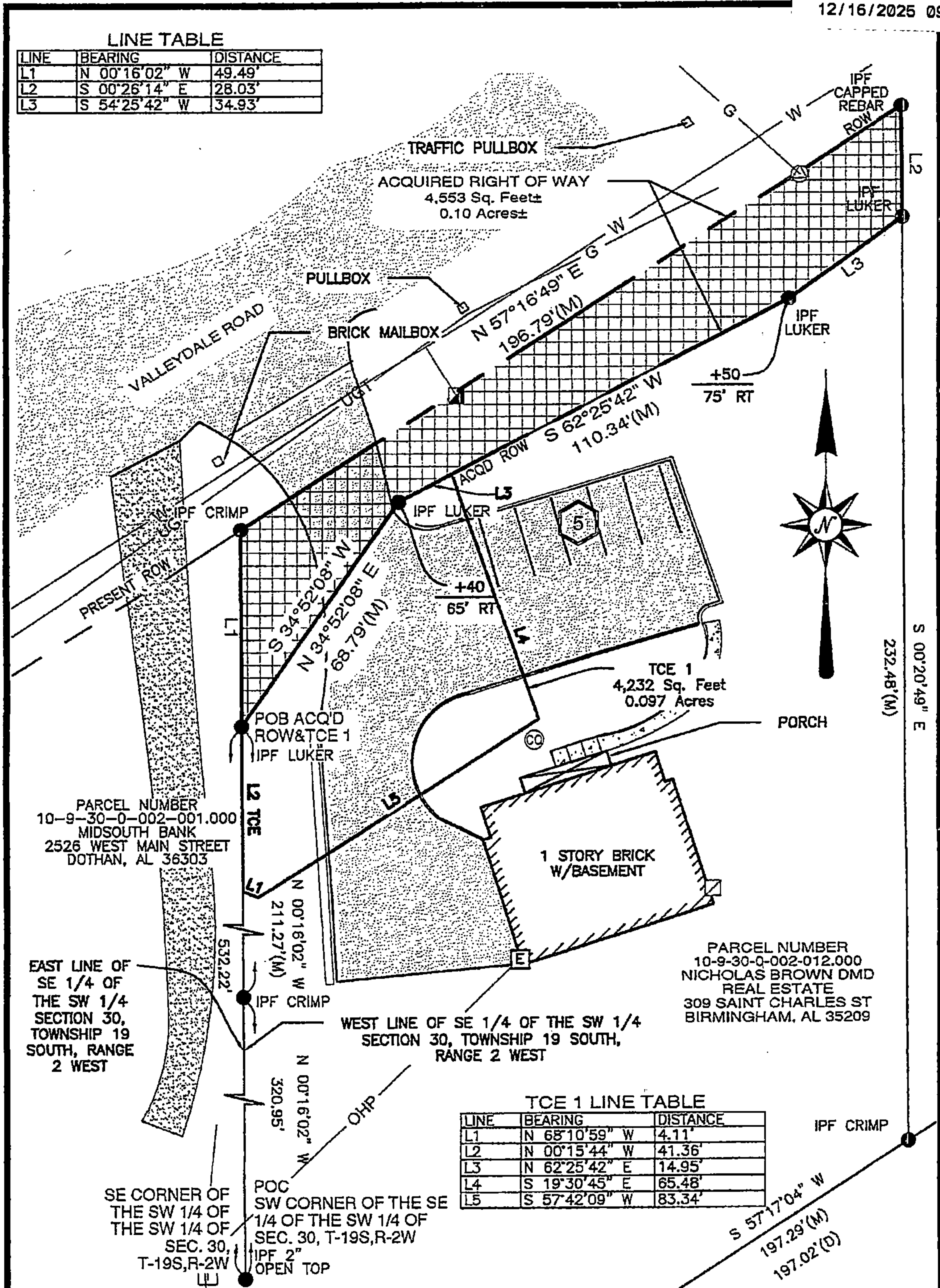
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5-6-2028



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°16'02" W	49.49'
L2	S 00°26'14" E	28.03'
L3	S 54°25'42" W	34.93'



PARCEL NUMBER  
 10-9-30-0-002-001.000  
 MIDSOUTH BANK  
 2526 WEST MAIN STREET  
 DOTHAN, AL 36303

PARCEL NUMBER  
 10-9-30-0-002-012.000  
 NICHOLAS BROWN DMD  
 REAL ESTATE  
 309 SAINT CHARLES ST  
 BIRMINGHAM, AL 35209

EAST LINE OF  
 SE 1/4 OF  
 THE SW 1/4  
 SECTION 30,  
 TOWNSHIP 19  
 SOUTH, RANGE  
 2 WEST

WEST LINE OF SE 1/4 OF THE SW 1/4  
 SECTION 30, TOWNSHIP 19 SOUTH,  
 RANGE 2 WEST

TCE 1 LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°10'59" W	4.11'
L2	N 00°15'44" W	41.36'
L3	N 62°25'42" E	14.95'
L4	S 19°30'45" E	65.48'
L5	S 57°42'09" W	83.34'

SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SEC. 30, T-19S,R-2W  
 POC SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC. 30, T-19S,R-2W  
 IPF 2" OPEN TOP

Tract # :	3	Scale:	1" = 30'
Grantor(s)	NICHOLAS BROWN DMD REAL ESTATE	State:	Alabama
Total Before:	0.99 AC	County:	SHELBY
Total Acquired:	0.10 AC	Project:	IMD-STPBH-7112(602)
Total TCE:	0.097 AC	CPMS:	100046237
Total Remainder:	0.89 AC	Date:	MAY 16, 2025
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



20251216000383900 6/6 \$38.00  
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**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section*

Grantor's Name Nicolas Brown, DMD  
Mailing Address Real Estate Holdings,  
LLC  
309 St. Charles St.  
Birmingham, AL 35209

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 \$ 42,950.00  
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 12/12/2025

Unattested \_\_\_\_\_  
(verified by)

Print Nicolas Brown, DMD Real Estate Holdings,  
LLC  
X Sign *Nicolas R. Brown*  
(Grantor/Grantee/Owner/Agent) circle one  
By: Nicolas R. Brown, Member

Form RT-1