

REAL PROPERTY APPRAISAL REPORT

Prepared for
The City of Alabaster

By

Rusty Rich, MAI, MRICS (Senior Managing Director with IRR-Birmingham)
880 Montclair Road, Suite 275
Birmingham, AL 35213

Region, Area	Alabaster
Project Number	TAPBH-TA22(939)
Tract Number	1
County	Shelby
CPMS Number	NA
Property Owner(s)	Luke Short
Address of Owner(s)	152 Kentwood Drive, Alabaster, AL 35007
Property Address	152 Kentwood Drive, Alabaster, AL 35007
Contact Person	Luke Short
Telephone Number	205.270.0534

Original Date of Report	8/8/22	Revised Date of Report		Effective Date of the Appraisal	7/28/22
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Please Note:

The client is the City of Alabaster. This report is intended for use by the client and Tillman Consulting, LLC and was developed with consideration of the City of Alabaster's assignment requirements. This report is not intended for any other use or user not specifically described herein.

The Uniform Act (*) and Title 79, Code of Federal Regulations, Part 24 set the requirements for appraisal and appraisal review in support of Federal and Federally-assisted acquisition(s) of real property for government projects. This appraisal has been prepared in accordance with these requirements which are intended to be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP). In accordance with 49 CFR-§24.103(b); the appraiser, in developing the fair market value of a property before a proposed acquisition, is instructed to disregard any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. Additionally, the appraiser is instructed to value any remainder property as if the planned project is complete as of the effective date of appraisal. These instructions are legal requirements which can be construed to create hypothetical conditions as defined in USPAP Standards Rule 1-2(g) and are noted herein in accordance with USPAP Standards Rule 2-2(a)(xiii).

(*) **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.**

Uniform Standards of Professional Appraisal Practice (USPAP)

This appraisal report was developed in substantial compliance with Standards Rule-1 of USPAP.

It is being reported as an "Appraisal Report" in accordance with Rule 2-2 of the USPAP.

Appraiser Comments: None

August 8, 2022

Mr. Fred Hawkins
 Director of Engineering, Building and Environmental Services
 City of Alabaster
 1953 Municipal Way
 Alabaster, AL 35007

Project Number:	TAPBH-TA22(939)
Tract Number:	1
County:	Shelby

In compliance with your request for an appraisal of the subject Right-of-Way tract, I personally inspected the subject property and searched the market for comparable market data. Contact with the owner was by the following (indicated) option.

The owner was contacted / given the opportunity to inspect the property with me on	7/21/22 (certified letter)
The owner designated a representative to meet with me; that person was contacted	NA
The owner's representative is identified as	NA
The property was inspected on	7/28/22
Those inspecting the subject property with me were	<u>Tyler Powell (Director with IRR-Birmingham)</u>
A certified letter was mailed on <u>7/21/22</u> and a copy of the certified letter is included in the Addenda.	
<input checked="" type="checkbox"/> A certified letter was sent to the owner. Mr. Powell spoke to Luke Short on 7/21/22 around 4:30 pm. Mr. Short gave us permission to inspect the property. Mr. Short advised us to access the rear of his homesite from the adjoining city park to the east.	

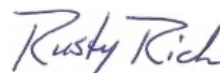
Attached is my report containing supporting market and site data or referencing a Master File for the market data content.

My opinion of the fair market value of the referenced tract is stated below as of 7/28/22

Fair Market Value Before the Acquisition:	\$66,600
Fair Market Value After the Acquisition:	\$55,800
Fair Market Value of the Acquisition:	\$10,800

This report does not employ the use of a Master File for data common to other appraisals for the referenced project. A project Master File, when used, is to be considered a part of the Addenda of each report wherein it is referenced.

Respectively submitted,



Rusty Rich, MAI, MRICS

State Certified General Real Property Appraiser

Alabama License Number G00901

Enclosures

APPRAISAL REPORT SUMMARY

OWNER	Luke Short	PROJECT NO.	TAPBH-TA22(939)
ADDRESS	152 Kentwood Drive	COUNTY	Shelby
CITY / STATE	Alabaster, AL 35007	TRACT NO.	1

<u>APPRAISED AREA BEFORE</u>	<u>APPRAISED AREA AFTER</u>	<u>AREA TO BE ACQUIRED</u>
0.74 Ac	0.62 Ac	0.12 Ac

VALUE BEFORE THE TAKING

VALUE AFTER THE TAKING

Land Value	\$66,600	Land Value	\$55,800
Improvement Value	\$0	Improvement Value	\$0
Total Value	\$66,600	Total Value	\$55,800
DIFFERENCE BETWEEN BEFORE AND AFTER VALUES			\$10,800

VALUATION DETAILS OF PORTION TO BE ACQUIRED

1. Land

Acquired Area	0.12	@	\$90,000	Per Ac =	\$10,800
P.D.E. Area		@		Per Ac =	

2. Improvements on Land to be Acquired

Item	Description	Value
		\$

TOTAL VALUE OF THE IMPROVEMENTS TO BE ACQUIRED	\$
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3. Temporary Construction Easement(s) & Damages to Remaining Property

T.C.E. Area	Ac @	Per Ac =
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4. Specific Benefits to Remaining Property

	\$
Total Benefits	\$

5. Damages Less Benefits

Net To Remainder	\$
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6. Sum of Above Values

TOTAL VALUE OF PORTION ACQUIRED	\$10,800	As of (Eff. Date)	7/28/22
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7. **Remarks:** See addenda for extraordinary assumptions and/or hypothetical conditions that affect the analysis, opinions and conclusions found in this report.

Purpose of Appraisal: The purpose of the appraisal is to form an opinion of fair market value of the subject real property both before and after the acquisition of, all or a portion of, property by the Alabama Department of Transportation for State highway use, taking into consideration the legally compensable damages and/or enhancement resulting from the taking as determined by the laws of the State of Alabama.

Scope of Work: (To be developed jointly by the client and appraiser.)

General Scope Statement: In properly preparing this 'provided' form appraisal report, the appraiser is expected to: 1) Develop a working knowledge of the subject market area and to be familiar with current property values based on a review and analysis of recent comparable sales activity which is to be documented in this report or in his/her master file. 2) Personally inspect the appraised property, the highway map and construction plans depicting the proposed acquisition. 3) Provide an adequate *Appraiser* scope of work statement which explains the assignment, addresses the extent of the inspection, the extent of the neighborhood & proposed project area analysis, the extent of the property inspection and the level of detail of the description of the physical characteristics of the property being appraised as well as the remaining property. 4) Report his/her analysis, opinions and conclusions in the most current ALDOT form appraisal report. The proper preparation of this form appraisal report will satisfy the definition of "appraisal" in the specific rule requirements in §24.103(a)2 and §24.103(b). **Per the engagement letter: partial acquisition of land beyond the fence to the rear of the property. If a full appraisal is needed in the future a new fee will be negotiated.**

The subject consists of 0.74± acres along Kentwood Drive in Alabaster, AL. We appraised the land, based upon the Before and After. While there is a single-family residence on site, the scope of this assignment is for a partial appraisal which considers the land only in this case. To our knowledge, there are no improvements situated within the acquisition area.

Property Rights Appraised: Fee Interest (All leases and other encumbrances should be noted in the report)

We have appraised the fee simple interest in the property.

Definition of Fair Market Value: The price the property would bring when offered for sale by a willing seller who is not forced to sell and which is sought by a willing buyer who is not required to buy, after due consideration of all elements affecting value. (Code of Alabama §18-1A-172)

5-year Sales and/or Listings History

<u>Grantor</u>	<u>Grantee</u>	<u>Date</u>	<u>Instrument</u>	<u>Consideration</u>	<u>Verification</u>
Kathy M. Savage and Jerry G. Savage	Luke Short	11/19/09	20091124000436000	\$179,000	Owner/Deed

Per our research, the property (including the land and residence) sold for \$179,000 on 11/19/09. It was originally listed for \$194,900 and reduced to \$184,900, with 179 days on the market. We have included the deed and MLS information in the addenda for reference.

Tax Assessment Data:

County Tax ID No.	23-2-10-3-002-009.000	Annual Taxes	\$1,082.16
County Appraised Value	Land: \$55,000 Building: \$145,350 Total: \$200,350	Assessed Value	\$20,040
Zoning:	R-3, Single-Family Residential District	Flood Hazard:	Zone X-Outside floodplain; (See Flood Map in Addenda)

Utilities	Available/Connected		Available/Connected		Available/Connected			
Electricity:	X	X	Public Sewer:	X	X	Public Water:	X	X
Natural Gas:	X	X	Septic System:			Well Water:		
Telephone:	X	X	Cable:	X				
Other:								

Description of any On-Site Septic/ Water System(s): (Capacities, areas, depths, equipment, piping, adequacies, etc.)

We are unaware of any septic systems or live wells on site.

Project Description/Purpose/Benefit to the Public

The project is reportedly an expansion of walking trails/recreation for the Alabaster Municipal Park. The benefits of the project include additional activities the park offers in a wooded setting. The park currently offers basketball courts, tennis courts, soccer fields, pavilions with picnic tables, and restrooms.

(Provide current analysis or reference a Master File: Attach additional pages if needed)

MSA DATA: Birmingham MSA

Economic Analysis

Birmingham MSA Area Analysis

The subject is located in the Birmingham-Hoover, AL Metropolitan Statistical Area, hereinafter called the Birmingham MSA, as defined by the U.S. Office of Management and Budget. The Birmingham MSA is 4,488 square miles in size, and ranks 50 in population out of the nation’s 384 metropolitan statistical areas.

Population

The Birmingham MSA has an estimated 2022 population of 1,120,659, which represents an average annual 0.5% increase over the 2010 census of 1,061,024. The Birmingham MSA added an average of 4,970 residents per year over the 2010-2022 period, and its annual growth rate is similar to that of the State of Alabama.

Looking forward, the Birmingham MSA's population is projected to increase at a 0.8% annual rate from 2022-2027, equivalent to the addition of an average of 9,533 residents per year. The Birmingham MSA growth rate is expected to be similar to that of Alabama.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2022 Estimate	2027 Projection	2010 - 2022	2022 - 2027
Alabama	4,779,736	5,055,746	5,267,486	0.5%	0.8%
Birmingham-Hoover, AL MSA	1,061,024	1,120,659	1,168,322	0.5%	0.8%
Shelby County	195,085	230,546	245,863	1.4%	1.3%

Source: Claritas

Employment

Total employment in the Birmingham MSA was estimated at 550,200 jobs at year-end 2021. Between year-end 2011 and 2021, employment rose by 44,700 jobs, equivalent to an 8.8% increase over the entire period. There were gains in employment in nine out of the past ten years. Consistent with national trends, there were losses in 2020, with the onset of the COVID-19 pandemic, followed by a return to positive growth in 2021. The Birmingham MSA's rate of employment growth over the last decade surpassed that of Alabama, which experienced an increase in employment of 8.7% or 165,600 jobs over this period.

A comparison of unemployment rates is another way of gauging an area’s economic health. Over the past decade, the Birmingham MSA unemployment rate has been consistently lower than that of Alabama, with an average unemployment rate of 5.3% in comparison to a 5.9% rate for Alabama. A lower unemployment rate is a positive indicator.

Recent data shows that the Birmingham MSA unemployment rate is 2.6% in comparison to a 2.8% rate for Alabama, a positive sign that is consistent with the fact that the Birmingham MSA has outperformed Alabama in the rate of job growth over the past two years.

Employment Trends

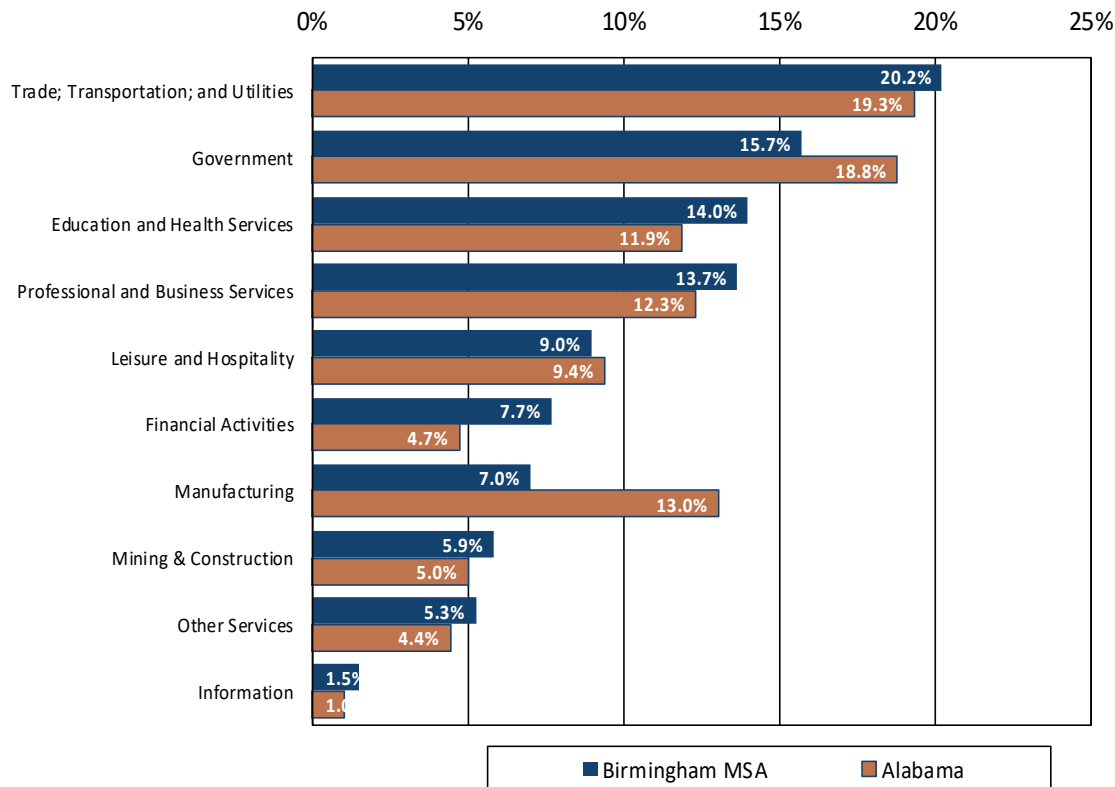
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Birmingham MSA	% Change	Alabama	% Change	Birmingham MSA	Alabama
2011	505,500		1,904,600		8.7%	9.6%
2012	511,800	1.2%	1,926,200	1.1%	7.2%	8.2%
2013	520,000	1.6%	1,947,200	1.1%	6.4%	7.3%
2014	523,000	0.6%	1,974,000	1.4%	5.9%	6.8%
2015	528,500	1.1%	2,000,100	1.3%	5.5%	6.1%
2016	531,200	0.5%	2,016,100	0.8%	5.5%	5.9%
2017	538,300	1.3%	2,037,100	1.0%	4.2%	4.6%
2018	547,200	1.7%	2,071,600	1.7%	3.5%	3.9%
2019	552,000	0.9%	2,096,500	1.2%	2.8%	3.0%
2020	530,600	-3.9%	2,021,800	-3.6%	5.5%	5.9%
2021	550,200	3.7%	2,070,200	2.4%	3.0%	3.2%
Overall Change 2011-2021	44,700	8.8%	165,600	8.7%		
Avg Unemp. Rate 2011-2021					5.3%	5.9%
Unemployment Rate - December 2021					2.6%	2.8%

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Birmingham MSA job market is depicted in the following chart, along with that of Alabama. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Birmingham MSA jobs in each category.

Employment Sectors - 2021



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

The Birmingham MSA has greater concentrations than Alabama in the following employment sectors:

1. Trade; Transportation; and Utilities, representing 20.2% of Birmingham MSA payroll employment compared to 19.3% for Alabama as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Education and Health Services, representing 14.0% of Birmingham MSA payroll employment compared to 11.9% for Alabama as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Professional and Business Services, representing 13.7% of Birmingham MSA payroll employment compared to 12.3% for Alabama as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
4. Financial Activities, representing 7.7% of Birmingham MSA payroll employment compared to 4.7% for Alabama as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.

The Birmingham MSA is underrepresented in the following sectors:

1. Government, representing 15.7% of Birmingham MSA payroll employment compared to 18.8% for Alabama as a whole. This sector includes employment in local, state, and federal government agencies.
2. Leisure and Hospitality, representing 9.0% of Birmingham MSA payroll employment compared to 9.4% for Alabama as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
3. Manufacturing, representing 7.0% of Birmingham MSA payroll employment compared to 13.0% for Alabama as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

Major Employers

Major employers in the Birmingham MSA are shown in the following table.

Major Employers - Birmingham-Hoover, AL MSA	
Name	Number of Employees
1 University of Alabama at Birmingham	23,000
2 Regions Financial Corporation	9,000
3 St. Vincent's Health System	5,100
4 Children's of Alabama	5,000
5 AT&T	4,517
6 Brookwood Baptist Health	4,459
7 Jefferson County Board of Education	4,400
8 City of Birmingham	4,200
9 Blue Cross-Blue Shield of Alabama	3,100
10 Alabama Power Company	3,092

Source: Birmingham Business Alliance

Gross Domestic Product

The Birmingham MSA ranks 54 in Gross Domestic Product (GDP) out of the nation's 384 metropolitan statistical areas. Economic growth, as measured by annual changes in GDP, has been slightly lower in the Birmingham MSA than Alabama overall during the past ten years. The Birmingham MSA has grown at a 0.4% average annual rate while Alabama has grown at a 0.5% rate. The metro area appears to be harder hit in the recent downturn, as the Birmingham MSA's GDP declined by 4.4% in 2020 while Alabama's GDP declined by 3.2%. GDP figures for 2021 are not yet available at the local level, but GDP on a national level increased 5.7% in 2021, in contrast to the pandemic-related decrease of 3.4% in 2020. The Birmingham MSA has a per capita GDP of \$49,239, which is 26% greater than Alabama's GDP of \$39,187. This means that Birmingham MSA industries and employers are adding relatively more value to the economy than their counterparts in Alabama.

Year	(\$,000s)		(\$,000s)	
	Birmingham MSA	% Change	Alabama	% Change
2011	52,072,432		187,605,800	
2012	53,135,280	2.0%	189,245,500	0.9%
2013	52,814,350	-0.6%	191,369,800	1.1%
2014	52,644,183	-0.3%	189,886,300	-0.8%
2015	53,310,062	1.3%	191,335,200	0.8%
2016	53,838,609	1.0%	194,283,800	1.5%
2017	54,816,779	1.8%	197,566,600	1.7%
2018	55,820,835	1.8%	200,800,900	1.6%
2019	56,234,852	0.7%	203,383,900	1.3%
2020	53,764,592	-4.4%	196,906,100	-3.2%
Compound % Chg (2011-2020)		0.4%		0.5%
GDP Per Capita 2020	\$49,239		\$39,187	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2021. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2012 dollars.

Household Income

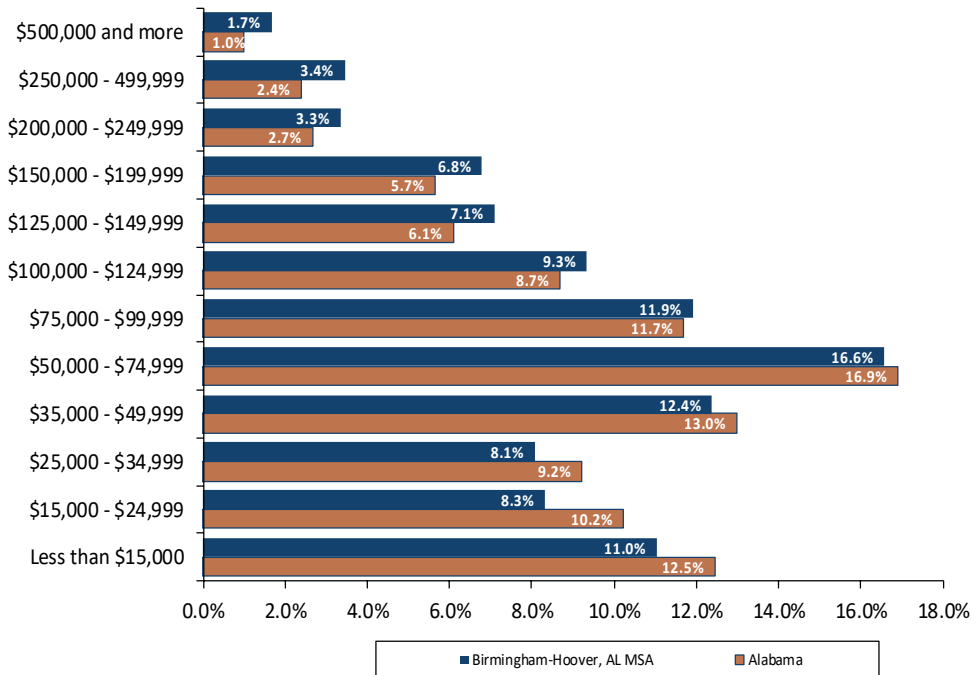
The Birmingham MSA has a higher level of household income than Alabama. Median household income for the Birmingham MSA is \$64,452, which is 13.6% greater than the corresponding figure for Alabama.

Median Household Income - 2022	
	Median
Birmingham-Hoover, AL MSA	\$64,452
Alabama	\$56,724
Comparison of Birmingham-Hoover, AL MSA to Alabama	+ 13.6%

Source: Claritas

The following chart shows the distribution of households across twelve income levels. The Birmingham MSA has a greater concentration of households in the higher income levels than Alabama. Specifically, 44% of Birmingham MSA households are at the \$75,000 or greater levels in household income as compared to 38% of Alabama households. A lesser concentration of households is apparent in the lower income levels, as 27% of Birmingham MSA households are below the \$35,000 level in household income versus 32% of Alabama households.

Household Income Distribution - 2022

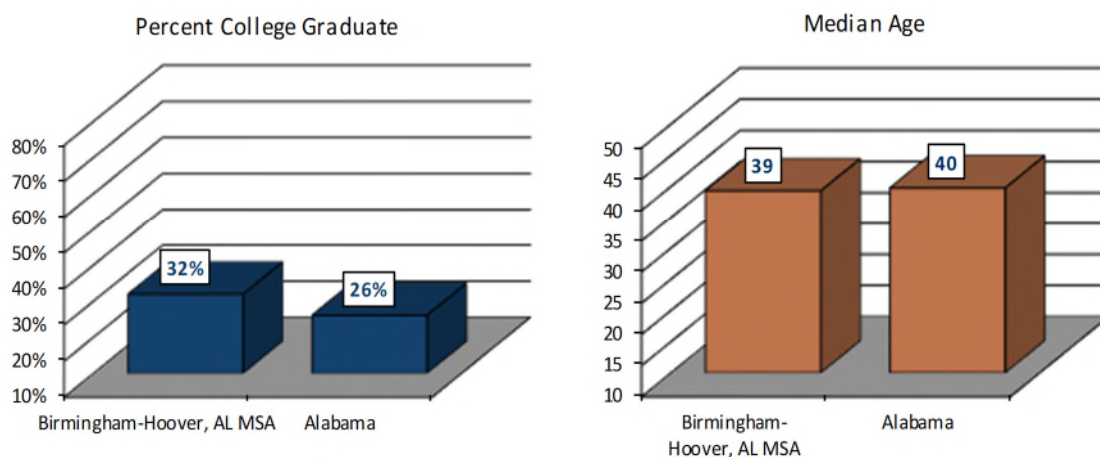


Source: Claritas

Education and Age

Residents of the Birmingham MSA have a higher level of educational attainment than those of Alabama. An estimated 32% of Birmingham MSA residents are college graduates with four-year degrees, versus 26% of Alabama residents. People in the Birmingham MSA are slightly younger than their Alabama counterparts. The median age for the Birmingham MSA is 39 years, while the median age for Alabama is 40 years.

Education & Age - 2022



Source: Claritas

Conclusion

The Birmingham MSA economy will benefit from a growing population base and higher income and education levels. The Birmingham MSA experienced growth in the number of jobs and has maintained a consistently lower unemployment rate than Alabama over the past decade. Moreover, the Birmingham MSA generates a higher level of GDP per capita than Alabama overall. It is anticipated that the Birmingham MSA economy will improve and employment will grow, strengthening the demand for real estate.

Neighborhood Data, Land Use and Development Trends:

Location

The subject tracts are located along Kentwood Drive in the Kentwood subdivision in Alabaster, AL.

Access and Linkages

Primary highway access to the area is via Highway 119, which traverses through Alabaster, and situated one mile east of the subject. Access to Highway 31 is approximately 3 miles to the northeast, and access to Interstate 65 (Exit 238) is approximately 4 miles to the northeast.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2022 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Birmingham- Hoover, AL MSA	Alabama
Population 2010	6,094	24,514	51,107	1,061,024	4,779,736
Population 2022	7,235	28,497	60,116	1,120,659	5,055,746
Population 2027	7,758	30,365	64,103	1,168,322	5,267,486
Compound % Change 2010-2022	1.4%	1.3%	1.4%	0.5%	0.5%
Compound % Change 2022-2027	1.4%	1.3%	1.3%	0.8%	0.8%
Households 2010	2,094	8,558	18,315	415,353	1,883,791
Households 2022	2,406	9,863	21,396	439,453	2,004,199
Households 2027	2,560	10,489	22,778	458,500	2,092,417
Compound % Change 2010-2022	1.2%	1.2%	1.3%	0.5%	0.5%
Compound % Change 2022-2027	1.2%	1.2%	1.3%	0.9%	0.9%
Median Household Income 2022	\$78,198	\$75,168	\$81,187	\$64,452	\$56,724
Average Household Size	3.0	2.9	2.8	2.5	2.5
College Graduate %	33%	34%	38%	32%	26%
Median Age	37	39	39	39	40
Owner Occupied %	83%	87%	87%	71%	70%
Renter Occupied %	17%	13%	13%	29%	30%
Median Owner Occupied Housing Value	\$202,364	\$205,267	\$214,782	\$219,224	\$181,137
Median Year Structure Built	1994	1995	1997	1983	1985
Average Travel Time to Work in Minutes	37	36	35	30	28

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 28,497, and the average household size is 2.9. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to the Birmingham MSA overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$75,168, which is higher than the household income for the Birmingham MSA. Residents within a 3-mile radius have a higher level of educational attainment than those of the Birmingham MSA, while median owner occupied home values are lower.

Land Use

The area is suburban in character. The Alabaster area and general location of the subject property is located approximately 25 miles south of the Birmingham CBD.

The subject is located within the Kentwood subdivision in Alabaster. This subdivision began in the early 1990's. The last known home to be constructed in this development was in 2003. Most recently or since early 2021, home prices have ranged from \$250,000-\$360,000.

Outlook and Conclusions

The area is in the relatively stable stage of its life cycle. We anticipate that property values will remain relatively stable in the future.

MARKET CONDITIONS (TIME) ADJUSTMENT

The Birmingham metro area has experienced positive growth recently, in terms of population and demand/pricing for the residential market. The snapshot below illustrates the positive trend for the market as compared to the previous year.

Birmingham Metro

Residential Market Snapshot

Source: Greater Alabama MLS



YOY = % change of current period versus same period last year.

Source: <https://acre.culverhouse.ua.edu/research/residential-research/birmingham/>

The information above reflects the residential market for the Birmingham Metro.

When considering market conditions (time), we have considered local real estate professionals' opinions. Most participants in the area believe that the market has generally improved, with price increases over time. The following illustrates opinions from some local professionals in the immediate area about how the market has improved.

The general consensus amongst most real estate professionals is that a reasonable time adjustment in general is around 5-10%, with the central tendency around 7%. Most people (real estate professionals or not) generally recognize the market has been increasing.

While an adjustment for time can be somewhat subjective, we believe an upward is necessary for sales. Therefore, we considered a 7% annual adjustment to the comparable land sales in our appraisals. We note that the 15% increase in demand is for single-family residential properties that include the underlying land and building. Much of the upward movement in pricing is due to a shortage of housing stock and a substantial increase in the prices of materials (sticks/bricks). Since materials prices have risen in excess of 15%, it only makes sense that the increase in land value has been slightly less.

The annual adjustment for market conditions (time) is calculated by the difference from the sale date (in months) and the effective date divided by 12 (months) and multiplied by 7%. The adjustment is rounded up or down as necessary to the nearest whole number percentage.

**PRESENT USE, ACQUISITION DESCRIPTION,
AND RELOCATION MEETING DETAILS**

Project No.: TAPBH-TA22(939)
Tract No.: 1

FA-6: (Rev.10/20)

SITE DATA:

(Incl. marketability factors; i.e.-access, frontage, depth, shape, topo, soils, improvements, easements, encroachments, etc.)
The subject site contains 0.74± acres. The property is situated along the east side of Kentwood Drive in Alabaster, AL. The subject is legally described as LOT 9, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109 in the Probate Office of Shelby County, Alabama. The property is gently sloping and irregular-rectangular in shape. The subject has approximately 90' of frontage along its fronting road, with a depth of around 290'. All utilities (electricity, water, gas, telephone and sewer) are available. The utility easement(s) run alongside Kentwood Drive and are not deemed to have a negative impact on the development potential or marketability of the subject property. The subject lies outside of the floodplain with no apparent wetlands either, with adequate drainage.

Present use: (Brief description of how the site is presently used to benefit the owner)

The subject site contains 0.74± acres along Kentwood Drive in Alabaster, AL. The property is currently utilized as a residence (single-family home). Since the scope of the assignment is for a partial appraisal, only the land is considered.

Description of Proposed Acquisition: [Not the legal description of the acquisition. Explain how it was explained to the owner/representative including physical onsite indicators identifying the location of the acquisition (i.e. ROW stakes, linear measurement from edge of pavement), state what was shown depicting the acquisition & describe the proposed acquisition generally (i.e. state what is being acquired but not as detailed as in the valuation approaches, FA-3 & FA-20), along with any noted encumbrances (easements, leases, etc.) observed by the appraiser or brought to the attention of the appraiser.]

Based on information we were provided, the proposed acquisition consists of 0.12± acres of land (only) at the rear of the subject property. The land appears to be behind the owner's fence.

Per our discussion with the property owner (Luke Short) on 7/21/22 around 4:30 pm, Mr. Short does not utilize the portion that is being acquired, as it is situated behind his fence. Mr. Short stated that he pays taxes on the land, so he wants to be treated fairly (in terms of compensation).

On-Site Meetings with Relocation Person(s) Are Required When Structures Are Being Acquired*

Date(s) of Required Meeting(s): NA

Attendees: Rusty Rich, MAI, MRICS and Tyler Powell inspected the subject property on 7/28/22.

Personal Property/Specialty Items: Note those Acquired or Damaged by Proposed Acquisition: (list & identify all items of personal property and specialty items such as merchantable timber, crops, minerals, etc. acquired or damaged only.)

Items of Personal /Specialty Property:

<u>Item</u>	<u>Brief Description</u>	<u>Item Owner</u>	<u>Acq'd/Damaged</u>
None			

Appraiser Comments: There are no personal property items affected; therefore, it was not necessary for a relocation specialist to be present during the inspection.

*Final rule issued on January 4, 2005 (effective 2/3/05) revising title 49 CFR Part 24 [§ 24.103(a)–rule and Appendix A]. The appraiser must now identify items in the appraisal report considered to be “real property” as well as those considered to be “personal property.”

Alabama Code Section 18-1A-3; defines Personal Property as: “Any property other than real property which is affixed or directly related to the real property proposed to be acquired.”

It is the intent of the Department for each tract assignment involving structures to be acquired, the appraiser will be required to inform Region/Area Relocation personnel of when the on-site inspection for the appraisal is scheduled. The appropriate Department (Region/Area) relocation staff personnel will attend the appraiser's inspection in order to accommodate this requirement. If Region/Area Relocation Personnel are unavailable to accompany the Appraiser on the inspection, they will provide the Appraiser their determination of any items necessary to be included in this report section (in writing) within 5 business days from the appraiser's date of inspection. The results of these meetings are to be included in the appraisal report(s) and will serve as guides in this area for the balance of the acquisition process. If needed, legal counsel is to be consulted when there are questions as to the status of a given item.

If Department (Region/Area) personnel determine such required meeting is not necessary; this will be noted in the Tract by Tract Scope of Work section (page-2) of the Work Authorization Order when submitted for approval.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As If Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The subject is zoned R-3, Single-Family Residential District. Permitted uses include residential type uses including single-family.

Financially Feasible

Based on our analysis of the market, there is currently adequate demand for land in the subject's area. A residential use is considered financially feasible.

Maximally Productive

The subject site is 0.74± acres.

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than for residential use. Accordingly, it is our opinion that a residential use is the maximally productive use of the property.

Conclusion

Residential use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

As Improved

The scope for this assignment is a partial appraisal, with no consideration to the improvements on site. The highest and best use, as improved, is not applicable.

Most Probable Buyer

Taking into account the size and characteristics of the site, the likely buyer is an owner/user.

LAND VALUATION

SUBJECT SIZE 0.74 Acres

COMPARABLE SALES	L-1	L-2	L-3	L-4
Date of Sale	7/18/22	3/11/22	10/28/21	3/12/21
SALE PRICE	\$70,000	\$45,000	\$118,500	\$25,000
Improvements	NA	NA	NA	NA
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Non-typical Financing Terms	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Special Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Market Conditions	\$0	\$1,350	\$5,925	\$2,500
ADJUSTED SALES PRICE	\$70,000	\$46,350	\$124,425	\$27,500
Size of Sale (Ac)	1.02	0.63	1.16	0.23
SALES PRICE PER UNIT	\$68,627	\$73,571	\$107,263	\$119,565
Adjustments:				
Location	-5.0%	5.0%	-5.0%	0.0%
Access	0.0%	0.0%	0.0%	0.0%
Topography	0.0%	0.0%	0.0%	0.0%
Shape/Utility	0.0%	0.0%	5.0%	0.0%
Size	5.0%	0.0%	5.0%	-10.0%
Other	0.0%	0.0%	0.0%	0.0%
Net Adjustment	<u>0.0%</u>	<u>5.0%</u>	<u>5.0%</u>	<u>-10.0%</u>
ADJUSTED UNIT VALUE	\$68,627	\$77,250	\$112,626	\$107,609

Explanation of Adjustments

Conditions of Sale:	No conditions of sale adjustments were applied. We considered applying upward adjustments to a few comparables where the agents believed the sale prices were below market; however, an adjustment for this is rather subjective and not deemed necessary.
Market Conditions:	We applied a 7% annual adjustment to each sale for market conditions (time). L-1 requires no time adjustment; L-2 is adjusted upward 3%; L-3 is adjusted upward 5%; L-4 is adjusted upward 10%.
Location:	The subject and all of the comparables are located in Alabaster. The comparables utilized are situated in subdivisions with various home prices. We adjusted L-1 downward for superior location given homes in this subdivision (Maple Ridge) have sold in the \$649,999-\$765,000 range recently. We adjusted L-2 upward accordingly for inferior location given homes in this subdivision (Park Forest) have sold in the \$190,000-\$270,000 range recently. We adjusted L-3 downward accordingly for superior location given homes in this subdivision (Sterling Gate) have sold in the \$350,000-\$589,999 range. No adjustment was applied to L-4.
Access:	The subject property is situated along Kentwood Drive. All of the comparables have similar access along their fronting road. No adjustment for access is deemed necessary.
Topography:	No adjustment is applied for topography.
Shape/Utility:	The subject is gently sloping, irregular-rectangular in shape and suited for residential purposes. We adjusted L-3 upward accordingly for inferior shape/utility because an easement traverses through the property.
Size:	The subject contains 0.74 acres. L-1 is 1.02 acres and was adjusted upward for size. L-2 is 0.63 acres with no adjustment necessary for size. L-3 is 1.16 acres and adjusted upward for size. L-4 is 0.23 acres and adjusted downward for size.
Other:	No other adjustments were deemed necessary.

Correlation: The adjusted range of the comparables is \$68,627 - \$112,626 per acre, with an average of \$91,528 per acre. We conclude near the average as reasonable.

Before Land Value Conclusion: @	\$90,000	per	Ac	= \$66,600	
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**CORRELATION OF VALUES
BEFORE**

Project No.: TAPBH-TA22(939)
Tract No.: 1

FA-14 (Rev. 10/20)

MARKET APPROACH	(VALUE INDICATION-LAND ONLY)	\$66,600
INCOME APPROACH	(VALUE INDICATION-LAND ONLY)	NA
COST APPROACH	(VALUE INDICATION-LAND ONLY)	NA

Reconciliation/Remarks: *(If an approach is included in the scope, it is to be included in the report, unless a change in scope has been approved. If an approach is at the discretion of the appraiser and is not considered applicable, the appraiser shall state why.)*

As discussed previously, we determined a value for the land only. The income and cost approaches to value are not applicable or utilized.

BEFORE VALUE CONCLUSION: **\$66,600**

(Complete the following ONLY if there is no remainder; i.e. a Total Taking)

Value of the Acquisition

Fair Market Value Before the Acquisition:

Fair Market Value After the Acquisition:

Fair Market Value of the Acquisition:

Breakdown of Acquisition:

Land:

Improvements:

Specialty Items:

Additional Comments:

DESCRIPTION & HIGHEST AND BEST USE
AFTER

Project No.: TAPBH-TA22(939)

FA-15: (Rev. 10/20)

Tract No.: 1

Note; this is a separate appraisal analysis from the Before; based on the Hypothetical Condition that the project is complete and in place. This is an important concept to remember; the Remainder is to be analyzed based on its marketability to a typical buyer, not based on what is taken from the current owner. A partial taking appraisal is not an appraisal of the part taken; it is two appraisals with the difference between two analyses being the compensation for the part taken. Proper methodology is to analyze the After without recognition of what was Before and the appraiser then identifies the components of the value difference between the Before and After.

Description of the Property After the Project: (Physical & Location Characteristics)

The subject site contains 0.62± acres. The property is situated along the east side of Kentwood Drive in Alabaster, AL. The subject is legally described as LOT 9, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109 in the Probate Office of Shelby County, Alabama. The property is gently sloping and irregular-rectangular in shape. The subject has approximately 90' of frontage along its fronting road, with a depth of around 227.91'. All utilities (electricity, water, gas, telephone and sewer) are available. The utility easement(s) run alongside Kentwood Drive and not deemed to have a negative impact on the development potential or marketability of the subject property. The subject lies outside of the floodplain with no apparent wetlands either, with adequate drainage.

Highest and Best Use of the Property After the Project:

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As If Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The subject is zoned R-3, Single-Family Residential District. Permitted uses include residential type uses including single-family.

Financially Feasible

Based on our analysis of the market, there is currently adequate demand for land in the subject's area. A residential use is considered financially feasible.

Maximally Productive

The subject site is 0.62± acres.

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than for residential use. Accordingly, it is our opinion that a residential use is the maximally productive use of the property.

Conclusion

Residential use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

As Improved

The scope for this assignment is a partial appraisal, with no consideration to the improvements on site. The highest and best use, as improved, is not applicable.

Most Probable Buyer

Taking into account the size and characteristics of the site, the likely buyer is an owner/user.

LAND VALUATION

SUBJECT SIZE (0.62 Acres)

COMPARABLE SALES	L-1	L-2	L-3	L-4
Date of Sale	7/18/22	3/11/22	10/28/21	3/12/21
SALE PRICE	\$70,000	\$45,000	\$118,500	\$25,000
Improvements	NA	NA	NA	NA
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Non-typical Financing Terms	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Special Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Market Conditions	\$0	\$1,350	\$5,925	\$2,500
ADJUSTED SALES PRICE	\$70,000	\$46,350	\$124,425	\$27,500
Size of Sale (Ac)	1.02	0.63	1.16	0.23
SALES PRICE PER UNIT	\$68,627	\$73,571	\$107,263	\$119,565
Adjustments:				
Location	-5.0%	5.0%	-5.0%	0.0%
Access	0.0%	0.0%	0.0%	0.0%
Topography	0.0%	0.0%	0.0%	0.0%
Shape/Utility	0.0%	0.0%	5.0%	0.0%
Size	5.0%	0.0%	5.0%	-10.0%
Other	0.0%	0.0%	0.0%	0.0%
Net Adjustment	<u>0.0%</u>	<u>5.0%</u>	<u>5.0%</u>	<u>-10.0%</u>
ADJUSTED UNIT VALUE	\$68,627	\$77,250	\$112,626	\$107,609

Explanation of Adjustments

Conditions of Sale:	No conditions of sale adjustments were applied. We considered applying upward adjustments to a few comparables where the agents believed the sale prices were below market; however, an adjustment for this is rather subjective and not deemed necessary.
Market Conditions:	We applied a 7% annual adjustment to each sale for market conditions (time). L-1 requires no time adjustment; L-2 is adjusted upward 3%; L-3 is adjusted upward 5%; L-4 is adjusted upward 10%.
Location:	The subject and all of the comparables are located in Alabaster. The comparables utilized are situated in subdivisions with various home prices. We adjusted L-1 downward for superior location given homes in this subdivision (Maple Ridge) have sold in the \$649,999-\$765,000 range recently. We adjusted L-2 upward accordingly for inferior location given homes in this subdivision (Park Forest) have sold in the \$190,000-\$270,000 range recently. We adjusted L-3 downward accordingly for superior location given homes in this subdivision (Sterling Gate) have sold in the \$350,000-\$589,999 range. No adjustment was applied to L-4.
Access:	The subject property is situated along Kentwood Drive. All of the comparables have similar access along their fronting road. No adjustment for access is deemed necessary.
Topography:	No adjustment is applied for topography.
Shape/Utility:	The subject is gently sloping, irregular-rectangular in shape and suited for residential purposes. We adjusted L-3 upward accordingly for inferior shape/utility because an easement traverses through the property.
Size:	The subject contains 0.74 acres. L-1 is 1.02 acres and was adjusted upward for size. L-2 is 0.63 acres with no adjustment necessary for size. L-3 is 1.16 acres and adjusted upward for size. L-4 is 0.23 acres and adjusted downward for size.
Other:	No other adjustments were deemed necessary.
Correlation:	The adjusted range of the comparables is \$68,627 - \$112,626 per acre, with an average of \$91,528 per acre. We conclude near the average as reasonable.

After Land Value Conclusion: 0.62 @ \$90,000/Ac = **\$55,800**

CORRELATION OF VALUES After	Project No.: TAPBH-TA22(939)	FA-20: (Rev. 10/20) 1 of 2
	Tract No.: 1	

MARKET APPROACH	(VALUE INDICATION-LAND ONLY)	\$55,800
INCOME APPROACH	(VALUE INDICATION-LAND ONLY)	NA
COST APPROACH	(VALUE INDICATION-LAND ONLY)	NA

REMARKS/CORRELATION OF VALUE: *(If an approach is included in the scope, it is to be included in the report, unless improvements are acquired eliminating the need for the approach.)*

As discussed previously, we only include a value for the land in the After scenario. The income and cost approaches to value are not applicable or utilized.

Preliminary After Value Conclusion:	\$55,800
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Cost-to-Cure Damages;
NA

Preliminary After Value Conclusion:	\$55,800
--	-----------------

Value of Temporary Easement(s) <i>(When there is a Before and After, Use After Unit Value)</i>		
<i>Annual ground rent is multiplied by Present Worth Interest Factor (PWIF for \$1⁰⁰) For a period of 3 years unless otherwise specified.</i>		
<u>Annual Rent \$</u>	X	<u>PWIF (yrs.)</u> =

FINAL VALUE CONCLUSION (Preliminary Less TCE) : **\$55,800**

CORRELATION OF VALUES After	Project No.:	TAPBH-TA22(939)	<i>FA-20: (Rev. 10/20) 2 of 2</i>
	Tract No.:	1	

Fair Market Value Before the Acquisition:	\$66,600
Fair Market Value After the Acquisition:	\$55,800
Fair Market Value For the Acquisition:	\$10,800

Breakdown of the Acquisition

Land: 0.12 Acre @ \$90,000/Acre	\$10,800
Permanent Easements:	
Temporary Easements:	
Improvements:	
Specialty Items:	
Damages:	
Less Enhancement:	

EFFECT OF THE ACQUISITION: *(Describe all factors impacting on marketability which are considered to be attributable to the acquisition)*
Based on information we were provided, the proposed acquisition consists of 0.12± acres of land only. No damages are evident.

**CERTIFICATE OF
REAL PROPERTY APPRAISER**

Project No.:
Tract No.:

TAPBH-TA22(939)
1

FA-21: (Rev. 10/20)

State of Alabama

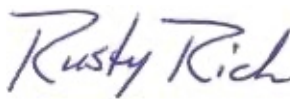
County of: Shelby

I hereby certify:

- To the best of my knowledge and belief, the statements of fact contained in this appraisal are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions, limiting conditions and legal instructions; and are my personal, unbiased professional analysis, opinions and conclusions.
- I understand my appraisal may be used in connection with the acquisition of right-of-way for a project to be constructed by the State of Alabama with the assistance of Federal-aid highway funds or other Federal funds.
- The appraisal and the report to which this certification is attached has been prepared in conformity with;
 - the appropriate State laws, regulations, policies and procedures applicable to the appraisal of right-of-way:
 - the appropriate and applicable Federal laws, regulations, policies and procedures including the *Uniform Standards for Professional Appraisal Practice (USPAP)* (with Jurisdictional Exceptions noted in the Scope of Work Section of the report).
- To the best of my knowledge, no portion of the value assigned to the appraised property is for non-compensable items under the established law of the State of Alabama:
 - Neither my employment nor my compensation for this appraisal is in any way contingent on the value(s) reported.
 - I have no direct or indirect, present or contemplated future personal interest in the property appraised nor in any benefit from the partial or whole acquisition of the property appraised.
 - I have performed no (or the specified) other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the 3-years immediately preceding acceptance of this assignment.
 - I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency of Alabama or officials of the Federal Highway Administration and I will not do so until so authorized by said officials; or until I am required to do so by due process of law; or until I am released from this obligation by having publicly testified as to such findings.
 - I have personally inspected the appraised property and that I have also made a personal field inspection of the comparable sales relied on in the appraisal of the subject property. The subject and comparable sales relied on in this appraisal are as represented in this report or the master file and/or supplemental report.
- The owner or the owner's representative was given the opportunity to accompany me (the signor of this certification) during my inspection of the property that is the subject of the appraisal report to which this certification is attached.
 - Any decrease or increase in the fair market value of the real property occurring prior to the date of valuation and caused by the public improvement for which the property is acquired or caused by the likelihood that the property would be acquired, other than a decrease due to physical deterioration within reasonable control of the owner, was disregarded in determining the compensation for the property acquired.
 - In compliance with Alabama Code, Sec.34-27A-3 (applicable for State Certified Appraisers): This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a 'certified appraisal'.
 - Tyler Powell provided significant professional assistance in terms of inspecting, researching/inspecting the comparables herein, and report writing.
- My opinion of the fair market value for the acquisition as of July 28, 2022, is \$10,800 based on my independent appraisal and the exercise of my professional judgment.

8/8/22

Signature:



Date

Name (Print):

Rusty Rich, MAI, MRICS

State Certified

General

Real Property Appraiser

Alabama License Number: G00901

Project No.:	TAPBH-TA22(939)	FA-22: (Rev. 10/20)
Tract No.:	1	

ADDENDA

Attachments (R=Required):

R	Photographs of Subject, Area To Be Acquired, & Location, Form FA-22A
R	Photographs of Improvements (Exterior & Interior), Form FA-22B
R	Total Property Sketch/Plat, Form FA-22D (*)
	Certified Letter/Mail Receipt
	Zoning Information
	Closing Statement(s), Deed(s), Lease(s)
R	Comparable Sales and Maps
R	Subject Location Map(s)
R	Qualifications of Appraiser
R	State Certification License
	General Assumptions & Limiting Conditions (Note; any areas of conflict with State, and/or Federal Regulations/guidelines are notwithstanding and have no force and affect)

***To be furnished by the State**



Photographer: Tyler Powell

Date of Photograph: 7/28/22

Description & Camera Position: Kentwood Drive-Facing NW



Photographer: Tyler Powell

Date of Photograph: 7/28/22

Description & Camera Position: Kentwood Drive-Facing SE



Photographer: Tyler Powell

Date of Photograph: 7/28/22

Description & Camera Position: SFR Exterior-Facing NE

SFR not included in partial appraisal



Photographer: Tyler Powell

Date of Photograph: 7/28/22

Description & Camera Position: Subject Acquisition View-Facing West



Photographer: Tyler Powell

Date of Photograph: 7/28/22

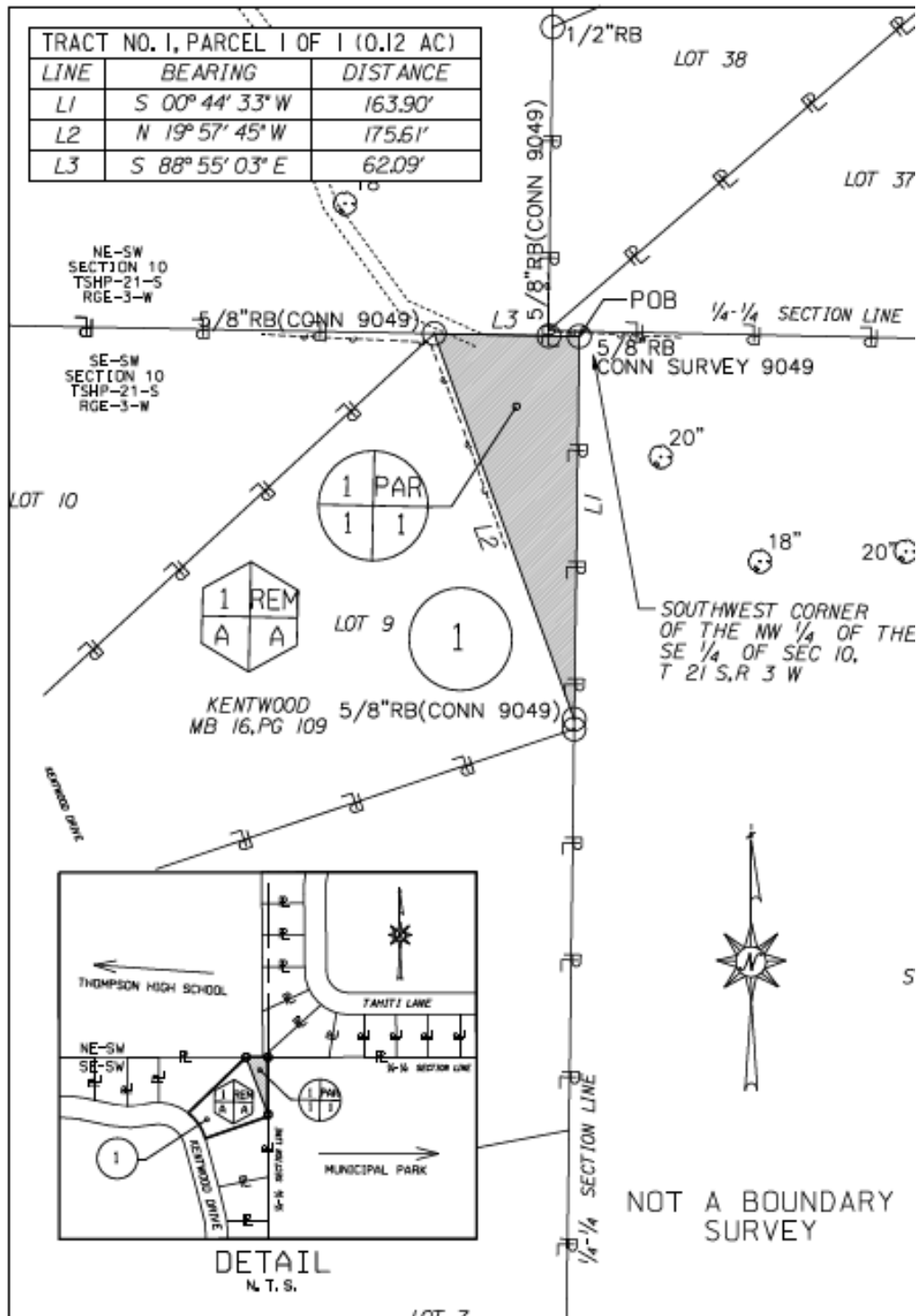
Description & Camera Position: Subject Acquisition View-Facing North



Photographer: Tyler Powell

Date of Photograph: 7/28/22

Description & Camera Position: Subject Acquisition View-Facing South



TRACT NO. 1

PROJECT NO.: TAPBH-TA22(939)

OWNER: LUKE SHORT

TOTAL BEFORE: 0.74 AC

COUNTY: SHELBY

TOTAL ACQUIRED: 0.12 AC

SCALE: 1 : 50

TOTAL REMAINDER: 0.62 AC

DATE: 4-20-2022

Certified Letter(s)/Mail Receipt(s)



Integra Realty Resources
Birmingham

880 Montclair Road
Suite 275
Birmingham, AL 35213

Tel: (205) 949.5995
Fax: (205) 271.2389
Web: www.irr.com

July 21, 2022

Luke Short
152 Kentwood Drive
Alabaster, Alabama 35007

SUBJECT: "Tract 1"
152 Kentwood Drive
Alabaster, Alabama 35007

Dear Property Owner:

We have been assigned by the City of Alabaster to appraise 0.74± acres (per the City of Alabaster's survey). For purposes of this appraisal, we have referred to the subject as "Tract 1". We will need to inspect the subject property, and would like to give you the opportunity to meet with us. Please confirm receipt of this letter and let us know if you have any questions and-or concerns.

Thank you,

Rusty Rich, MAI, MRICS
205.949.5995 (direct)
rich@irr.com

7022 0410 0002 3162 9890

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Alabaster, AL 35007

OFFICIAL USE

Certified Mail Fee	\$4.00
Postage	\$0.60
Total Postage and Fees	\$7.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark Here
JUL 21 2022

Sent To Luke Short
Street and Apt. No., or PO Box No. 152 Kentwood Drive
City, State, ZIP+4® Alabaster AL 35007

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS TRACKING #

BIRMINGHAM AL 350

26 JUL 2022 PM 3 L

9590 9402 7219 1284 3250 66

United States Postal Service

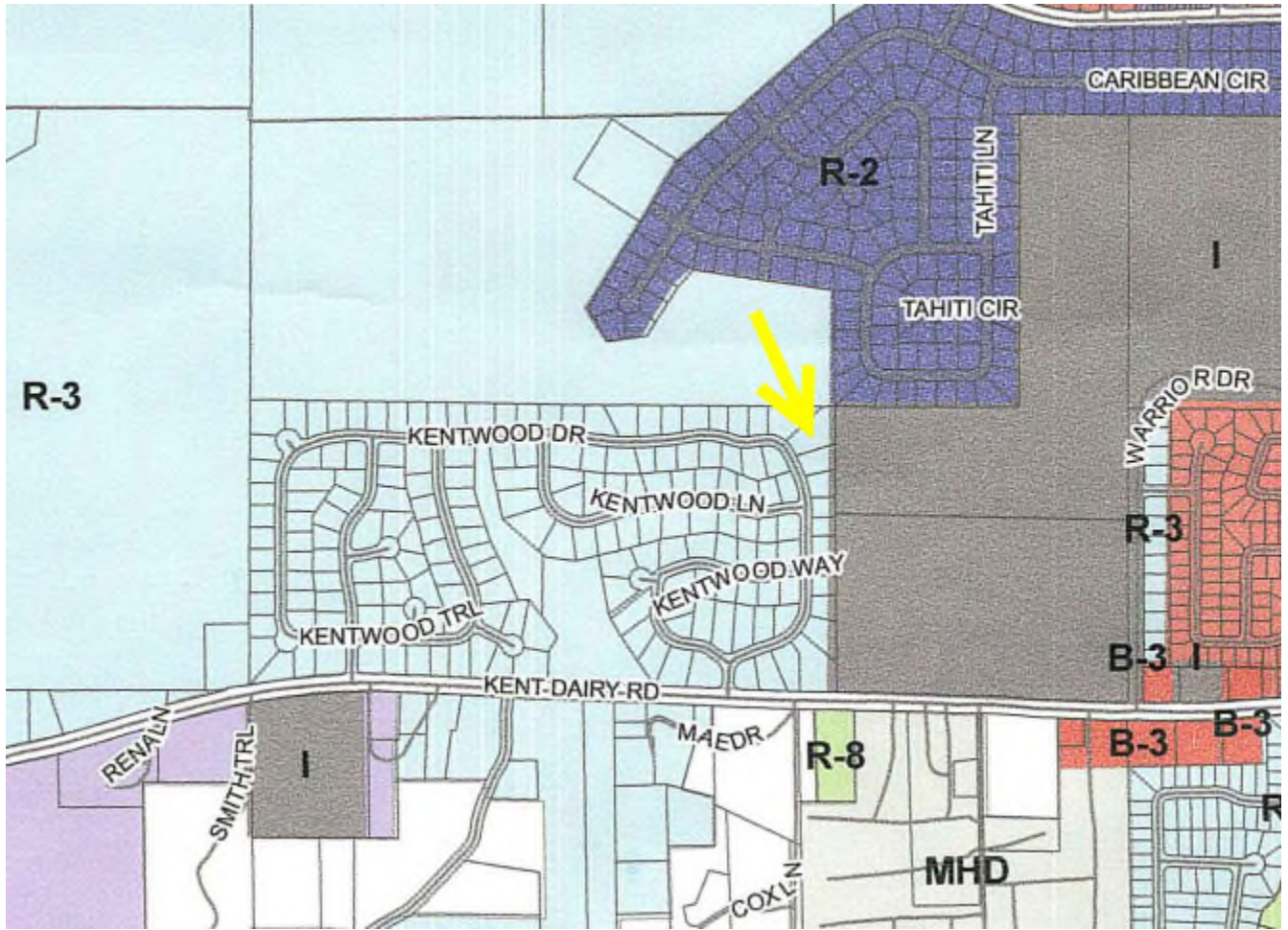
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4® in this box*

IRP - Birmingham
880 Montclair Road, Suite 275
Birmingham, AL 35213

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent Luke Short <input type="checkbox"/> Addressee</p> <p>C. Date of Delivery 7-26-22</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>Article Addressed to:</p> <p>Luke Short 152 Kentwood Drive Alabaster, AL 35007</p> <p>9590 9402 7219 1284 3250 66</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>Article Number (Transfer from sender label)</p> <p>7022 0410 0002 3162 9890</p>	<p>Mail Restricted Delivery (over \$500)</p>
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Zoning Information



Sec. 111-70. - R-3 Single-Family Residential District.



- (a) *Intent.* The intent of the R-3 Single-Family Residential District is to provide medium density single-family housing free from other uses which are not compatible with medium density residential use.
- (b) *Permitted uses.* Permitted uses in the R-3 Single-Family Residential District include the following:
 - (1) Single-family dwellings.
 - (2) Day care homes.
 - (3) Home occupations.
 - (4) Municipal police, fire and emergency medical stations.
- (c) *Special exception uses.* Special exception uses in the R-3 Single-Family Residential District include the same special exception uses as in the E Single-Family Estate Residential District, except bed and breakfasts and tourist homes, subject to the same conditions.
- (d) *Prohibited uses.* Prohibited uses in the R-3 Single-Family Residential District include the same prohibited uses as in the E Single-Family Estate Residential District, subject to the same conditions.

(e) *Area and dimensional regulations.* Area and dimensional regulations in the R-3 Single-Family Residential District include the following:

Area and Dimensional Regulations	
Minimum lot area	10,000 square feet
Minimum lot width	80 feet
Maximum building height	35 feet
Minimum building setbacks:	
Front	30 feet
Rear	20 feet
Side	13 feet between dwellings, with at least one side setback of 10 or more feet
Minimum livable floor area:	
One-story dwelling	1,400 square feet
More than one-story dwelling:	
First floor	1,000 square feet
Total dwelling	1,600 square feet

- (f) *Buffer regulations.* Buffer regulations in the R-3 Single-Family Residential District are the same as the E Single-Family Estate Residential District.
- (g) *Additional regulations.* Additional regulations in the R-3 Single-Family Residential District include the following:
 - (1) Wireless telecommunications facilities regulations are as set forth in article V of this chapter.
 - (2) Sidewalk regulations are as set forth in [section 111-114](#).
 - (3) Off-street parking and loading regulations are as set forth in article VI of this chapter.
 - (4) Sign regulations are as set forth in article VII of this chapter.
 - (5) Landscaping and buffer regulations are as set forth in article VIII of this chapter.
 - (6) All utilities shall be installed underground.

(Code 2005, § 122-95; Ord. No. 99-010, art. III, § 5.0, 9-21-1999; Ord. No. 05-Z07, 6-6-2005)

Closing Statement(s), Deed(s) and-or Lease(s)

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Luke Short
152 Kentwood Drive
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$179,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Luke Short (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$171,592.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Kathy M. Savage and Jerry G. Savage, Jr/^{husband and wife} has/have hereunto set his/her/their hand(s) and seal(s), this 19th day of November, 2009.

Kathy M. Savage
Kathy M. Savage
Jerry G. Savage, Jr.
Jerry G. Savage, Jr.

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Kathy M. Savage and Jerry G. Savage, Jr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date:

Given under my official hand and seal this the 19th day of November, 2009.

Lauren Ashley Baum
Notary Public
Commission Expires: 06/01/2011



2009124000436000 1/2 \$21.50
Shelby Only Judge of Probate, AL
11/24/2009 10:57:29 AM FILED/CERT

Shelby County, AL 11/24/2009

State of Alabama
Deed Tax : \$7.50



2009124000436000 2/2 \$21.50
Shelby Only Judge of Probate, AL
11/24/2009 10:57:29 AM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 9, according to the Survey of Kentwood, as recorded in Map Book 16, page 109 in the Probate Office of Shelby County, Alabama.

RESIDENTIAL -- Single Family

Originating System/ID: GALMLS

Click photo to enlarge or view multi-photos.

MLS# 429109
 Status **Sold**
 Address 152 KENTWOOD DRIVE
 ALABASTER AL
 Zip 35007 Unit# Lot#
 County Shelby
 Market Area 272 Alabaster, Maylene, Saginaw
 Subdivision KENTWOOD
 Parcel ID 23-2-10-3-002-009.000
 TaxDistrict ALABASTER
 FloodPlain N
 # Acres 0.470 +/-
 Legal Lot 8 Kentwood

Living Area (m+u)
 HVAC Area
 Bedrooms 5
 # Bedm-Up 1
 # Levels
 Split Foyer Y
 Tri-Level N
 Loft N
 HistoricReg N
 YearBlt/Desc 1993 / Existing

List Price \$184,900
 Orig Price \$194,900
 List \$/Sqft
 HVAC/Sqft
 # Bedm-Main 2
 # Bedm-Bsmt 0
 Baths 3 / 0
 Split Level N
 CondoLevel
 Garden/Patio N
 Log Home N



Directions From Hwy 119S take Hwy 26 turn right into the 1st Kentwood entrance, bear right onto Kentwood Drive. House is 4th house past first stop sign and on right in curve.



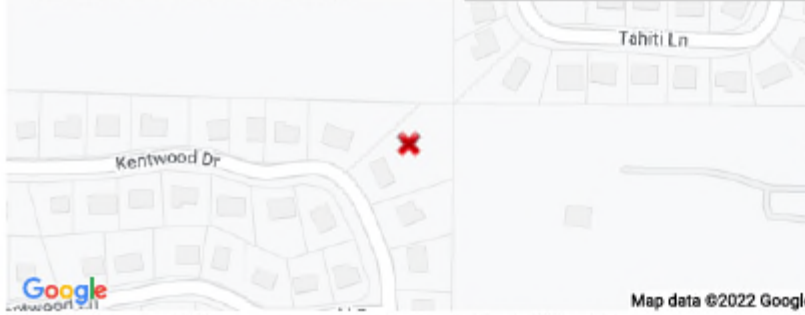
MainLvlSqft	Room Type	Lvl	Dimensions	WATERFRONT
UpperSqft	Master Bedroom	1		Waterfront (Y/N) N Footage 0 Name
Living Sf (m+u)	Bedroom	B		GARAGE/PARKING
Finished Bsmt	Full Bath	B		# Gar 2 # Carprt MainLvl 0 Bsmt Lvl 2 Entry
HVAC Area	Master Bath	1		PARKING FEATURES Basement Parking
UnfinBsmtSF	Kitchen	1		POOL
Source:	Laundry	B		Pool (Y/N) N Pool Type
SCHOOLS INFORMATION	Bedroom	1		Pool Features
Elementary School	Dining Room	1		FIREPLACE
MEADOW VIEW	Bedroom	1		# Fireplaces 1 Type Woodburning
Jr/Middle School	Den/Family	1		Location Den (FIREPL)
THOMPSON	Bedroom	B		Details Marble (FIREPL)
Intermediate School	Full Bath	1		BASEMENT
High School				Full Basement All Finished
THOMPSON				Daylight Basement
BED/BATH FEATURES Linen Closet, Tub/Shower Combo				KITCHEN FEATURES Eating Area, Pantry
CEILING Cathedral/Vaulted				KITCHEN EQUIPMENT Cooktop-Electric, Dishwasher Built-In, Disposal, Oven -Electric, Stove-Electric
CONSTRUCTION Brick Over Foundation, Siding-Wood, Wood				LAUNDRY LOCATION Laundry (BSMT)
COOLING Central (COOL), Electric (COOL)				LAUNDRY SPACE Room
DECKS Open (DECK)				LOT DESCRIPTION Interior Lot, Some Trees, Subdivision
ENERGY GREEN FEATURES Ceiling Fans				PROPERTY ACCESS Public Road
EXTERIOR FEATURES Fenced Yard				Underground Utils (Y/N) No
FLOORS Carpet, Hardwood, Hardwood Laminate, Tile Floor, Vinyl				SEWER/SEPTIC Connected
FOUNDATION Basement				WATER Public Water
HEATING Central (HEAT), Electric (HEAT), Heat Pump (HEAT)				WATER HEATER Electric (WTRHTR)
INTERIOR FEATURES Security System				WINDOW TREATMENTS All

SELLER TO PAY UP TO \$4,000 OF PURCHASERS CLOSING COSTS FOR ACCEPTABLE OFFER. WILL CONSIDER ALL OFFERS. This 5Br, 3 bath home is large enough and nice enough for just about any family. There are a lot of features that make up this wonderful home. L*A*R*G*E fenced in rear yard, split foyer arrangement consists of 3 bedrooms and 2 baths up, 2 bedroom or BONUS ROOM and 1 full bath down. Large den w/tp and hardwood floors on main level, large dining room, eat-in kitchen, heat pump (2001), dishwasher (2002), new carpet and tile (2004), exterior painted (2005), hot water heater (2007), new roof (2007), new garage doors and openers (2008) and much more. It's very obvious that this home is very well maintained. You won't believe the space of the home and the size of the rear yard. You must see it to believe it. Great home for the money. Come see!!

Use this space provided above to record your own notes or comments about this property

Information not guaranteed. There is no express or implied warranty by MLS of the accuracy of information which should be independently verified. Copyright 2021 by the Greater Alabama MLS, Inc.

07/27/2022 11:01 AM



Financing Options & Calcs
Cash, Conventional, FHA, VA

Mortgage Info

- PITI Calc Loan Compare
- Amort Calc Balloon Calc

Annual Tax Amount \$779
SALES TYPE N/A
Redemption (Y/N) No
Foreclosed Deed Date
Ownership Type

Covenants & Restr. (Y/N) Yes
Internet Service Availability No
Internet Service Provider
Termite Contract (Y/N) Yes
Termite Company Name MR BUGGS

Lead Paint Disc. (Y/N) No
Lease Rate
Lease Downpayment
OnSite Agent (Y/N)
OnSite Days/Hours

Property Fees					
Condo Fee (Y/N)	N	Fee Amt	/	Garbage Fee (Y/N/I)	N Fee Amt /
Association Fee (Y/N)	Y	Fee Amt	\$50 / Yearly	Library Fee (Y/N/I)	N Fee Amt /
				Fire Fee (Y/N/I)	N Fee Amt /
HOA Management Name / Phone				Fire District	

Agent Notes

UC contingent on inspection and financing. CONTINUE TO SHOW FOR BACKUP. Call Ross at 205-601-0123 to set up all showing. Show anytime. Seller to pay up to \$4,000 of purchasers closing cost for acceptable offer.

Use any open space above to make any additional notes or comments

LetOff RMFC01 RE/MAX First Choice LetAgt CARPRIRO Ross Carpri - CELL: 205-601-0123 Phone 1: CELL: 205-601-0123 RCARPRI@BELLSOUTH.NET Phone 2: OFFIC: 205-544-2610 Phone 3: Co-Off Co-Agt Co-Off Co-Agt	OFFIC: 205-663-4402 Vacant (OCC) Lockbox Electric Showing Call Listing Agent Instructions Owner Name Listing Type Exclusive Right to Sell Broker Relationship Agency DRC (Y/N) N Commission-Selling Agent 3.00% Bonus (Y/N) Y Bonus Expiration Date
---	---

Status Sold

DATE HISTORY

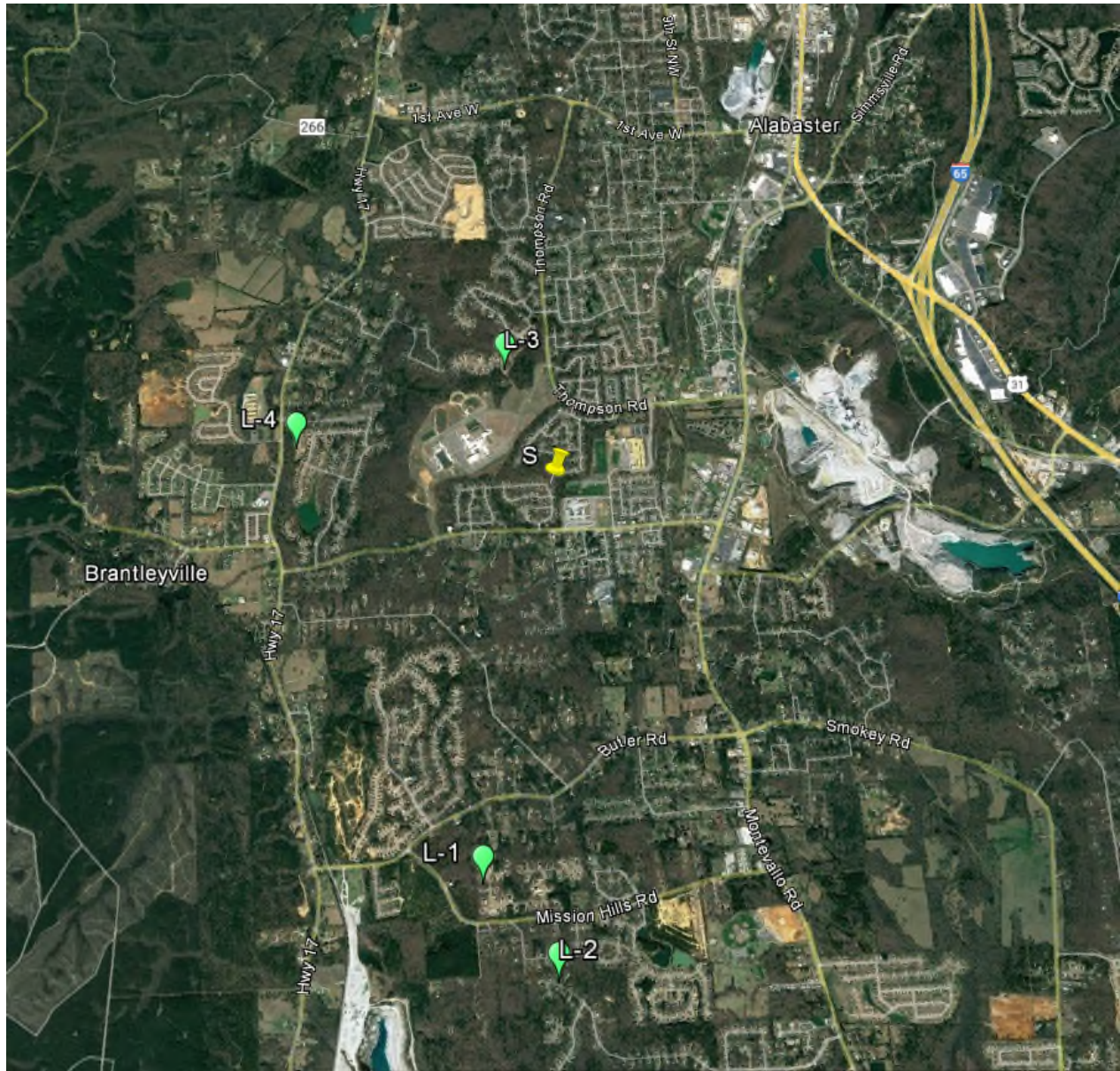
Listing Date 5/24/2009
Expiration Date
Contract Date 11/1/2009
Closed Date 11/19/2009
Cancelled Date
Withdrawn Date
Activation Date

Sales Price \$179,000	Contract Date 11/1/2009	Closed Date 11/19/2009	DOM/CDOM 179 / 179
Sale Price/Sqft	Terms of Sale FHA	Concessions	Concessions Amt
SellOff PROV Providence Real Estate, Inc.	SellAgt MEJAJJO John Mejia	Co-SellAgt	Co-SellAgt
Co-SellOff			
Sale Notes			

Prepared by: **Rusty Rich** of Greater Alabama MLS

Information not guaranteed. There is no express or implied warranty by MLS of the accuracy of information which should be independently verified. Copyright 2021 by the Greater Alabama MLS, Inc.

07/27/2022 11:01 AM



The chart below summarizes the sales that we have considered for our analysis.

Sales Summary						
Sale No.	Address	Sale Date	Sale \$	Size (Ac)	\$/Ac	
L-1	317 Logos Trace, Alabaster, AL	7/18/2022	\$70,000	1.02	\$68,627	
L-2	301 Forest Parkway, Alabaster, AL	3/11/2022	\$45,000	0.63	\$71,429	
L-3	135 Sterling Park Drive, Alabaster, AL	10/28/2021	\$118,500	1.16	\$102,155	
L-4	420 Red Bay Cove, Alabaster, AL	3/12/2021	\$25,000	0.23	\$108,696	

MARKET DATA:
LAND Comparable

Project No.: TAPBH-TA22(939)
Sale No.: L-1

FA-23: (Rev. 5/20)



Photograph Date:	7/28/22	Photographer:	Tyler Powell
Date of Sale:	7/18/22	Date Inspected:	7/28/22
County:	Shelby	County Tax ID Number(s):	23-5-22-0-007-043.000
Location:	317 Logos Trace, Alabaster, AL 35007		
Grantor:	Rodger Radeck and Roberta Radeck	Grantee:	Anthony Brown and Yoko Brown
Recording Data: Instrument	20220719000284040		
Rights Transferred:	Fee Simple		
Encumbrances:	Not Known		

NOTE; VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION, IINDICATE WHICH BELOW

Sale Consideration:	\$70,000	Grantor		Grantee		Broker of Sale	X	Closing Atty.	
	Source Name	Listing Agent: Jeff Champion		Contact Number	205.296.4561				
Conditions of Sale:	Cash to seller	Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same		Contact Number					
Financing:		Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same		Contact Number					
Mortgage Amount:	NA	Interest Rate/Terms:	NA						

Highest and Best Use (Time of Sale):	Residential								
Zoning (Time of Sale):	E, Single-Family Estate Residential District								
Public/Private Utilities:	Public								
Site Improvement Values:	NA								
Land Area (SF or Acres):	1.02± Ac			Road Frontage:	150' along Logos Trace				
Unit Price (SF, Acres or Front Feet):	\$68,627/Acre								
Property Description (All known physical & location factors impacting on value & marketability):	This is Lot No. 43 in the Maple Ridge subdivision. The lot is wooded and gently sloping.								
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.):	<p>During our inspection, the lot was wooded and site work had not yet begun. The lot was listed for \$80,000 and sold for \$70,000 after 14 days on the market per the MLS.</p> <p>Note: Tyler Powell confirmed the sale with Jeff Champion (listing agent-205.296.4561) on 7/28/22 around 10:30 am. Mr. Champion stated that the seller was motivated and needed cash rather quickly to put into a home they were purchasing in Guntersville. Mr. Champion stated he received multiple calls and other offers and believes that the lot could have sold for the asking price of \$80,000. The seller also has their home situated next to this lot (currently as of 7/28/22) under contract for \$765,000. Homes in this subdivision have sold for \$649,999-\$765,000 over the past few years. This results in a lot to home ratio of 9-11% based upon the lot sale price. This is Land/Lot Sale MLS# 1324419.</p>								

Aerial



20220719000284040
07/19/2022 10:30:03 AM
DEEDS 1/2

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy Thousand and No/100 Dollars (\$70,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Rodger Radeck and Roberta Radeck, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Anthony Brown and Yoko Brown** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 43, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.


For ad valorem tax purposes only, the address to the above-described property is 317 Logos Trace, Alabaster, AL 35007.


This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 18th day of July, 2022.



Rodger Radeck


Roberta Radeck

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Rodger Radeck and Roberta Radeck**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2022.





NOTARY PUBLIC
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:
David C. Jamison, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded 20220719000284040 07/19/2022 10:30:03 AM DEEDS 2/2
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2022 10:30:03 AM
 \$95.00 BRITTANI
 20220719000284040

Leanne G. Ward

Real Estate Sales Validation Form

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

Grantor's Name	<u>Rodger Radeck & Roberta Radeck</u>	Grantee's Name	<u>Anthony Brown & Yoko Brown</u>
Mailing Address	<u>70 Natures Way</u> <u>Guntersville, AL 35976</u>	Mailing Address	<u>332 Logos Trace</u> <u>Alabaster, AL 35007</u>
Property Address	<u>317 Logos Trace</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>07/18/2022</u>
		Total Purchase Price	<u>\$ 70,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____	Print <u>Leanne G. Ward</u>
<input type="checkbox"/> Unattested	Sign <u><i>Leanne G. Ward</i></u>
(verified by) _____	(Grantor/Grantee/Owner/Agent) circle one

MARKET DATA:
LAND Comparable

Project No.: TAPBH-TA22(939)
Sale No.: L-2

FA-23: (Rev. 5/20)



Photograph Date:	7/28/22	Photographer:	Tyler Powell
Date of Sale:	3/11/22	Date Inspected:	7/28/22
County:	Shelby	County Tax ID Number(s):	23-8-27-0-000-002.050
Location:	301 Forest Parkway, Alabaster, AL 35007		
Grantor:	Ulla R. Tahmaseb	Grantee:	Thomas A. Whitten and Jarron C. Whitten
Recording Data: Instrument	20220314000103470		
Rights Transferred:	Fee Simple		
Encumbrances:	Not Known		

NOTE; VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION, IINDICATE WHICH BELOW

Sale Consideration:	\$45,000	Grantor		Grantee		Broker of Sale	X	Closing Atty.	
	Source Name	Selling Agent: Chad Holcomb				Contact Number	205.601.7664		
Conditions of Sale:	Cash to seller	Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same				Contact Number			
Financing:		Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same				Contact Number			
Mortgage Amount:	NA		Interest Rate/Terms:		NA				

Highest and Best Use (Time of Sale):	Residential								
Zoning (Time of Sale):	R-2, Single-Family Residential District								
Public/Private Utilities:	Public								
Site Improvement Values:	NA								
Land Area (SF or Acres):	0.63± Ac				Road Frontage:	95' along Forest Parkway			
Unit Price (SF, Acres or Front Feet):	\$71,429/Acre								
Property Description (All known physical & location factors impacting on value & marketability):									
This is Lot No. 81 in the Park Forest subdivision. The lot is wooded and gently sloping.									
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.):									
During our inspection, the lot was wooded and site work had not yet begun. The lot was originally listed for \$50,000, reduced to \$45,000 and sold for \$45,000 after 107 days on the market per the MLS. Note: Tyler Powell confirmed the sale with Chad Holcomb (selling agent-205.601.7664) on 7/28/22 around 11:30 am. Homes in this subdivision have sold for around \$190,000-\$270,000 over the past few years. This results in a lot to home ratio of 17-24% based upon the lot sale price. This is Land/Lot Sale MLS# 1304481.									

Aerial



20220314000103470
03/14/2022 09:29:00 AM
DEEDS 1/3

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Thomas A. Whitten and Karron C Whitten
1076 pilgrim ln
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Forty-Five Thousand And No/100 Dollars (\$45,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ulla R. Tahmaseb, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas A. Whitten and Karron C Whitten (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 81, according to the survey of Park Forest Sector 7 Phase I, as recorded in Map Book 19, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11th day of March 2022

Ulla R. Tahmaseb
Ulla R. Tahmaseb

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ulla R. Tahmaseb whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of March 2022

[Signature]
Notary Public
My commission expires



John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023

Real Estate Sales Validation Form

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

Grantor's Name	Ulla R. Tahmaseb	Grantee's Name	Thomas A. Whitten and Karron C Whitten
Mailing Address	3521 Cheshire Drive Hoover, AL 35242	Mailing Address	1076 pilgrim In Montevallo, AL 35115
Property Address	301 Forest Parkway Alabaster, AL 35007	Date of Sale	March 11, 2022
		Total Purchase Price	\$45,000.00
		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 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 - Ulla R. Tahmaseb, 3521 Cheshire Drive, Hoover, AL 35242.

Grantee's name and mailing address - Thomas A. Whitten and Karron C Whitten, 1076 pilgrim In, Montevallo, AL 35115.

Property address - 301 Forest Parkway, Alabaster, AL 35007

Date of Sale - March 11, 2022.

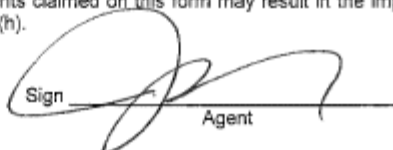
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: March 11, 2022

Sign  Agent



Filed and Recorded
Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/14/2022 09:29:00 AM
 \$73.00 BRITTANI
 20220314000103470

Alvin S. Boyd

MARKET DATA:
LAND Comparable

Project No.: TAPBH-TA22(939)
Sale No.: L-3

FA-23: (Rev. 5/20)



Photograph Date:	7/28/22	Photographer:	Tyler Powell
Date of Sale:	10/28/21	Date Inspected:	7/28/22
County:	Shelby	County Tax ID Number(s):	23-2-10-2-002-001.000
Location:	135 Sterling Park Drive, Alabaster, AL 35007		
Grantor:	Gilbert E. Gray	Grantee:	Tommy Black and Melissa Black
Recording Data: Instrument	20211101000527090		
Rights Transferred:	Fee Simple		
Encumbrances:	Not Known		

NOTE; VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION, IINDICATE WHICH BELOW

Sale Consideration:	\$118,500	Grantor		Grantee		Broker of Sale	X	Closing Atty.	
	Source Name	Listing Agent: Tim Mitchell			Contact Number	205.305.8756			
Conditions of Sale:	Cash to seller	Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same			Contact Number				
Financing:		Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same			Contact Number				
Mortgage Amount:	NA	Interest Rate/Terms:	NA						

Highest and Best Use (Time of Sale):	Residential								
Zoning (Time of Sale):	R-3, Single-Family Residential District								
Public/Private Utilities:	Public								
Site Improvement Values:	NA								
Land Area (SF or Acres):	1.16± Ac			Road Frontage:	303' along Sterling Park Drive				
Unit Price (SF, Acres or Front Feet):	\$102,155/Acre								
Property Description (All known physical & location factors impacting on value & marketability):									
This is Lot No. 95 in the Sterling Gate subdivision. The lot was wooded and level to gently sloping at the time of sale. An easement appears to traverse through the middle of the lot, which would likely affect the configuration of a home.									
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.):									
During our inspection, some site work appeared to have begun (some clearing/possibly light grading). The lot was listed for \$124,900 and sold for \$118,500 after 136 days on the market per the MLS.									
Note: Tyler Powell confirmed the sale with Tim Mitchell (listing agent-205.305.8756) on 7/28/22 around 11:30 am. Homes in this subdivision have sold for around \$350,000-\$590,000 over the past few years. This results in a lot to home ratio of 20-34% based upon the lot sale price. This is Land/Lot Sale MLS# 1286646.									

Aerial



20211101000527090
11/01/2021 02:10:40 PM
DEEDS 1/1

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Tommy Black
Melissa Black
~~135 Sterling Park Dr~~ 133 Dogwood Trail,
~~Alabaster, AL 35007~~ Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighteen Thousand Five Hundred Dollars and No Cents (\$118,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Gilbert E. Gray, a married man, whose mailing address is:

~~135 Sterling Park Dr, Alabaster, AL 35007~~ 127 Sterling Park Dr., Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tommy Black and Melissa Black, whose mailing address is:

133 Dogwood Trail, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 135 Sterling Park Dr., Alabaster, AL 35007 to-wit:

Lot 95, according to the map of Sterling Gate, Sector 5, as recorded in Map Book 37, page 114, in the Probate Office of Shelby County, Alabama.

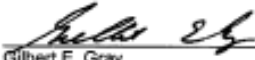
Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of October, 2021.



Gilbert E. Gray

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilbert E. Gray, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 28th day of October, 2021.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 02:10:40 PM
514659 B007TAN3
20211101000527090

Ami S. Bell

MARKET DATA:
LAND Comparable

Project No.: TAPBH-TA22(939)
Sale No.: L-4

FA-23: (Rev. 5/20)



Photograph Date:	7/28/22	Photographer:	Tyler Powell
Date of Sale:	10/29/21	Date Inspected:	7/28/22
County:	Shelby	County Tax ID Number(s):	23-2-09-0-009-033.000
Location:	420 Red Bay Cove, Alabaster, AL 35114		
Grantor:	IRA Innovations LLC (see deed)	Grantee:	Southern Capital Managers, LLC
Recording Data: Instrument	20210325000149810		
Rights Transferred:	Fee Simple		
Encumbrances:	Not Known		

NOTE; VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION, IINDICATE WHICH BELOW

Sale Consideration:	\$25,000	Grantor		Grantee		Broker of Sale	X	Closing Atty.	
	Source Name	Selling Agent: Tim Mitchell			Contact Number	205.305.8756			
Conditions of Sale:	Cash to seller	Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same			Contact Number				
Financing:		Grantor		Grantee		Broker of Sale		Closing Atty.	
	Source Name	Same			Contact Number				
Mortgage Amount:	NA	Interest Rate/Terms:	NA						

Highest and Best Use (Time of Sale):	Residential								
Zoning (Time of Sale):	R-3, Single-Family Residential District								
Public/Private Utilities:	Public								
Site Improvement Values:	NA								
Land Area (SF or Acres):	0.23± Ac			Road Frontage:	87' along Red Bay Cove				
Unit Price (SF, Acres or Front Feet):	\$108,696/Acre								
Property Description (All known physical & location factors impacting on value & marketability):	This is Lot No. 33 in the Lake Forest subdivision. The lot was cleared and generally level at the time of sale.								
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.):	A single-family residence has been constructed on site The lot was listed for \$25,000 and sold for \$25,000 after 3 days on the market per the MLS. Note: Tyler Powell confirmed the sale with Tim Mitchell (selling agent-205.305.8756) on 7/28/22 around 11:30 am. The home that was constructed on site sold for \$424,900, which results in a lot to home ratio of 6% based upon the lot sale price. Mr. Mitchell believes the lot could have sold closer to \$35,000-\$45,000. This is Land/Lot Sale MLS# 1277597.								

Aerial



Deed and-or Closing Documents

20210325000149810
03/25/2021 11:37:25 AM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Southern Capital Managers, LLC
170 Scarlet Oak Drive
Maylene, AL 35114

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

IRA Innovations LLC FBO Cecil Van Pearson, IRA FKA ENTRUST ADMINISTRATION OF THE SOUTHEAST FBO CECIL VAN PEARSON IRA, whose mailing address is:

100 Concourse Pkwy Suite 170 Birmingham AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Southern Capital Managers, LLC, whose mailing address is: 170 Scarlet Oak Drive, Maylene, AL 35114

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **420 Red Bay Cove, Alabaster, AL 35114** to-wit:

Lot 33, according to the Survey of Lake Forest Subdivision, 6th Sector, as recorded in Map Book 36, Page 35 A, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 12th day of March, 2021.

IRA INNOVATIONS LLC FBO CECIL VAN
PEARSON, IRA FKA ENTRUST ADMINISTRATION
OF THE SOUTHEAST FBO CECIL VAN PEARSON
IRA

Elisha Holcombe
Elisha Holcombe
Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that IRA Innovations LLC FBO Cecil Van Pearson, IRA FKA ENTRUST ADMINISTRATION OF THE SOUTHEAST FBO CECIL VAN PEARSON IRA, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 12 day of March, 2021.

Melissa Suzanne Glass
Notary Public, State of Alabama
Melissa Suzanne Glass
Printed Name of Notary
My Commission Expires: 8/15/22

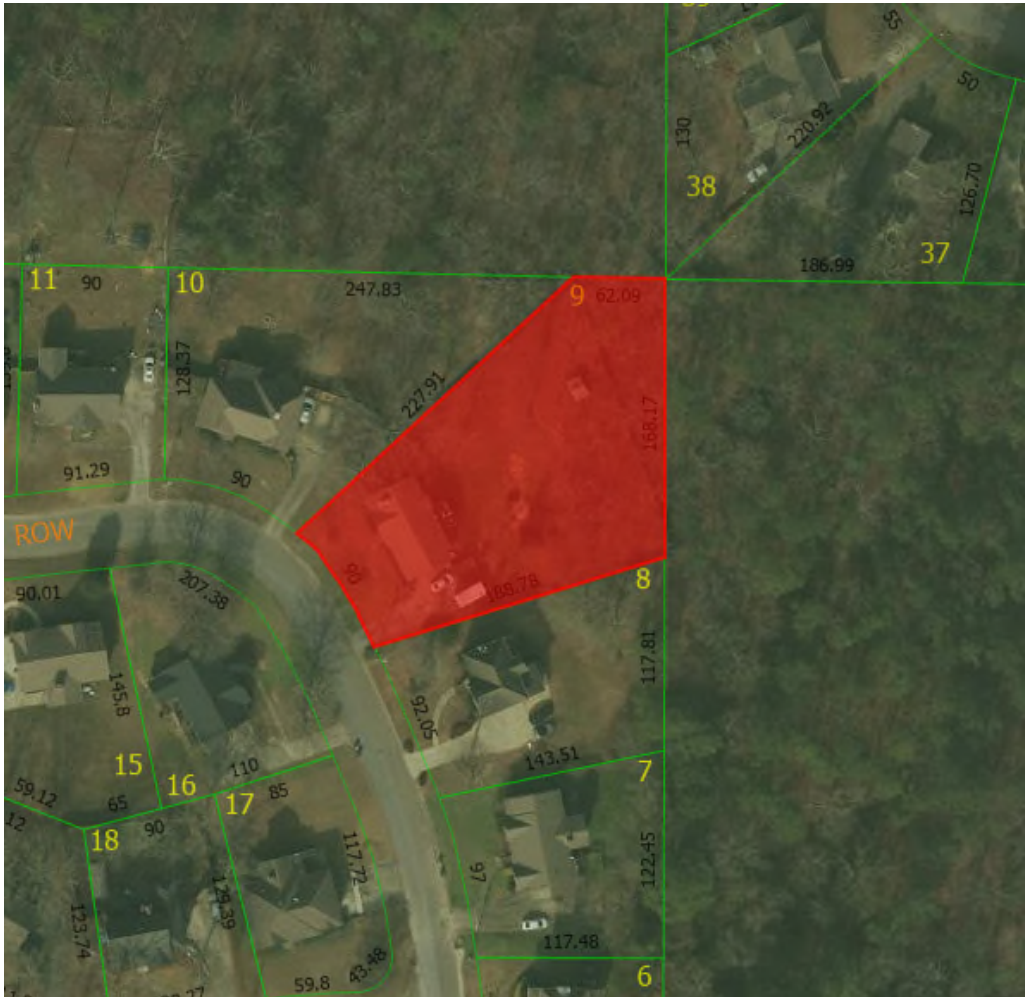


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 11:37:25 AM
\$50.00 KIMBERLY
20210325000149810

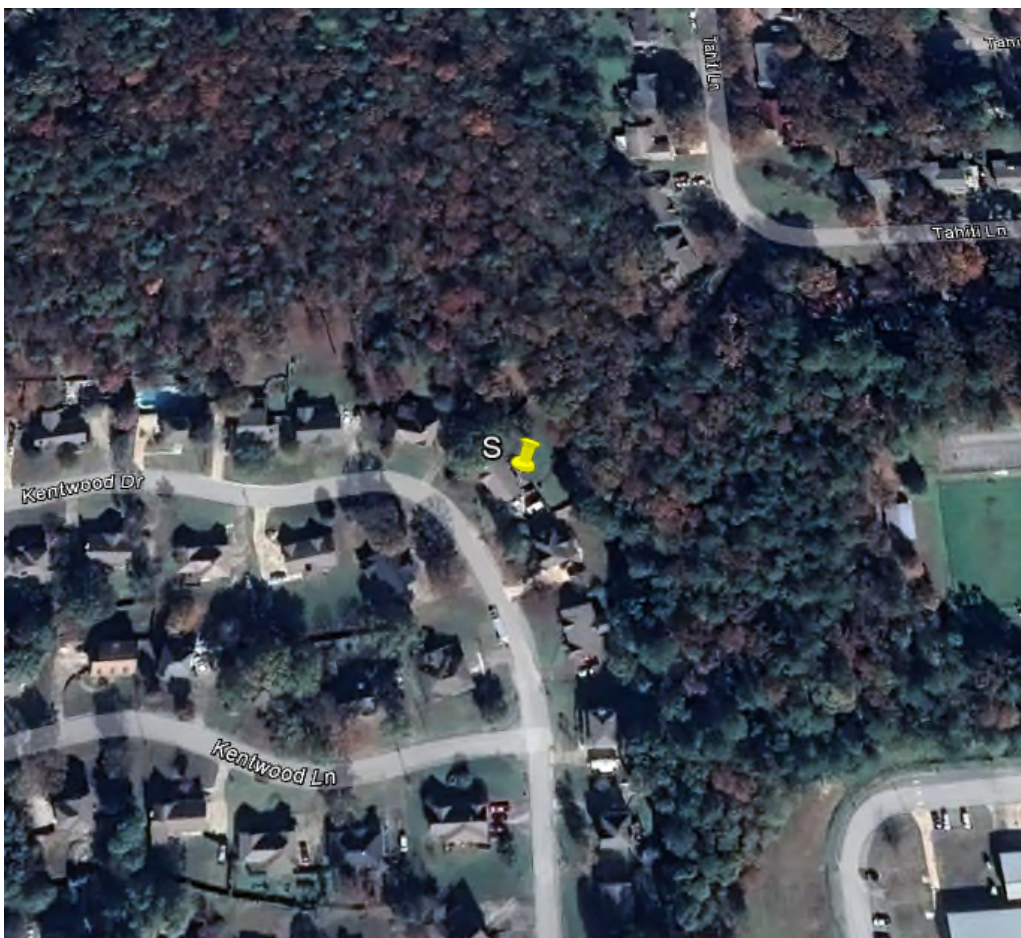
Kimberly S. Boyd

Subject Map(s)

Aerial



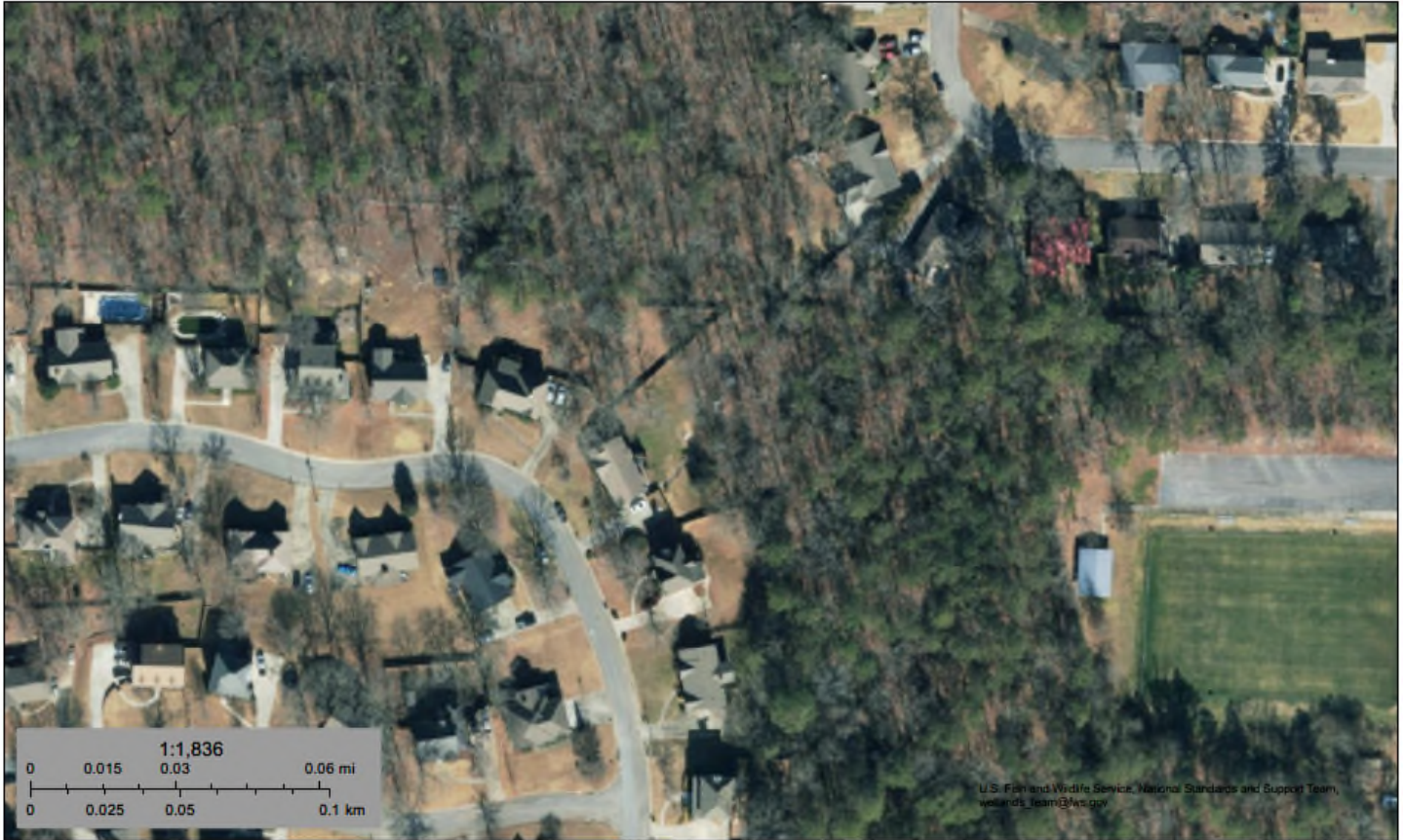
Google Earth



Wetlands Map





152 Kentwood Dr



July 27, 2022

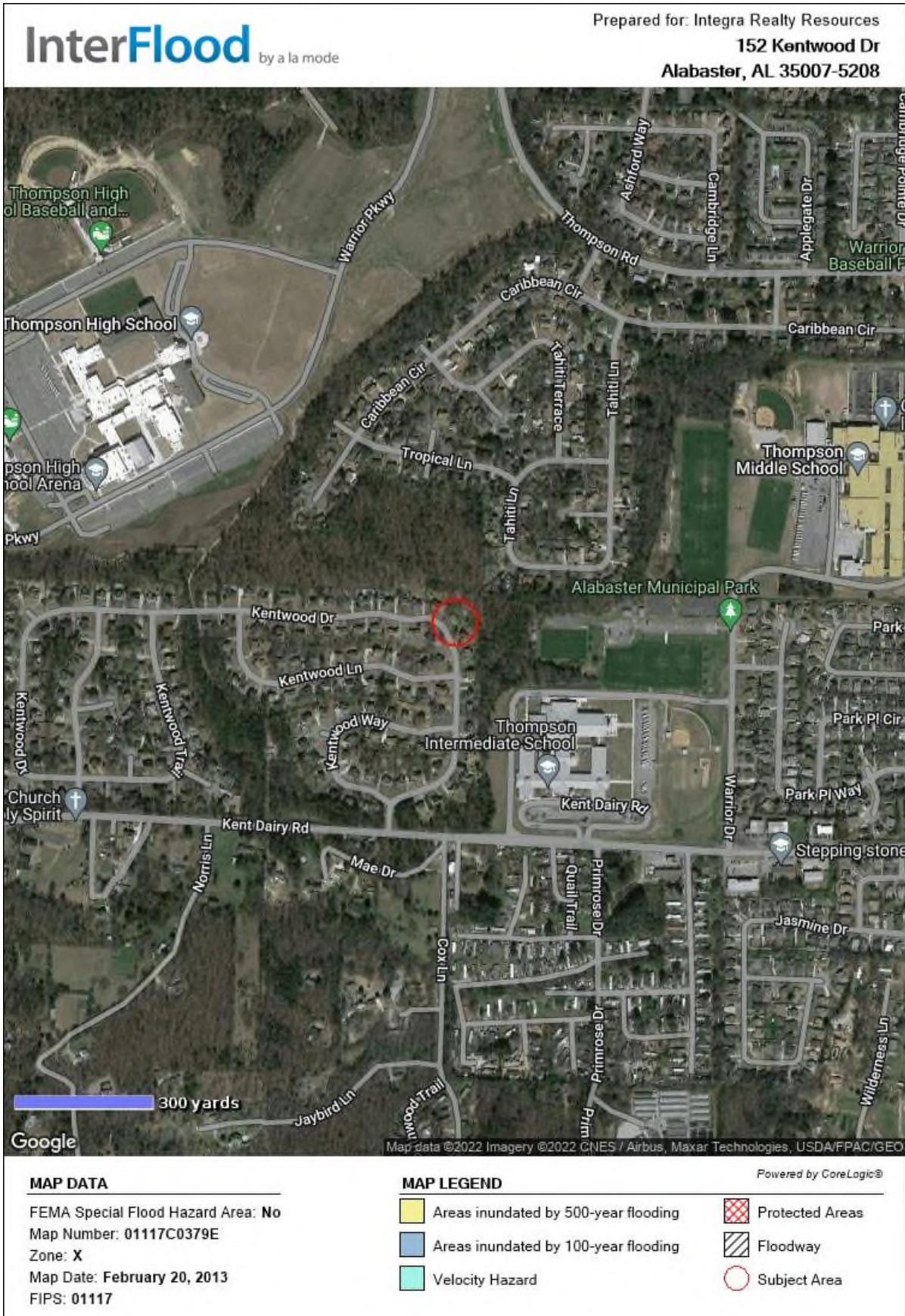
Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Flood Map



Rusty Rich, MAI, MRICS

Experience

Senior Managing Director, Integra Realty Resources - Birmingham, Inc. Mr. Rich has over twenty years of commercial real estate valuation and advisory experience throughout the Southeastern and Mid-Atlantic United States. Mr. Rich began his appraisal career in 1998 with the Washington, DC area appraisal firm of Ratcliffe, Cali, Duffy, Hughes & Company, where he gained extensive experience in the Washington, DC, Northern Virginia, and Suburban Maryland commercial real estate markets. In 2007, Mr. Rich joined Cushman & Wakefield in the Birmingham, AL office and was promoted to Associate Director in 2009. In 2011, Mr. Rich joined Grubb & Ellis Landauer as Managing Director and started the Birmingham office, while also developing and overseeing operations in Mobile and Memphis. In 2012, Mr. Rich joined Integra Realty Resources as Senior Managing Director and started the Birmingham, AL office, providing coverage throughout the state of Alabama.

Since 1998, Mr. Rich has performed appraisal assignments on a wide variety of commercial real estate product types, including office, retail, industrial, multifamily, hotel, and mixed-use properties, as well as vacant land. Mr. Rich has worked with a variety of clients including pension funds, REITs, insurance companies, attorneys, owners, developers, domestic and foreign investors, governmental agencies, banks, and other prominent institutions.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute
Royal Institute of Chartered Surveyors, Member (MRICS)

Licenses

Alabama, State Certified General Real Property Appraiser, G00901, Expires September 2023
Georgia, State Certified General Real Property Appraiser, 336963, Expires October 2022
Mississippi, State Certified General Real Estate Appraiser, GA-991, Expires February 2023
Tennessee, State Certified General Real Estate Appraiser, 4670, Expires May 2023
Florida, State Certified General Appraiser, RZ3888, Expires November 2022

Education

Mr. Rich is a graduate of The University of North Carolina at Chapel Hill where he received a Bachelor of Science in Business Administration. In addition, he is also a graduate of The Johns Hopkins University in Baltimore, MD where he received a Master of Science degree in Real Estate Appraisal and Valuation.

Miscellaneous

2021 Alabama Chapter of the Appraisal Institute - Treasurer
2020 Alabama Chapter of the Appraisal Institute - Secretary
2017-2019 Integra Realty Resources - Board of Directors
2017-2019 Alabama Chapter of the Appraisal Institute - Board of Directors (3-Year Term)
2015-2016 Alabama Chapter of the Appraisal Institute - Regional Representative
2014-2016 Appraisal Institute Leadership, Development & Advisory Council (LDAC)
2012 Alabama Chapter of the Appraisal Institute - Public Relations Chair

Integra Realty Resources Birmingham

880 Montclair Road
Suite 275
Birmingham, AL 35213

T 205.949.5995
F 205.271.2389

irr.com

rrich@irr.com - 205.949.5995



State of Alabama



This is to certify that

James Russell Rich

having given satisfactory evidence of the necessary qualifications required by the laws of the State of Alabama is licensed to transact business in Alabama as a

Certified General Real Property Appraiser

With all rights, privileges and obligations appurtenant thereto.

LICENSE NUMBER: **G00901**
EXPIRATION DATE: **09/30/2023**

A handwritten signature in black ink, appearing to read "Gina V. Snooker".

Executive Director
ALABAMA REAL ESTATE APPRAISERS BOARD

General Assumptions and Limiting Conditions

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. We have relied upon information provided by the client for the land area (before the taking, area to be acquired, and after the taking) of each subject tract. We reserve the right to amend our value conclusion(s) if this is found to be incorrect.
2. We were not provided construction plans or drawings for specifics to the planned project. For purposes of this analysis, we have assumed that the subject tracts will not be denied access or have significant access changes. We reserve the right to amend our value conclusion(s) if this is found to be incorrect.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. In accordance with 49 CFR-§24.103(b); the appraiser, in developing the fair market value of a property before a proposed acquisition, is instructed to disregard any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner. Additionally, the appraiser is instructed to value any remainder property as if the planned project is complete as of the effective date of appraisal. These instructions are legal requirements which can be construed to create hypothetical conditions as defined in USPAP Standards Rule 1-2(g) and are noted herein in accordance with USPAP Standards Rule 2-2(a)(xi).
-