

PRE-COUNCIL MEETING OF THE CITY OF TARRANT, ALABAMA
HELD ON MONDAY, DECEMBER 4, 2017

The City Council of the City of Tarrant, Alabama met in regular Pre-council Meeting on Monday December 5, 2017, at 6:10 pm at City Hall. The purpose of said meeting was to review the December 4, 2017 agenda of the 7 pm regularly scheduled City Council Meeting

The following officials were present:

Catherine "Cathy" Anderson	Councilor
John T. "Tommy" Bryant	Councilor
Laura D. Horton	Councilor & Mayor Pro Tempore
Joe A. Matthews	Councilor
Loxcil B. Tuck	Mayor

The following department heads and/or representatives were present:

Accountant Lynn Juneau
Building Inspections Officer David Boyd
Electric Department Operations Manager Danny Chaviers
Police Chief Dennis Reno
City Attorney Ben Goldman
Parks & Recreation Director Chris O'Rear
Public Works Director James Phillips
Fire Lieutenant Shane Holiday
Library Branch Chief Patrick Coleman

The following department head was absent:

City Clerk Dan Weinrib

Also in attendance were the following:

Tarrant resident Beverly Richardson
Tarrant resident Alvin Samples

Mayor Tuck called the meeting to order. General discussion followed.

There being no other business to discuss, the meeting adjourned at 6:55 pm.

READ AND APPROVED THIS THE 18TH DAY OF DECEMBER, 2017.

APPROVED: Loxcil B. Tuck
Loxcil B. Tuck, Mayor

ATTEST: Dan Weinrib
Dan Weinrib, City Clerk

MINUTES OF THE REGULAR MEETING
OF THE CITY OF TARRANT, ALABAMA

HELD ON Monday, December 4, 2017

The Honorable City Council of the City of Tarrant, Alabama met in regular session, on the 4th day of December, 2017, at 7 pm in the Council Chambers at City Hall.

Mayor Loxcil B. Tuck called the meeting to order. Councilor Joe Matthews led the prayer and Fire Chief Jason Rickels.

Councilor Laura Horton moved, and Councilor Tommy Bryant seconded, a motion to appoint Lynn Juneau as acting city clerk strictly for the purposes of taking minutes. The motion carried unanimously.

Mayor Tuck asked Juneau to call the roll. Upon roll call, the following officials answered present:

Catherine "Cathy" Anderson	Councilor
John T. "Tommy" Bryant	Councilor
Laura D. Horton	Mayor Pro Tempore & Councilor
Joe A. Matthews	Councilor
Loxcil B. Tuck	Mayor

Mayor Tuck stated that the council had been provided with copies of the following minutes from the Pre Council & Council meetings held on Monday, November 20, 2017.

Mayor Tuck asked if there were any additions or corrections. The motion was made by Horton and seconded by Bryant, to approve said minutes as originally recorded. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

During public announcements, Fire Chief Jason Rickels stated that the annual Christmas parade is occurring on Saturday December 9th. Mayor Tuck announced that the Fire Department is still accepting donations for its annual Local Christmas toys drive. She also informed the public that the Centennial Celebration committee is meeting tonight shortly after the Council adjourns. The centennial event occurs on Saturday April 28th, 2018

There were no committee reports.

There was no unfinished business.

Whereupon, Matthews introduced the following motion:

RESOLUTION NO. 8405

A RESOLUTION AUTHORIZING AN OFFER TO PROCURE AN
EASEMENT FOR A STORM WATER DRAINAGE SYSTEM AT
1220 GENEVA STREET, TARRANT, ALABAMA.

WHEREAS, the City of Tarrant, Alabama (the "City"), has an existing easement for drainage at 1220 Geneva Street, Tarrant, Alabama;

WHEREAS, modifications to the drainage system at 1220 Geneva Street, Tarrant, Alabama, are required, and the City desires to alter the easement as shown on **Exhibit A** to this Resolution;

WHEREAS, in Resolution No. 8384, the Tarrant City Council authorized a condemnation action against TMS Properties, LLC and any other parties who may have an interest in 1220 Geneva Street, Tarrant, Alabama, and certain other actions related to the matter;

WHEREAS, from information provided by the Jefferson County Tax Collector's office, the City has since learned that Charles Hunter purchased the tax deed for 1220 Geneva Street, Tarrant, Alabama, and therefore, is another party who may have an interest in 1220 Geneva Street, Tarrant, Alabama;

WHEREAS, the City has been presented with an appraisal related to the value of the desired easement shown in **Exhibit A**, and a copy of that appraisal is attached hereto as **Exhibit B** to this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tarrant, Alabama, as follows:

A. The City Council and Mayor have reviewed and considered the independent appraisal of the storm water drainage easement acquisition at 1220 Geneva Street, Tarrant, Alabama, completed by R. Scott Allen, MAI, a copy of which is attached hereto as **Exhibit B**. Pursuant to the appraisal, the fair market value of the needed easement is One Hundred Eighty-Seven Dollars and No Cents (\$187.00).

B. Because the City initially offered Five Hundred Dollars and No Cents (\$500.00) for the acquisition of the needed easement and because the City's initial offer exceeds the appraised value of the needed easement, the City hereby approves the offer of Five Hundred Dollars and No Cents (\$500.00) for the needed easement in keeping with its initial offer and finds that this amount justly compensates the property owner for the City's acquisition.

C. The Mayor is hereby authorized to convey the offer as contemplated above and as set forth in the letter attached hereto as **Exhibit C** hereof.

APPROVED: _____

Loxcil B. Tuck, Mayor

ATTEST: _____

Dan Weinrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)

JEFFERSON COUNTY)

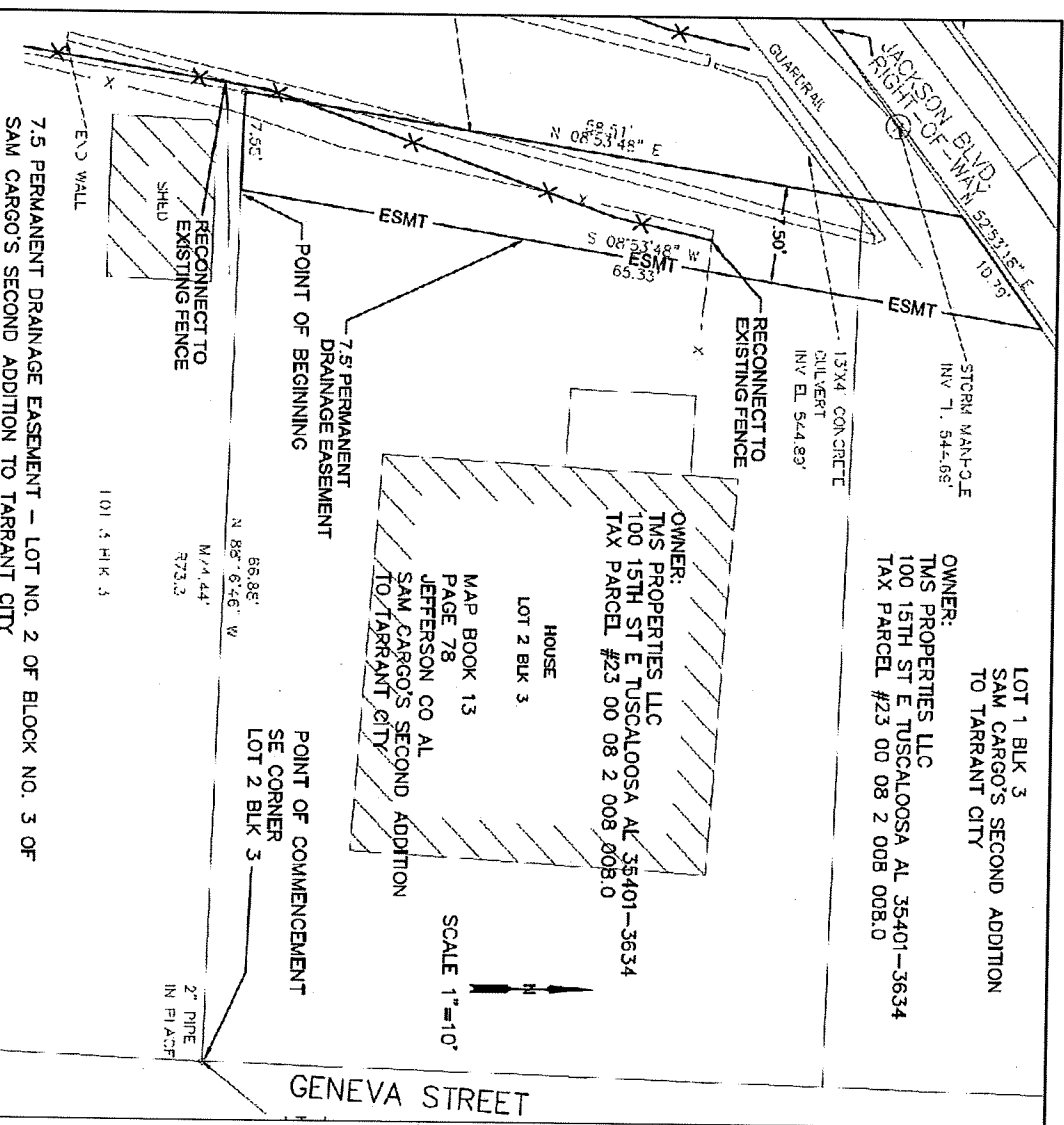
I, Dan Weinrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, while in regular session on Monday, December 4, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 5th day of December, 2017.

Dan Weinrib, City Clerk

EXHIBIT A

Exhibit A



7.5 PERMANENT DRAINAGE EASEMENT - LOT NO. 2 OF BLOCK NO. 3 OF SAM CARGO'S SECOND ADDITION TO TARRANT CITY

A 7.5 permanent drainage easement being described as follows, to-wit: Commence at a 2" pipe in place being the Southeast corner of Lot No. 2 of Block No. 3 of the Sam Cargo's Second Addition to Tarrant City as shown by map of said subdivision on record in the Office of the Judge of Probate of Jefferson County, Alabama in Map Book 13 at Page 78; thence proceed North 88° 16' 46" West along the South boundary of said Lot No. 2 of Block No. 3 for a distance of 66.88 feet to the point of beginning of said 7.5 permanent drainage easement. From this beginning point continue North 88° 16' 46" West along the South boundary of said lot and along the Southwest corner of said easement for a distance of 7.55 feet to the South boundary of said Lot No. 2 of Block No. 3; thence proceed North 08° 53' 48" East along the West boundary of said lot and along the West boundary of said easement for a distance of 58.51 feet to a point on the Southernly right-of-way Jackson Blvd; thence proceed North 52° 53' 18" East along the Southernly right-of-way of said street for a distance of 10.79 feet to a point on the East boundary of said drainage easement; thence proceed South 08° 53' 48" West along the East boundary of said easement for a distance of 65.34 feet to the point of beginning.



RAY & GILLILAND, P.C.
 122 NORTH CALHOUN STREET
 P.O. BOX 1183
 SYLACAUGA, ALABAMA 36150
 TEL. NO. (256) 245-3253
 FAX NO. (256) 245-3202
 FILE TARRANT CITY- TOND
 DRAWN BY: JWR
 SCALE: 1" = 10'

EASEMENT SURVEY

EXHIBIT B

REAL PROPERTY APPRAISAL REPORT
 Prepared for
ALABAMA DEPARTMENT OF TRANSPORTATION

By

R. SCOTT ALLEN

6 OFFICE PARK CIRCLE, SUITE 100
 BIRMINGHAM, ALABAMA 35223

Region, Area	CITY OF TARRANT
Tract Number	TMS PROPERTIES (OWNER)
County	JEFFERSON
CPMS Number	N/A
Property Owner(s)	TMS PROPERTIES
Address of Owner(s)	100 15 TH STREET EAST, TUSCALOOSA, AL 35401
Property Address	1220 GENEVA STREET, TARRANT, AL 35217
Contact Person	MR. TERRY COCHRANE
Telephone Number	205-886-1935

Original Date of Report	10/26/2017	Revised Date of Report	N/A	Effective Date of the Appraisal	10/23/2017
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Please Note: (Rev. 2/14)

This report is intended for use by the Alabama Department of Transportation and was developed with consideration of ALDOT'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)(xi).*

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

Uniform Standards of Professional Appraisal Practice (USPAP)

This written real property 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:

Error! Reference source not found.County: Jefferson

FA-2 (Rev. 4/15)

October 26, 2017

Mayor Loxcil B. Tuck
Mayor of Tarrant
1604 Pinson Valley Parkway
Tarrant, AL 35217

RE: Error! Reference
source not found.
Tract Number TMS PROPERTIES
County JEFFERSON

In compliance with you 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 October 20, 2017 Owner Declined
The owner designated a representative to meet with me; that person was contacted N/A
The owner's representative is identified as N/A
The property was inspected on October 23, 2017
Those inspecting the subject property with me were N/A
I was unable to contact the owner; a certified/return receipt requested letter was sent to the last known address of the owner. Two (2) weeks from the date of the certified letter were allowed for a reply. A copy of the certified letter is included in the Addenda. The certified letter was mailed on the following date. N/A

Attached is my report which contains the supporting pertinent site and market data gathered and compiled in my investigation and analyses.

Based on my analysis, the following is my opinion of the fair market value of the referenced property as of July 22, 2017

	<u>Total Acquisition</u>	<u>Partial Acquisition</u>
Fair Market Value Before the Acquisition:	N/A	\$2,650
Fair Market Value After the Acquisition:	N/A	\$2,465
Fair Market Value of the Acquisition:	N/A	\$185

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,



R. Scott Allen, MAI
State Certified General Real Property Appraiser
Alabama License Number #S00441.

Enclosures

Error! Reference source not found. County: Jefferson

FA-3: (Rev. 4/15)

EFFECTIVE DATE OF APPRAISAL 10/23/2017

APPRAISAL REPORT SUMMARY

OWNER	TMS PROPERTIES (MR. TERRY COCHRANE)	PROJECT NO.	N/A Error! Reference source not found.
ADDRESS	1220 GENEVA STREET	COUNTY	JEFFERSON
CITY / STATE	TARRANT, AL 35217	TRACT NO.	TMS PROPERTIES

APPRAISED AREA BEFORE APPRAISED AREA AFTER AREA TO BE ACQUIRED
 6,600+-S.F. 6,600+-S.F. 0

VALUE BEFORE THE TAKING		VALUE AFTER THE TAKING	
Land Value	is \$2,650	Land Value	is \$2,465
Improvement Value	is \$0	Improvement Value	is \$0
Total Value	is \$2,650	Total Value	is \$2,465
DIFFERENCE BETWEEN BEFORE AND AFTER VALUES			
		\$2,465	

VALUATION DETAILS OF PORTION TO BE ACQUIRED

1. Land		Value
Item	Description	
Acquired Area	N/A	\$0
P.D.E. Area	466+-S.F. X \$.40 Per S.F. X 100% = \$186; \$185 Rd.	\$185
T.C.E. Area	Ac @ \$	\$0

2. Improvements on Land to be Acquired		
TOTAL VALUE OF THE IMPROVEMENTS TO BE ACQUIRED		0
3. Estimated Damages to Remaining Property		
Total Damages \$		0
4. Estimated Specific Benefits to Remaining Property		
Total Benefits \$		0
5. Damages Less Benefits		
Net To Remainder		\$0
6. Sum of Above Values		
TOTAL VALUE OF PORTION ACQUIRED		\$185

7. Remarks: (Extraordinary assumptions and/or hypothetical conditions that affect the analysis, opinions and conclusions found in this report.)

1. It should be noted that the subject property contains a building that is not considered to be damaged by the acquisition. As such, the writer is providing a partial appraisal only, which is as of the land area impacted and the site improvements located in same. However, if the potential condemnation is appealed to Circuit Court, a complete Before and After Appraisal including all improvements would be required.

2. It should be noted that the writer has not been provided a tract sketch indicating a Before and After Land size. The writer has been provided a plat that also included a legal of the property acquired but did not describe the entire site. The writer therefore has therefore utilized the Jefferson County Tax Assessor's Maps in the determination of total land size and in the Site Description section of this report. The writer has also calculated the area encumbered by the easement by using the legal description. If a final survey or tract sketch is obtained which indicates physical characteristics different from those used in this report, the valuation should be amended accordingly.
3. It should be noted that there is no acquired area associated with the subject. The acquisition consists of a permanent drainage easement. It is the writer's understanding that this will allow the building of no improvements and that the owner of the easement will be allowed to flood the easement area. The property owner will essentially retain no rights; as such, the writer is valuing the easement in 100% fee simple.
4. The writer has not been provided any environmental studies or other information related to the environmental situation on site. The writer is specifically assuming that the subject site is free and clear of all environmental problems. However, if it is subsequently determined that there are environmental problems on site, the valuation should be amended accordingly.
5. It should be noted that the subject property has existing fencing on site. The writer has been informed that all fencing will remain or will be replaced in a similar or superior manner. The writer is specifically assuming that this is the situation. However, if it is subsequently revealed that this is not the situation, the valuation should be amended accordingly.

FA-4: (Rev. 5/15)

Tract No.: TMS PROPERTIES
Error! Reference source not found.

Purpose of Appraisal: The purpose of the appraisal is to form an opinion of fair market value of the subject property both before and after the acquisition of, all or a portion of, property by the City of Dothan 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 ALDOT and appraiser.)

General Scope Statement: The appraiser shall: 1) Develop & report a market area analysis showing the appraiser's familiarity with real estate values & market trends evidenced by recent comparable sales/rental data to be included in this report or in a master file (verified with a party of the transaction). 2) Identify the subject property physically and legally (ownership). 3) Personally inspect the appraised property, the project map and construction plans (check availability); provide detailed descriptions of the property's physical characteristics before and after the acquisition, detailed descriptions of all improvements, interior and exterior inspection of all structures as well as photographs of all improvements. 4) Provide an Appraiser scope of work statement consistent with ALDOT policies which includes the appraisal problem/assignment and the agreed to scope of work on the work authorization and/or any subsequent revision to the scope pre-approved by ALDOT. 5) Report the analysis, opinions and conclusions supported by relevant evidence and logic to ensure credible results for the intended use (condemnation litigation). 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).

Scope of Work: (To be developed jointly by ALDOT 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 defines the problem to be solved, 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).

Tact Specific Scope Statement: The writer's assignment is to estimate the market value of the subject in the Before and After Situation and to estimate the value of the Acquisition. The first step in the assignment is to view the subject property in order to determine the methodology needed to complete the assignment. The viewing indicated that the subject property contains an older residence that is in fair condition at best. Typically, all three approaches to value would be considered. However, the subject taking is not considered to impact the improvement or the remaining land and all site improvements are to be replaced. As such, the writer is valuing the subject property as vacant land and the only applicable approach would be the Market Approach. The writer has omitted the Cost and Income Approaches, although omission of the Cost and Income Approaches as Improved are considered to have no impact on the reliability of this report.

The writer searched the neighborhood for land sales. This indicated that there was very limited data in the neighborhood and in Tarrant in general. The writer therefore expanded the search for sales to include other, surrounding communities that would be considered similar. Although these also indicated limited data, the writer was able to obtain sufficient sales available in order to provide a creditable value estimate. These are detailed in the addenda of this report and are analyzed in the Before and After Valuation sections of the report.

Property Rights Appraised: Fee Simple Title (Encumbrances should be noted in the report)

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)

FA-4: (Rev. 5/15)

Tract No.: TMS PROPERTIESError! Reference source not found.

Grantor	Grantee	Date	Book	Page	Consideration	Verification

The writer is aware of no open market transactions involving the subject that have occurred in the prior five years.

Date(s) Subject Inspected:	10/23/2017				
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Tax Assessment Data:

County Tax ID No.	23 00 08 2 008 008	Annual Taxes	\$495.20
County Appraised Value	\$43,900	Assessed Value	\$9,870

Zoning:	R-HD, High Density Residential. Fairly restrictive zoning that restricts use to single family or duplexes and also allows limited institutional uses such as parks and public buildings. Other institutional uses such as churches and schools are permitted on approval. 50' lot width and 7,000+-S.F. lot size. However, the subject is considered grandfathered into the existing zoning requirements. Commercial, multi-family and industrial uses are prohibited.	Flood Hazard:	FEMA Flood Map Panel #01073C0384G, with an effective date of September 26, 2016. Subject is completely outside of a federally designated flood hazard area.
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Utilities Available to Site:

Public Sewerage: Yes	Public Water: Yes	Electricity: Yes	Natural Gas: Yes
Septic System: No	Well Water: No	Telephone: Yes	Cable: Yes
Other:	None Noted		

Description of any On-Site Septic/ Water System(s): (Capacities, areas, depths, equipment, piping, adequacies, etc.)
 There are assumed to be no septic systems on site.

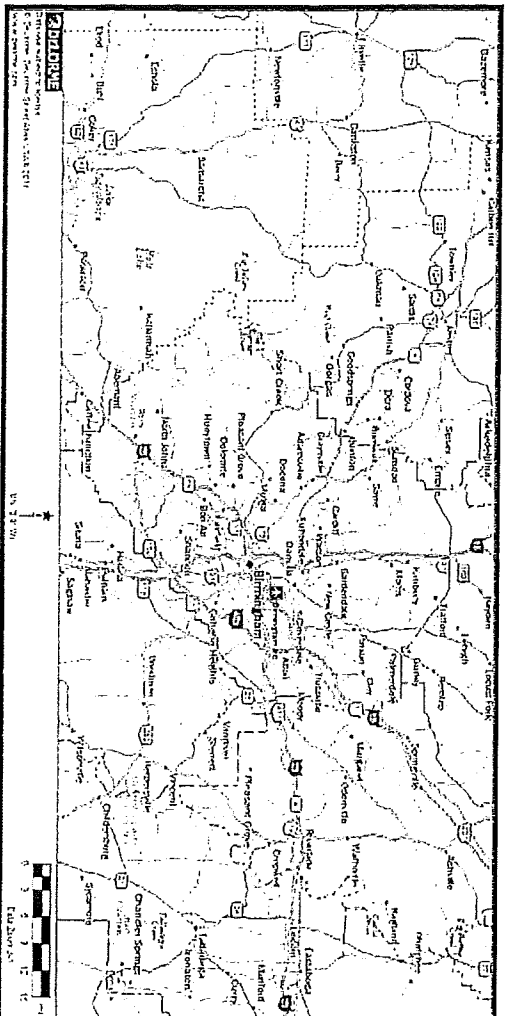
FA-5: (Rev. 4/15)

Tract No.: TMS PROPERTIES
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MARKET AREA ANALYSIS

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

COUNTY DATA: [Jefferson] County



Birmingham is located near the southern terminus of the Appalachian Mountains, which creates a great diversity in topography, varying from nearly level to very steep. This topography has played a role in the development of the area as well as influencing land utility and values. On average, the area lies at about 620 feet above sea level, with elevations varying from about 583 to 1,200 feet. The area is situated in a geologic zone known as the "Valley and Rift" district, which is generally an accurate description of the prevailing topography in the area. The thin ridges of several mountains run through the area, generally in a northeast-southwest manner, with the ridges paralleling one another, and broad, rolling valleys in between. Of particular note are Red Mountain, Shades Mountain, Sand Mountain, and Oak Mountain, which have played a major role in the history of the region, and have been a major influence on the pattern of development.

These prominent ridgelines divide the area into several watersheds, with the northerly portion lying in the Warrior River watershed, the eastern portion drained by the Coosa River, and the southerly portion by the Cahaba. The Coosa has been dammed in numerous locations, existing now as a series of interconnected reservoirs. The Warrior basin serves as an inland waterway, draining to the Tombigbee in western Alabama, and then to the Gulf. The Cahaba is largely free-flowing, and serves as the primary source of drinking water for much of the region.

The area is noted for its mineral wealth, which was the source of its initial development in the late 1800's. Iron ore, coal, and limestone are all prevalent in many portions of the area: all of the basic ingredients required for iron production, the region's first major industry. In addition, oil and gas reserves have been found in some areas, particularly in the coal fields of the Black Warrior River basin lying in Walker and west Jefferson Counties. Historically, mining (strip, shaft, and long-wall) has played an important role in the economy of the area. As a result, there are a number of old mining shafts, which, along with natural underground streams and limestone sinkholes, have caused some problems and must be addressed before heavy construction is considered for a site. Soils in the area are predominantly loam clay formed in a sandstone and shale residuum. This soil is appropriate for most types of construction with little beaming problems. While much of the terrain is rolling, it is supportive of some agricultural uses, with active farming ongoing in all counties. Much of the area surrounding Birmingham itself consists of timberland, with large tracts of forested slopes located throughout the area.

Error! Reference source not found.County: Jefferson

CLIMATE

The climate in the area is fairly typical for the southeastern United States. Average temperature for the year is about 62°F, although average temperatures through the year generally range from the low-30's to the low-90's, with a record low of 6°F and high of 106°F. Average rainfall for the year is about 56", with the early spring experiencing the most. Snowfall is generally infrequent, but averages about 1". Given the general lack of snowfall, area governments are not fully equipped to handle winter weather situations, and road closings and power outages are not unheard of in the winter. However these generally cause less than a week of slowdowns or loss of business in a year. As with much of the Sunbelt, though, the relatively mild climate in the area is attractive, and generally results in lower energy costs and less workdays lost than for many businesses in other areas of the nation

TRANSPORTATION

Rail

Excellent rail service is available, with four interstate rail carriers and a local switching railroad with CSX & Norfolk Southern Railroads. As the eastern terminus of the Santa Fe and Burlington Northern railway, Jefferson County offers the advantage of allowing goods loaded here to be shipped across most of the country without offloading.

Water

Served by seven barge lines, Port Birmingham is the largest inland commodities shipping center on the Tennessee-Tombigbee Waterway. Alabama has the nation's most extensive navigable waterway system, offering easy access to international waters through the port of Mobile or northward over inland waterways to the center of the U.S.

Interstate/Highway

At the point where the I-65 north/south corridor linking the Midwest and the Gulf meets both I-20 leading to Atlanta, and I-59 between New Orleans and the Northeast, Jefferson County is centrally located where ground transport can reach 70% of the U.S. population in two days or less. Greyhound bus lines, all major package services, and more than 100 truck lines serve the area. I-459 connects I-59 on the east and moves south to I-20 and on around to I-59 on the west side of Birmingham and is the southern bypass. The northern section is soon to begin construction, however, this has been the case for several years now.

The City of Birmingham is the largest city in the state and an analysis of the subject's environment should begin with the City of Birmingham and the survey area in general. The Birmingham area is situated in the north central portion of Alabama, and is bound on the north by areas surrounding Huntsville, on the east by the Anniston-Gadsden area, on the south by the Central Alabama and Montgomery area, and on the west by the Tuscaloosa area, all of which are considered to be distinct areas influenced by varying factors. As shown in the map below, the Birmingham area enjoys central positioning in the South Central Region of the United States, and is also fairly centrally located within Alabama. This geographic position has played an important role in the development of the area, and it is anticipated that this will likely continue in the future.

Economic Stature

Once known as the South's largest manufacturing center, the Birmingham — Hoover Metropolitan Area is among the most economically diversified in the nation. Healthcare, banking and professional services have replaced steel production as the leading economic sectors. Automotive manufacturing has also emerged as a major player in the region's economic base with the location of major automotive production facilities and suppliers.

The region's healthcare sector is among the top in the southeast and is anchored by the world-renowned University of Alabama at Birmingham Medical School, which is ranked among the top three Southeastern medical schools in NIH (National Institutes of Health) allocations.

FA-5: (Rev. 4/15)

Tract No.: TWS PROPERTIESError! Reference source not found.

Banking and finance is also a major pillar of the region's economic base. Birmingham was formerly the Southeast's largest banking center outside Charlotte, North Carolina and was home to more large banks than any other U.S. city outside New York. However, SouthTrust Bank, a former top 50 bank, was acquired by Wachovia Corporation in June 2004. Regions and AmSouth Bank, which were also large banks, merged in mid-2006 and are now known as Regions Bank and is estimated to be the nation's 9th largest bank in terms of assets. Compass Bancshares, another major bank, was acquired (early 2007) by Banco, a Spanish located bank; however, all headquarters of Compass are planned to remain in Birmingham at the present time, with Compass planned to be run as an autonomous institution. After acquiring SouthTrust, Wachovia was acquired by Wells Fargo, and Colonial Bank was also placed in receivership in 2009 and acquired by BB& T. It should be noted that the loss of several national banks has not been a positive factor on overall employment in the financial sector. However, the loss of jobs has not been as severe as once feared.

With its excellent transportation network, the Birmingham – Hoover Metropolitan Area is the center of the nation's fastest developing automotive manufacturing region. Mercedes Benz, Honda and Hyundai have major manufacturing facilities within an eighty-five mile radius of downtown Birmingham. The region's economic base has benefited from its proximity to these major manufacturing facilities with the location of several automotive suppliers.

AUTOMOTIVE INDUSTRY

The first North American assembly plant built by Mercedes-Benz U. S. International, Inc., is in Tuscaloosa County. It is located 30 minutes from downtown Birmingham. Some 1,300 skilled workers produce 67,000 sport utility vehicles each year. Currently, Mercedes is spending \$600 million to expand their \$400 million plant to produce the next generation M-Class sport utility vehicle and doubled production from 80,000 vehicles per year to 160,000 per year. The addition of Mercedes to the local economy prompted *USA Today* to declare recently that Birmingham is one of the "Top Ten Metro Areas in Job Growth for International Companies." Hyundai has recently constructed a \$1 billion plant in Montgomery, AL and Toyota is constructing a \$220 million facility in Huntsville, AL. In 1999 Honda completed their \$400 million auto manufacturing plant in Lincoln, Talladega County, and 30 miles east of Birmingham. The plant produces mini-vans or SUVs as well as engines.

LIFE SCIENCES INDUSTRY

University of Alabama at Birmingham's (UAB) current economic impact is \$2.5 billion, a 22% increase over the last 3 years. UAB employs approximately 18,750 people. Over 53,000 jobs are generated by UAB directly or indirectly - 1 in every 10 jobs is in Birmingham. There are 21 hospitals with a total of more than 6,500 hospital beds in metro Birmingham. UAB medical center is ranked #3 in the nation (behind only Mayo Clinic and Mass. General) in overall quality and health care (Source: *The Best in Medicine*). UAB's physical plant is 11 million square feet, on 80 city blocks. The Teaching Hospital has 2.1 million square feet. UAB performs the greatest number of Liver transplants in the U.S. and is 4th in the U.S. in Heart transplants. UAB ranks 1st in the southeast for Life Science (15th nationally) and 1st in Medical Science (13th nationally) research and development. UAB Research Park at Oxmoor is located in the Oxmoor Valley. The Park's master plan calls for the development of 100 acres of office and laboratory space for use by research and development and high-technology companies. The first of a projected 25 buildings is the 67,800 square-foot facility known as the QADI Technology Center which housed the UAB Incubator Program. UAB ranks 2nd in the southeast (9th nationally) for Psychology research and development. The book, *The Best Doctors in America*, lists 74 doctors from UAB - approximately 15% of UAB's full-time medical faculty.

Birmingham-based Southern Research Institute is the largest independent, nonprofit R&D laboratory in the Southeast. Employing some 300 scientists, SRI is a leader in micro encapsulation, pollution control, missile guidance systems, and cancer research. Of the 30 anti-cancer drugs in use today, four were developed at SRI - more than any other single institution.

Error! Reference source not found. County: Jefferson

The Birmingham-based Alabama Sports Medicine Institute is world-renowned for its expertise in treating sports-related injuries.

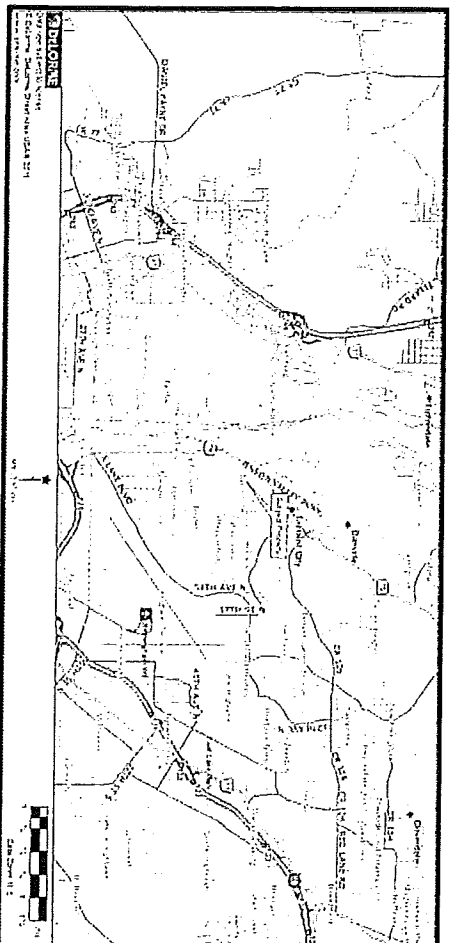
FA-5- (Rev. 4/15)

Tract No.: TMS PROPERTIES
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Conclusion

In summary, Jefferson County is the largest county in the state of Alabama and home to the largest metropolitan area, the Birmingham-Hoover MSA. It also has an excellent health care system which is a large driver of employment. Jefferson County suffered as with other areas during the financial and economic crisis that reached its height in 2008. However, numerous residential areas have rebounded and have had increasing prices, and downtown Birmingham and surrounding areas have had good demand. The growth has also reached the outlying suburbs, and the market for the more in-demand areas is considered good. Overall, it is the writer's opinion that demand ranges from average to good at the present time.

NEIGHBORHOOD DATA:



The subject neighborhood is located in the city of Tarrant in Jefferson County, Alabama. The neighborhood is bordered on the south by Interstate 59. The western boundary is considered to be Sand Mountain, which is a physical boundary separating the neighborhood from the Fulbondale community. The eastern boundary is considered to be the residential development located off of Highway 79. The northern boundary is considered to be the less developed areas to the north of Pinehill Road. The neighborhood is generally considered to be those areas located on and just off of Highway 79 in the Tarrant community.

Major access through the neighborhood is provided by Highway 79. This is a six lane, north/south road that intersects with Interstate 59/20 in the southern section of the neighborhood. This road continues in a northern direction providing access to the Cleveland community and continuing into the city of Gunterville to the north. Vanderbilt Road is located in the southern section of the neighborhood and runs around the Birmingham Airport to the east and provides access to Highway 31 to the west. Alabama Highway 75 is located east of the neighborhood, and is a north/south highway that runs through the Centerpoint community and provides access to the city of Oneonta to the north. The remaining roads in the neighborhood are typically two lane, paved residential type streets that are laid out in somewhat of a grid type pattern. The writer is aware of no road or other highway developments that would have an impact on traffic patterns in the neighborhood.

The development along Pinson Valley Parkway is mixed. Just north of the subject there primary commercial developments such as fast-food restaurants. There are also several older, more secondary retail uses such as a bait bonding, smaller retail, and small gas stations. There are also several industrial users located in the neighborhood. The major development is located at the southern boundary of the neighborhood and is the Birmingham International
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Airport. There are also more higher quality industrial users at this portion of the neighborhood. The industrial development also becomes more concentrated in the northern section of the neighborhood and consists of numerous

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light manufacturing facilities that have typically experienced average to good occupancy. Off of the major roads, the development tends to be either more secondary quality commercial changing to predominately lower priced residential uses. There has also been little new development in the recent past.

In summary, the subject neighborhood is located in the city of Tarrant. The neighborhood has experienced little construction in the recent past, particularly in regard to residential developments. There has also been relatively little new industrial construction. However, the neighborhood has good access to Interstate 50/20, and Pinson Valley Parkway is a six lane road through the neighborhood. The Birmingham International Airport is also located in the neighborhood, which is a positive factor for industrial use. It is the writer's opinion that commercial and residential properties should be in fair to average demand at this time, with industrial properties considered in average demand.

SITE DATA:

(Incl: marketability factors; i.e.-access, frontage, depth, shape, topo, soils, improvements, easements, encroachments, etc.)

The subject site is a triangular shaped parcel that consists of approximately 6,600+-S.F. The site is level and at road grade. It contains approximately 84.5+-L.F. on the southeastern margin of Jackson Boulevard and approximately 115.1+-L.F. along the west margin of Geneva Street. The site is also adjacent to a drainage ditch and it appears that a small portion of the subject is in the ditch. The site has chain link fencing on site and there is a small parking area. The landscaping consists of natural grassed areas and some trees. The site is outside of a flood hazard area and appears to drain adequately. Overall, the subject site is a corner parcel located along Geneva Street and Jackson Boulevard, although Geneva Street dead-ends just past the subject. It is located in an area of numerous residential uses but is near Pinson Parkway. There has been little development in the recent past, and the area is typically lower priced residential. Overall, it is the writer's opinion that the subject site should be in fair demand at the present time.

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

The subject property is improved with a small residence that was reportedly rented at one time at unknown terms but appears vacant at the present time.

Description of Proposed Acquisition: (Explain physical data needed to locate & describe the proposed acquisition, along with any noted encumbrances, to the reader of the report and to those present at the following meeting)

There are no acquired areas. There is a Permeant Drainage Easement (P.D.E.) which will encumber the site. The proposed P.D.E. consists of approximately 466+- S.F., per scaling of the legal description. It is a permanent drainage easement which will allow no construction of improvements and is valued in fee simple. The acquisition begins along the southwestern margin of the site, along a portion of an existing drainage area, and then runs in a northern direction for 58.51+-L.F. until it intersects with Jackson Boulevard. It then turns in a northeastern direction and runs for 10.79+- L.F. along Jackson Boulevard where it then turns and runs in a southern direction for 65.34+-L.F. to the southern property line. The acquisition is in the range of 7.50 to 7.55+-L.F. in depth. of the easement holder. As such the P.D.E. is considered to be 100% damaged. However, no other improvements or the remaining land area is impacted.

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

Date(s) of Required Meeting(s):

Attendees: N/A

Personal Property / Specialty Items Being Acquired or Damaged by Proposed Acquisition: (list & identify all non-usual/customary items of personal property; also any specialty items such as merchantable timber, crops, minerals, etc.)
Items of Personal /Specialty Property:

Item	Brief Description	Item Owner
------	-------------------	------------

Appraiser Comments:

N/A

*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.

FA-7: (Rev. 4/15)

Tract No. TMS PROPERTIES
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Highest & Best Use Analysis Before the Acquisition):

(More than a statement of the appraiser's opinion: Considering supply & demand factors: describe in the depth and detail required by its significance to the appraisal assignment.) Attach additional pages if necessary.

As (As If) Vacant	Physically Possible
<p>The subject site consists of approximately 6,600+ S.F. It is a generally level and at grade parcel that is outside of a flood hazard area. Although this is a smaller lot the size could be developed with smaller residential, commercial or potentially some form of shop type use. However, the small size is considered a restriction on use.</p>	
	Legally Permissible
<p>The subject property is zoned R-HD, which is a Residential High Density Zoning. This is a fairly restrictive zoning that limits the development to single and duplex residential and limited institutional uses such as parks and public buildings. Other institutional uses, such as churches and schools, are allowed based on approval. All commercial, industrial and multi-family uses are prohibited. It appears that the subject is restricted to some form of residential or institutional type use. In addition, the minimum land size is 7,000+ S.F., while the subject has a land size of 6,600+ S.F. However, the subject site is considered to be grandfathered into the existing zoning requirements. The site would be considered a legally non-conforming use.</p>	
	Financially Feasible
<p>The subject property has physical restrictions due to its smaller size but this is not considered to preclude development. It is legally restricted to some form of residential or limited institutional type use. The writer considered the return for these two uses. However, the most consistent development in the area is for residential, and the small size would likely be a negative factor for institutional use. It appears highly speculative to assume that an institutional user would locate on site. Residential use is considered a consistent use in the neighborhood and is considered to bring the greatest net return.</p>	
	Maximally Productive
<p>It is the writer's opinion that the most maximally productive use would be as some form of residential type use.</p>	
	Reasonably Probable Conclusion
Residential	
As Improved (if Applicable)	N/A

LAND SALES APPROACH:

BEFORE

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LAND VALUATION

SUBJECT SIZE 6,600+S.F.

COMPARABLE SALES	#	1	2	3	4
Date of Sale		8/15/16	10/8/14	10/16/15	3/23/17
PROPERTY RIGHTS CONVEYED					
SALE PRICE		\$6,300	\$2,000	\$5,000	\$11,000
A-Typical Financing Terms		\$0	\$0	\$0	\$0
Special Conditions of Sale		\$0	\$500	\$0	\$500
Market Conditions		\$0	\$0	\$0	\$0
ADJUSTED SALES PRICE		\$6,300	\$2,500	\$5,000	\$11,500
Size of Sale (Sf)		26,720	10,010	14,762	43,538
SALE PRICE PER SF		\$0.24	\$0.25	\$0.34	\$0.26
Adjustments:					
Location		-10.0%	0.0%	10.0%	-10.0%
Topography		10.0%	5.0%	0.0%	20.0%
Shape		0.0%	0.0%	0.0%	0.0%
Utility		0.0%	0.0%	0.0%	0.0%
Size		15.0%	5.0%	10.0%	25.0%
Other-		20.0%	0.0%	0.0%	20.0%
Net Adjustment		<u>35.0%</u>	<u>10.0%</u>	<u>20.0%</u>	<u>55.0%</u>
ADJ PER S.F. VALUE		\$0.32	\$0.27	\$0.41	\$0.41

Explanation of Adjustments

Property Rights Conveyed	Each of the sales were fee simple transactions and no adjustment is required for this factor.
Non-typical Financing Terms	Each of the sales were cash to seller and no adjustment is required for this factor.
Special Conditions of Sale	Each of the sales were open market transactions with neither party under duress. Each is considered to require no adjustment for conditions of sale.
Market Conditions:	The sales occurred between October 2014 and March 2017. The market for properties such as the subject has been stable over this time period. It is the writer's opinion that it would be speculative to make an adjustment in this instance and none is made.
Location:	The subject property is located in the city of Tarrant. Sale #1 is located in the city of Ft.tondale in a more established neighborhood. It is considered superior in condition and is adjusted downward 10%. Sale #2 is located east of the subject near CenterPoint but in a similar neighborhood that is considered similar in this regard and required no adjustment. Sale #3 is located in an inferior location and is adjusted upward 10%. Sale #4 is located west of the neighborhood, near Highway 31 and Ft.tondale. It is considered a superior location and is adjusted downward 10%.
Topography:	The subject site is generally level and at road grade. Sale #1 is above grade and is adjusted upward 10%. Sale #2 is slightly upward sloping and is adjusted upward 5%. Sale #3 is level and at grade and considered similar. Sale #4 had a sharply upward sloping terrain and is inferior in this regard. It is adjusted upward 20%.
Shape:	The subject is triangular in shape. However, it is not to an extent that would have an impact. The sales are each considered overall similar in shape and no adjustment is considered necessary.
Utility:	Each of the sales are single family residential parcels that are similar in utility. Each is considered overall similar in utility and no adjustment is considered necessary.
Size:	The writer has adjusted for differences in size, although when considering the smaller size of the subject and thus the reduction in use the impact of size is not as great for other properties. Sale #1 is much larger and is adjusted upward 15%. Sale #2 is also larger and adjusted upward 5%. Sale #3 is larger and adjusted upward 10%, while Sale #4 is much larger and is adjusted upward 25%.

FA-8: (Rev. 4/15)

LAND SALES APPROACH:

BEFORE

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Other - Sewer	The subject has access to sewer. Sales #1 and #4 did not have access to sewer and are inferior in this regard. Each is adjusted upward 20%. Sales #2 and #3 did not have access to sewer and required no adjustment.
Correlation:	The preceding sales had an adjusted range of \$.27 to \$.41 per S.F., with a mean of \$.35 per S.F. When considering all factors, it is the writer's opinion that a reasonable estimate as to the market value of the subject would be in the upper end of the range and above the mean at say \$.40 per S.F. This is illustrated as follows.

Before Land Value Conclusion: 6,600+S.F. @ \$.40 per S.F. = \$2,640 \$2,650 Rd.

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FA-10: (Rev. 4/15)
DESCRIPTION OF NON-RESIDENTIAL (Commercial) IMPROVEMENT(S)

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All Information Is As Of Date of Inspection (or Date of Condemnation)

The only improvements that are being acquired consist of site improvements. There are some grassed areas but these are considered to contribute no value. In addition, all fencing is considered to be replaced in a similar or improved manner. No other building or site improvements are included in the acquisition.

NOTE: ALL IMPROVEMENTS SHALL BE PHOTOGRAPHED, EVEN IF NO VALUE OR VALUATION NOT INCLUDED IN THE SCOPE

CORRELATION OF BEFORE VALUE

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MARKET APPROACH	(VALUE INDICATION)	\$	2,650
INCOME APPROACH	(VALUE INDICATION)	\$	
COST APPROACH	(VALUE INDICATION)	\$	

Reconciliation/Remarks: *(If an approach is not considered applicable, the appraiser shall state why.)*
 The writer is valuing the land only, with no consideration given to the improvements. As such, the only applicable approach in this instance would be the Market Approach.
BEFORE VALUE CONCLUSION: \$ 2,650

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

<u>Value of the Acquisition</u>	Effective Date of Appraisal:	October 23, 2017
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

AFTER

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

The property in the After Situation will have the same land area. It will have approximately 466+-S.F. of land area that will be encumbered by a P.D.E. and this area is considered to be impacted and valued in fee. All fencing will be replaced in a like or improved manner. No building or site improvements will be impacted. The subject in the After Situation will be the same other than the area placed in a P.D.E.

Highest and Best Use of the Property After the Project: This would be the potentially marketable use *after the acquisition* that is maximally productive (results in highest value) with the criteria being a use that is: reasonably probably (supply and demand are key considerations), physically possible, legally permissible and economically feasible (discuss each). *(More than a statement of the appraiser's opinion, describe in the depth and detail required by its significance to the appraisal.)* Attach additional pages if necessary.

As (As If) Vacant	Physically Possible
The subject site consists of approximately 6,600+-S.F., of which approximately 466+-S.F. is encumbered by a P.D.E. It is a generally level and at grade parcel that is outside of a flood hazard area. Although this is a smaller lot the size could be developed with smaller residential, commercial or potentially some form of shop type use. However, the small size is considered a restriction on use.	
	Legally Permissible
The subject property is zoned R-HD, which is a Residential High Density Zoning. This is a fairly restrictive zoning that limits the development to single and duplex residential and limited institutional uses such as parks and public buildings. Other institutional uses, such as churches and schools, are allowed based on approval. All commercial, industrial and multi-family uses are prohibited. It appears that the subject is restricted to some form of residential or institutional type use. In addition, the minimum land size is 7,000+-S.F., while the subject has a land size of 6,600+-S.F. However, the subject site is considered to be grandfathered into the existing zoning requirements. The site would be considered a legally non-conforming use.	
	Financially Feasible
The subject property has physical restrictions due to its smaller size but this is not considered to preclude development. It is legally restricted to some form of residential or limited institutional type use. The writer considered the return for these two uses. However, the most consistent development in the area is for residential, and the small size would likely be a negative factor for institutional use. It appears highly speculative to assume that an institutional user would locate on site. Residential use is considered a consistent use in the neighborhood and is considered to bring the greatest net return.	
	Maximally Productive
It is the writer's opinion that the most maximally productive use would be as some form of residential type use.	
	Reasonably Probable Conclusion
Residential	

LAND SALES APPROACH:

AFTER

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LAND VALUATION

SUBJECT SIZE 6,600+-S.F.

COMPARABLE SALES	#	1	2	3	4
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PROPERTY RIGHTS CONVEYED		\$0	\$0	\$0	\$0
A-Typical Financing Terms		\$0	\$0	\$0	\$0
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Location		-10.0%	0.0%	10.0%	-10.0%
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Shape		0.0%	0.0%	0.0%	0.0%
Utility		0.0%	0.0%	0.0%	0.0%
Size		15.0%	5.0%	10.0%	25.0%
Other-		20.0%	0.0%	0.0%	20.0%
Net Adjustment		35.0%	10.0%	20.0%	55.0%
ADJ PER S.F. VALUE		\$0.32	\$0.27	\$0.41	\$0.41

Explanation of Adjustments

Property Rights Conveyed	Each of the sales were fee simple transactions and no adjustment is required for this factor.
Non-typical Financing Terms	Each of the sales were cash to seller and no adjustment is required for this factor.
Special Conditions of Sale	Each of the sales were open market transactions with neither party under duress. Each is considered to require no adjustment for conditions of sale.
Market Conditions:	The sales occurred between October 2014 and March 2017. The market for properties such as the subject has been stable over this time period. It is the writer's opinion that it would be speculative to make an adjustment in this instance and none is made.
Location:	The subject property is located in the city of Tarrant. Sale #1 is located in the city of Ft.ondale in a more established neighborhood. It is considered superior in condition and is adjusted downward 10%. Sale #2 is located east of the subject near CenterPoint but in a similar neighborhood that is considered similar in this regard and required no adjustment. Sale #3 is located in an inferior location and is adjusted upward 10%. Sale #4 is located west of the neighborhood, near Highway 31 and Ft.ondale. It is considered a superior location and is adjusted downward 10%.
Topography:	The subject site is generally level and at road grade. Sale #1 is above grade and is adjusted upward 10%. Sale #2 is slightly upward sloping and is adjusted upward 5%. Sale #3 is level and at grade and considered similar. Sale #4 had a sharply upward sloping terrain and is inferior in this regard. It is adjusted upward 20%.
Shape:	The subject is triangular in shape. However, it is not to an extent that would have an impact. The sales are each considered overall similar in shape and no adjustment is considered necessary.
Utility:	Each of the sales are single family residential parcels that are similar in utility. Each is considered overall similar in utility and no adjustment is considered necessary.
Size:	The writer has adjusted for differences in size, although when considering the smaller size of the subject and thus the reduction in use the impact of size is not as great for other properties. Sale #1 is much larger and is adjusted upward 15%. Sale #2 is also larger and adjusted upward 5%. Sale #3 is larger and adjusted upward 10%, while Sale #4 is much larger and is adjusted upward 25%.

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FA-16 (Rev. 4/15)

LAND SALES APPROACH:

AFTER

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Other - Sewer	The subject has access to sewer. Sales #1 and #4 did not have access to sewer and are inferior in this regard. Each is adjusted upward 20%. Sales #2 and #3 did not have access to sewer and required no adjustment.
Correlation:	The preceding sales had an adjusted range of \$.27 to \$.41 per S.F., with a mean of \$.35 per S.F. When considering all factors, it is the writer's opinion that a reasonable estimate as to the market value of the subject would be in the upper end of the range and above the mean at say \$.40 per S.F. This is illustrated as follows.

After Land Value Conclusion: 6,600+-S.F. X \$.40 per S.F. = \$2,640 \$2,650 Rd.

After Land Value Conclusion:	6,600+-S.F.	@	\$.40 Per S.F.	= \$	2,650 Rd.
Less P.D.E. Value Conclusion:	466+-S.F.	@	\$.40 Per S.F. = \$186;	\$	185 Rd.
After Land Value Conclusion:		@		= \$	2,465

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Correlation of After Value

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MARKET APPROACH	(VALUE INDICATION)	\$	\$
INCOME APPROACH	(VALUE INDICATION)	\$	\$
COST APPROACH	(VALUE INDICATION)	\$	\$

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REMARKS/CORRELATION OF VALUE: *(If an approach is not considered applicable, the appraiser shall state why.)*
The writer is providing a partial appraisal, which is of the land only. In the After Situation the writer is providing a market value estimate of the land only. As such, the Cost and Income Approaches are not considered applicable.

Preliminary After Value Conclusion:

\$

Value of Temporary Easement(s) *(When there is a Before and After, Use After Unit Value)*

Annual ground rent is multiplied by Present Worth Interest Factor (PWIF for \$199)

For a period of 3 years unless otherwise specified.

Annual Rent \$

PWIF (Yrs)

X

= \$

FINAL VALUE CONCLUSION (Preliminary Less TCG): \$

2,465

Value For Acquisition

Effective Date of Appraisal:

10/23/2017

Fair Market Value Before the Acquisition:

\$ 2,650

Fair Market Value After the Acquisition:

\$ 2,465

Fair Market Value For the Acquisition:

\$ 185

Breakdown of the Acquisition

Land:	N/A	\$	
Permanent Easements:	466+-S.F. X \$.40 Per S.F. = \$186; Rd. to \$185	\$	185
Temporary Easements:	N/A	\$	
Improvements:	Trees	\$	
Specialty Items:	N/A	\$	
Damages:	N/A	\$	
Less Enhancement:	N/A	\$	

EFFECT OF THE ACQUISITION: *(Describe all factors impacting on marketability which are considered to be attributable to the acquisition)*

The acquisition will result in approximately 466+-S.F. being included in a P.D.E. that is valued as 100% in fee. No other building or site improvements will be impacted.

Statement of: Explanation and Support for the estimated cost to relocate or cut-off structure (s) where applicable or requested by the State.

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CERTIFICATE OF REAL PROPERTY APPRAISER

State of Alabama

County of: Jefferson

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 publically 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'.
- No one provided significant professional assistance unless they are named in the report and their qualifications included.
- My opinion of the fair market value, just compensation, for the acquisition as of October 23, 2017 is \$185 based on my independent appraisal and the exercise of my professional judgment.

October 26, 2017

Signature:

Date

Name(Print): R. Scott Allen, MAI

State Certified

General

Real Property Appraiser

Alabama License Number: #G00441

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Tract No. TMS PROPERTIES
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ADDENDA


Enter 'As checked below' or 'See Master File'

X	Sales (& Subject) Location Map(s)
X	State Certification License
X	Qualifications of Appraiser
X	General Assumptions & Limiting Conditions (Note: any areas of conflict with ALDOT, State, and/or Federal Regulations/guidelines are notwithstanding and have no force and affect) –
X	Photographs of Subject Area To Be Acquired, & Location, Form FA-22A
X	Photographs of Improvements (Exterior & Interior), Form FA-22B
X	Improvement Sketch, Form FA-22C
X	Total Property Sketch/Plat, Form FA-22D (*)
X	Comparable Sales

*To be furnished by the State

Tract No. TMS PROPERTIES
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State of Alabama



This is to certify that

R. Scott Allen

*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: G00441
 EXPIRATION DATE: 09/30/2019

Signa Pondera
 Executive Director
 ALABAMA REAL ESTATE APPRAISERS BOARD

FA-22: (Rev. 4/15)

Tract No. TMS PROPERTIES
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QUALIFICATIONS

R. SCOTT ALLEN MAI
Real Estate Appraiser
Alabama Certified General Real Estate Appraiser #G00441
EDUCATION

University of Alabama, Tuscaloosa, Alabama
Bachelor of Science in Small Business Management, July 1992

College related to real estate including appraisal, sales, management and finance.

Appraisal Institute Courses:

- 110 Appraisal Principles
- 120 Appraisal Procedures
- 310 Basic Income Capitalization
- 320 General Applications
- 510 Advanced Income Capitalization
- 520 Highest And Best Use Analysis
- 530 Cost and Market Approach
- 540 Reporting Writing
- 550 Advanced Application

EXPERIENCE

1993-1994: Keenan & Associates, Real Estate Appraisal-Consulting Firm
Hilton Head, SC - Associate Appraiser. Experience in residential, commercial, vacant land, and resort-oriented properties.

1994 – 2002: Senior appraiser at Real Property Services

January 2003 – Present: Principal, Tillman, Allen & Sizemore

Experience in appraising commercial, industrial, multi-family, special purpose and acreage. Clients include:

AmSouth Bank/Regions Bank	Monsanto Corporation	Saks 5 th Avenue
Colonial Bank/BB & T Bank	State of Alabama Department of Cons.	BFI Waste Systems
Compass Bank/BBVA Compass	U.S. Forrest Service	Gadsden Regional Hospital
Iberia Bank	City of Northport	Riverview Regional Medical
Wells Fargo Bank	City of Tuscaloosa	Regional Medical Cent. Of Anniston
Cadence Bank	City of Gadsden	Alabama Power Company
Farmers & Merchants Bank	City of Glencoe	Wallace State
The Exchange Bank of Alabama	City of Southside	Peoples Bank of Commerce
Vision Bank	Itowah County	US Small Business Administration
Renasant Bank	Cullman Economic Development	Butler Burger Group
Generations Bank	Cullman Utilities Board	Balch & Bingham LLP
Noble Bank	Gadsden Water Authority	Bradley, Arant, Boult & Cummings LLP
Citizens Bank	City of Talladega	Christian Smail, Attorney
Huntington National Bank	Advance Auto Parts	Rosen Harwood, P.A.
CB&S Bank	Gadsden Board of Education	Various Attorneys & Accountants
Peoples Bank	Joint Powers Authority (Ft. McClellan)	Alabama State Community College
Synovus Bank	Gadsden Airport Authority	Alabama Highway Department of Trans.
KeyStone Bank	First Bank of Boaz	Westenvelt
Southern States Bank	Vulcan Materials	Garver Engineering
Alabama Teacher's Credit Union	Life Insurance Company of Alabama	Russell Lands
National Bank & Trust	CVS	First Partners Bank
		National Bank of Commerce

ORGANIZATIONS

General Associate Member – Appraisal Institute
Education Chair – Alabama Chapter of the Appraisal Institute – 2003

Error! Reference source not found. County: Jefferson

FA-22: (Rev. 4/15)

Tract No. TMS PROPERTIES
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ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal covers the property as described in this report, and the areas and dimensions as shown herein are assumed to be correct.
2. The appraisers have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or identified survey of the property included in this report is only for the purpose of assisting the reader to visualize the property.
3. Responsible ownership and competent management are assumed.
4. No responsibility is assumed for matters involving legal or title considerations.
5. The information identified in this report as being furnished by others is believed to be reliable, but no responsibility for its accuracy is assumed.
6. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraisers are not required to engage in post appraisal consultation, give testimony or attendance in court by reason of this appraisal unless arrangement has previously been made therefore for an additional fee.
7. The allocation of total value to land or to buildings, as shown in this report, is invalidated if used separately in conjunction with any other appraisal.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.
9. The attached plats and other exhibits are provided to help the reader understand the writer's conclusions. Any plats or drawings are generally approximations and taken from sources deemed to be reliable. However, this is not guaranteed.
10. The writer has made no study as to the conditions and strengths of the soil and are in no way certifying that the soils are suitable for a certain type of development without a complete engineering study being provided. The writer makes no statement or certification as to the suitability of the subject property for construction of any buildings or development of the property with regard to subsurface conditions including the presence or absence of sinkholes, mining activities, wells, or buried tanks, and other objects including potentially hazardous gases such as radon. The client is urged to retain an expert in this field if desired.
11. The appraiser has inspected as far as possible by observation the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm, however, subsidence in the area is unknown. The appraisers do not warrant against this condition or occurrence of problems arising from soil conditions.
11. The liability of the appraisers, Tillman, Allen & Spemore, L.L.C., and employees is limited to the fee collected for the work done. There is no accountability, obligation, or liability to any third party.
The fee for this appraisal or study is for the services rendered and not for the time spend on the physical report.
12. Acceptance of and/or use of, this appraisal report constitutes acceptance of all of the assumptions and limiting conditions.
13. The writer has not considered the impact of any environmental studies that would limit the use of the subject property. If any environmental studies affect the utilization of the subject property, the value should be amended accordingly. It is the reader's responsibility to ascertain any limitations by environmental studies that may be conducted in the future.
14. Unless otherwise stated in this report, the existence of hazardous substances including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
15. It should be understood that:
 - (a) The appraiser is not an expert in the field of hazardous materials;
 - (b) The appraisal was prepared for purposes as stated in the appraisal and does not constitute an expert inspection of the property;

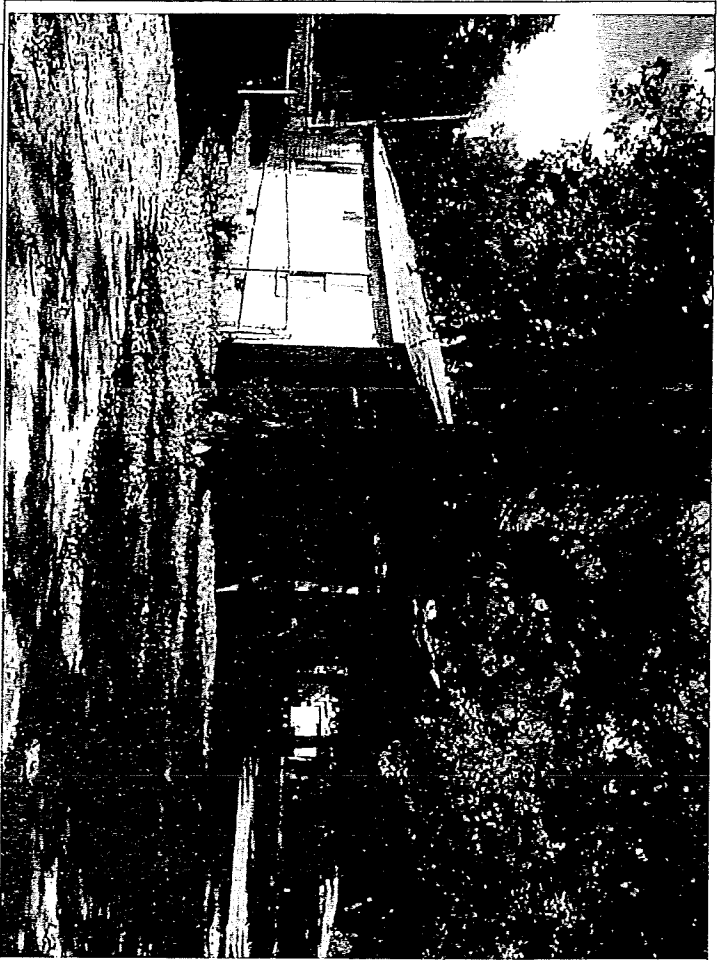
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ASSUMPTIONS AND LIMITING CONDITIONS

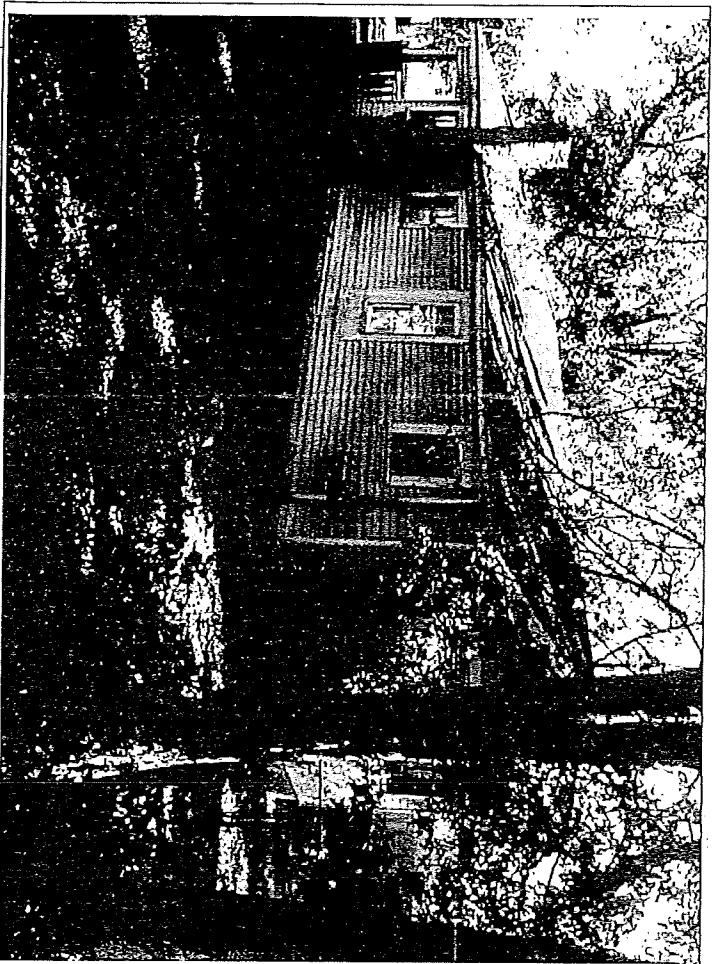
- (c) The only way to be certain as to the condition of the property with respect to "environmental hazards" is to have an expert in the field inspect the property;
- (d) The appraisal should not be relied upon as to whether or not environmental hazards actually exist on the property.
- The value(s) estimated herein is based on the assumption that no such "environmental hazards" are associated with the subject property. If an environmental audit is performed on the subject property after the effective date of the appraisal and a negative environmental audit is the result, this firm reserves the right to review and revise this appraisal report and the value conclusions. Additional charges based on this firm's then prevailing hourly rates will be made for such services.
16. This firm assumes no responsibility for hidden or unapparent conditions of the property, subsurface or structures, or the correction of any defects now existing or that may develop in the future. Equipment components are assumed in good working conditions unless otherwise stated in this report.
17. The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; further that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
18. Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report (s) remain the property of the appraiser for the use of the client, the fee being for the analytical services only. The report may not be used for any purpose by any person or corporation other than the client or the party to whom it is addressed or copied without the written consent of an officer of the appraisal firm (Tillman, Allen & Sizemore, L.L.C.) and then only in its entirety.
19. Neither all nor any part of the contents of this report should be conveyed to the public through advertising, public relations efforts, news, sales or other media without the written consent and approval of an officer of Tillman, Allen & Sizemore, L.L.C, nor may any reference be made in such a public communication to the Appraisal Institute or the SRA, SPPA, or MAI designations.
20. The appraiser may not divulge the material "evaluation" contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or as designated or specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement or by court of law or body with the power of subpoena.
21. This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report unless indicates as "review appraiser". No change of any item in the report shall be made by anyone other than the appraiser and/or officer of the firm. The appraiser and firm shall have no responsibility if any unauthorized change is made.
22. This appraisal was obtained from Tillman, Allen & Sizemore, L.L.C. or related companies and/or its individuals or related independent contractors and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 USC 552(b)(4). Notify the appraisers signing the report or an officer of Tillman, Allen & Sizemore, L.L.C., of any request to reproduce this appraisal in whole or in part.
23. The authentic copies of this report are signed in ink. Any copy that does not have an original signature is unauthorized and may have been altered.
24. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

FA-22A: (Rev. 4/15)
PHOTOGRAPHS OF SUBJECT

Tract No.: Error! Reference source
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PROPERTIES



Photographer: R. Scott Allen
Date of Photograph: 10/23/2017
Description & Camera Position: View of Subject Improvement - Not Included



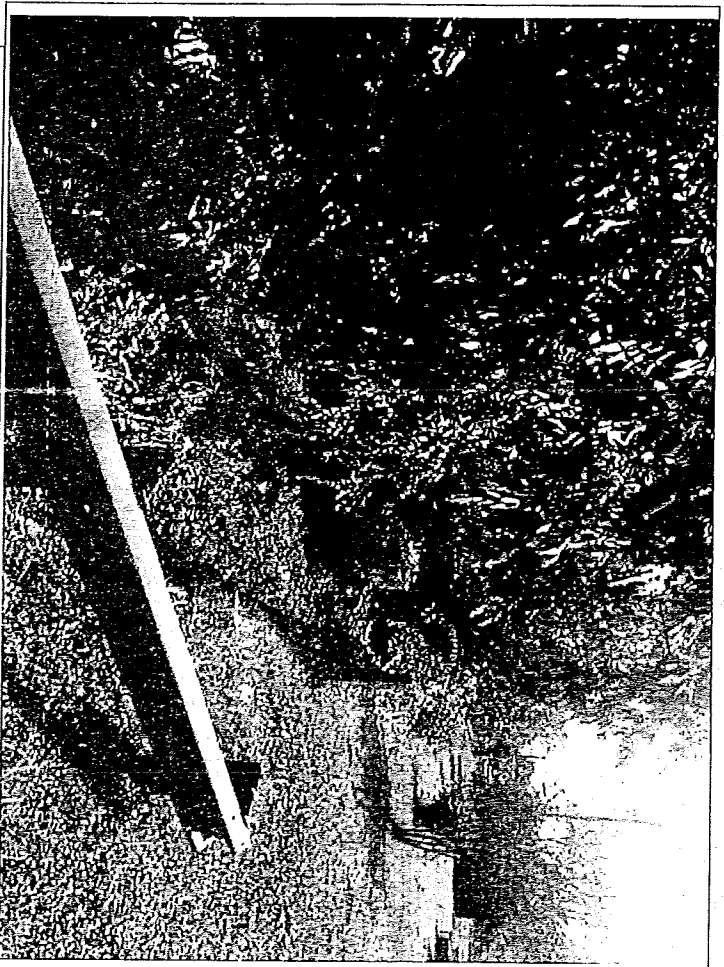
Photographer: R. Scott Allen
Date of Photograph: 10/23/2017

Error! Reference source not found.County: Jefferson

Description & Camera Position: View of Improvement – Not Included

FA-22A: (Rev. 4/15)
PHOTOGRAPHS OF SUBJECT

Tract No.: Error! Reference source
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PROPERTIES

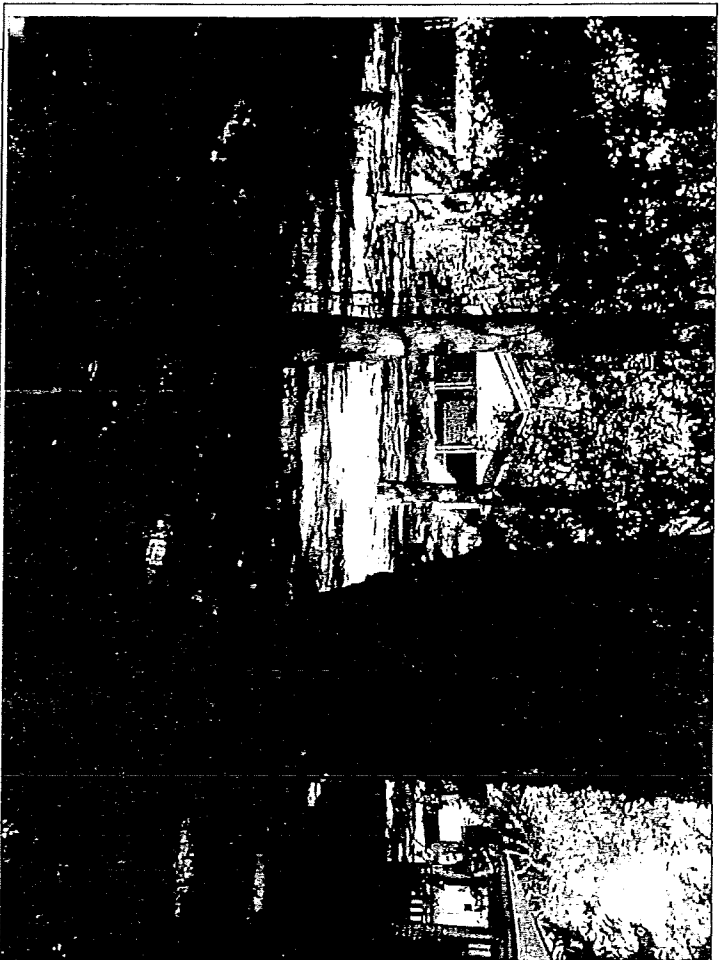


Photographer: R. Scott Allen

Date of Photograph: 10/23/2017

Description & Camera Position: View of Drainage Easement Facing S

Error! Reference source not found.County: Jefferson



Photographer: R. Scott Allen	Date of Photograph: 10/23/2017
Description & Camera Position: View of Front Land Area Facing N	

FA-22A: (Rev. 4/15)
PHOTOGRAPHS OF SUBJECT

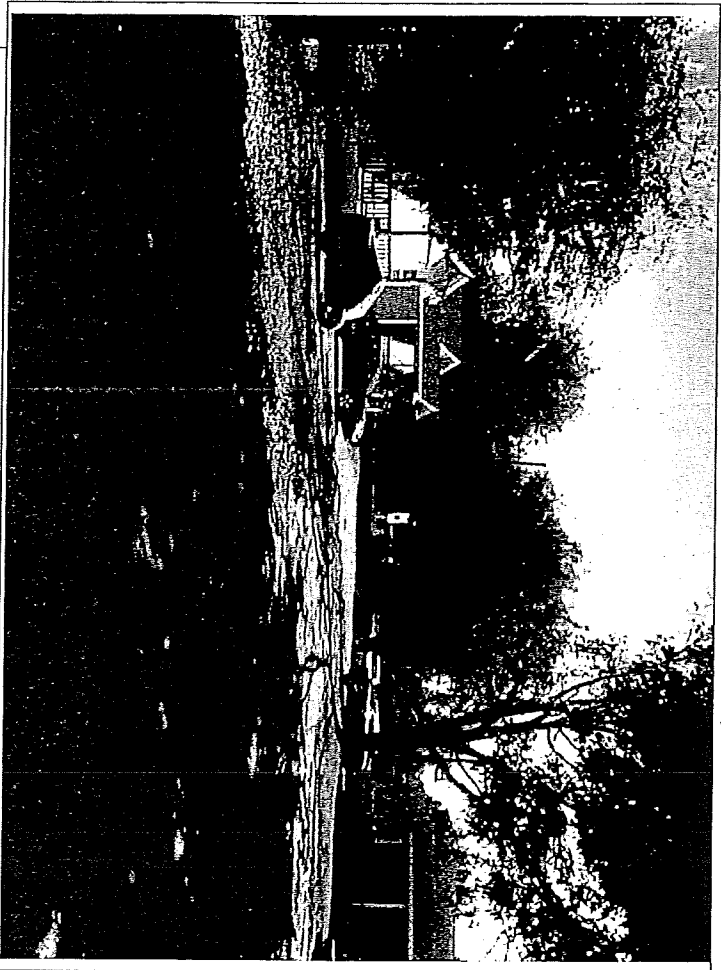
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PROPERTIES



Photographer: R. Scott Allen	Date of Photograph: 10/23/2017
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Description & Camera Position: Street Scene – Geneva Street Facing North

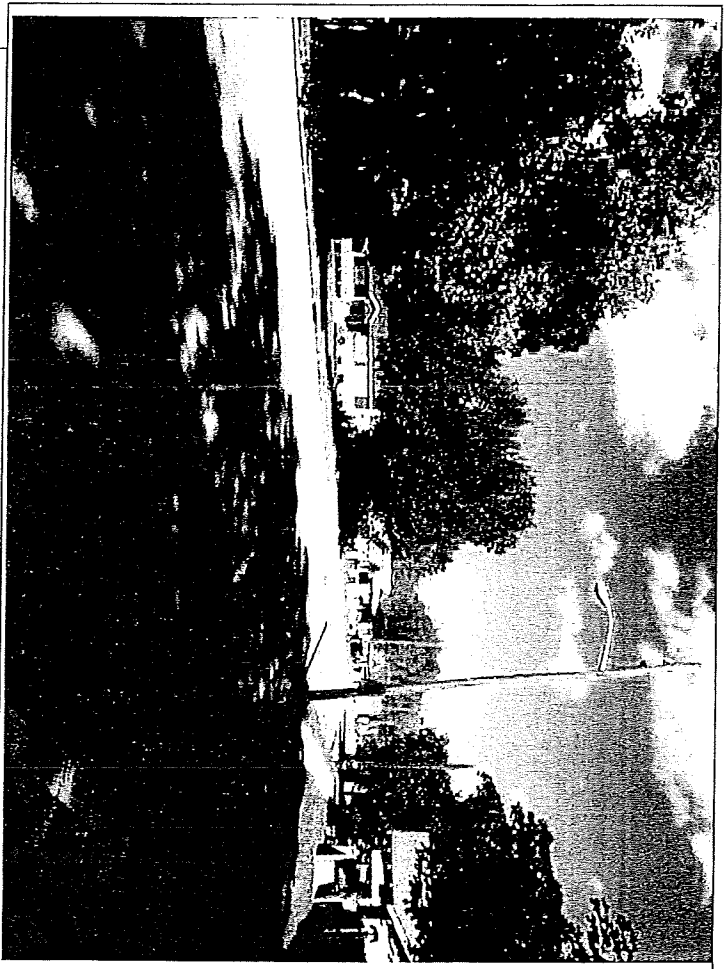


Photographer: R. Scott Allen
Date of Photograph: 10/23/2017
Description & Camera Position: Street Scene – Geneva Street Facing South

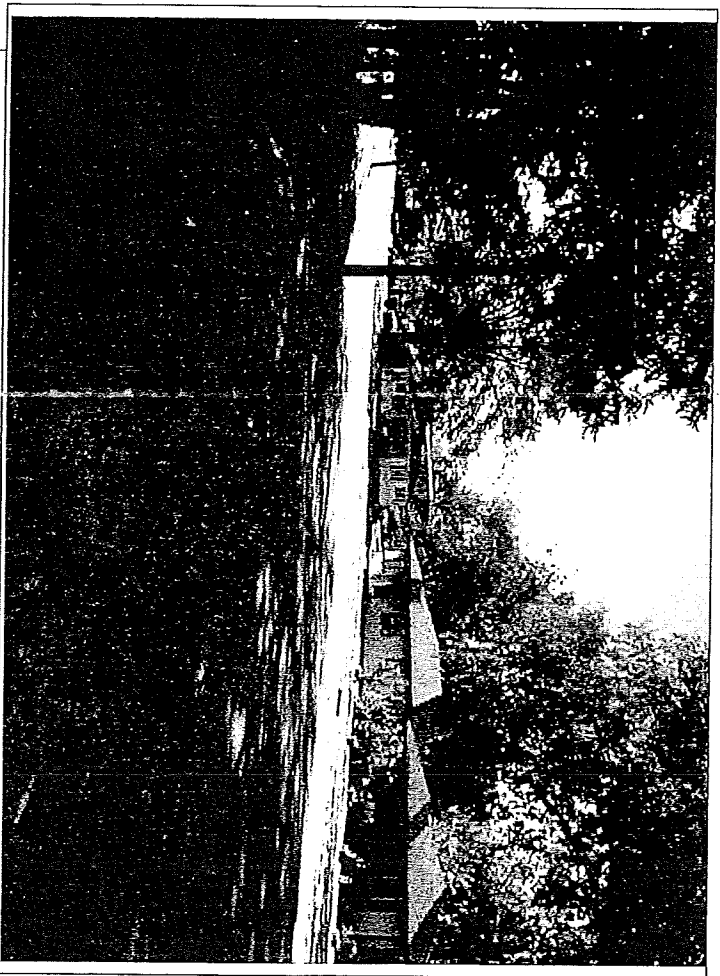
FA-22A: (Rev. 4/15)
PHOTOGRAPHS OF SUBJECT

Tract No.: Error! Reference source
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PROPERTIES

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Photographer: R. Scott Allen
Date of Photograph: 10/23/2017
Description & Camera Position: Street Scene – Jackson Boulevard Facing NE



Photographer: R. Scott Allen
Date of Photograph: 10/23/2017
Description & Camera Position: Street Scene – Jackson Boulevard Facing SW

FA-22D: (Rev. 4/15)
PROPERTY PLAT

Tract No. TMS PROPERTIES
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Photograph Date:	10/23/2017	Photographer:	R. Scott Allen
NOTE: VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION			
Date of Sale:	08/15/2016	Date Inspected:	10/23/2017
County:	Jefferson	County/Tax ID Number(s):	13-00-19-3-001-012
Location:	717 Darlene Drive, Fultondale, AL 35217		
Grantor:	Hurst Dev Co.	Grantee:	Massoud Safavi & Michelle Lotempio
Recording Data:	Deed Book 201608	Page	5010
Rights Transferred:	Fee Simple		
Encumbrances:	None Noted		
Sale Consideration:	\$6,300	Verification:	Donnie Hurst, Grantor/Agent
Financing:	Cash to Seller	Verification:	Donnie Hurst, Grantor/Agent
Mortgage Amount:	N/A	Interest Rate/Terms:	N/A
Conditions of Sale:	Open Market	Verification:	Donnie Hurst, Grantor/Agent
Highest and Best Use (Time of Sale):	Residential		
Zoning (Time of Sale):	R-1		
Public/Private Utilities:	Water, elec & phone – No Sewer		
Site Improvement Values:	None		
Land Area (SF or Acres):	26,720+-S.F.	Road Frontage:	101.4+-L.F. S Margin Darlene Drive
Unit Price (SF, Acres or Front, Feet):	\$-24 per S.F.		
Property Description (All known physical & location factors impacting on value & marketability): Sale of a vacant lot located in a residential neighborhood in the city of Fultondale. The lot was above road grade and was clear. Located between two houses and outside of a flood hazard area. Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.): N/A			



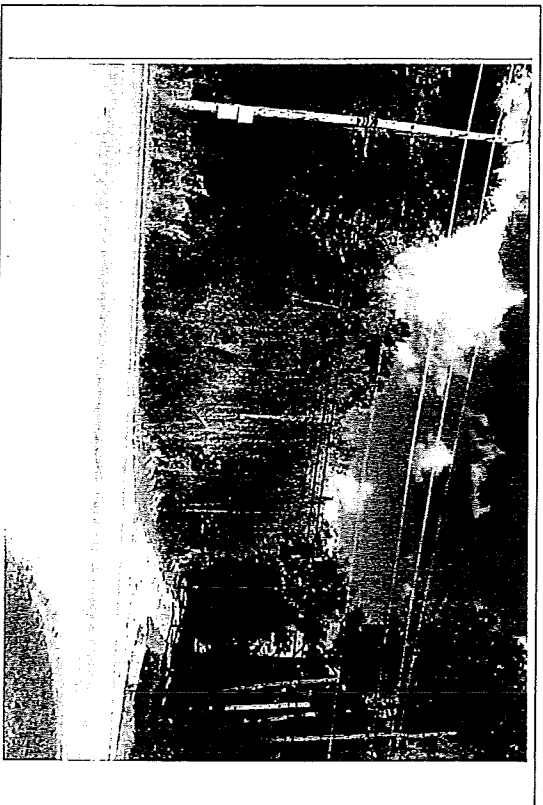
Photograph Date:	10/23/2017	Photographer:	R. Scott Allen
<i>NOTE: VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION</i>			
Date of Sale:	10/62014	County Tax ID Number(s):	13-00-35-1-013-017
County:	Jefferson	Location:	204 Meadowdale Avenue, Birmingham, AL 35215
Grantor:	William Lewis Shore	Grantee:	Howard Parham, Jr.
Recording Data:	Deed Book 201417	Page	5513
Rights Transferred:	Fee Simple	Encumbrances:	None Noted
Sale Consideration:	\$2,000 Actual/\$2,500 Adj.	Verification:	Betty Minor, Agent
Financing:	Cash to Seller	Verification:	Betty Minor, Agent
Mortgage Amount:	N/A	Interest Rate/Terms:	N/A
Conditions of Sale:	Open Market	Verification:	Betty Minor, Agent
Highest and Best Use (Time of Sale):	Residential	Zoning (Time of Sale):	R-1
Public/Private Utilities:	All public	Site Improvement Values:	None
Land Area (SF or Acres):	10,010+-S.F.	Road Frontage:	71.5+-L.F. W Margin Meadowdale
Unit Price (SF, Acres or Front, Feet):	\$.20 per S.F. Actual/\$.25 Per S.F. Adjusted	Property Description (All known physical & location factors impacting on value & marketability):	Sale of a vacant lot located in the city of Birmingham but near Center Point. The lot contained an improvement that was in poor condition and was dilapidated. It is considered to have an estimated removal cost of \$500 and the sales price is adjusted upward by this amount. The site was generally level and rectangular in shape although the road then started to slope downward.
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.):	N/A		



Photograph Date:	10/23/2017	Photographer:	R. Scott Allen
<i>NOTE: VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION</i>			
Date of Sale:	08/15/2016	Date Inspected:	10/23/2017
County:	Jefferson	County/Tax ID Number(s):	23 00 11 1 017 025
Location:	8600 4 th Avenue South, Birmingham, AL		
Grantor:	Robert Thomas Kenmore	Grantee:	Curtis Lyons
Recording Data:	Deed Book 201506	Page	0001
Rights Transferred:	Fee Simple		
Encumbrances:	None Noted		
Sale Consideration:	\$5,000	Verification:	Tammi Hallman, Agent
Financing:	Cash to Seller	Verification:	Tammi Hallman, Agent
Mortgage Amount:	N/A	Interest Rate/Terms:	N/A
Conditions of Sale:	Open Market	Verification:	Tammi Hallman, Agent
Highest and Best Use (Time of Sale):	Residential		
Zoning (Time of Sale):	R-3		
Public/Private Utilities:	All public		
Site Improvement Values:	None		
Land Area (Sf or Acres):	14,762+-S.F.	Road Frontage:	117.4' NE Margin 86 th Street; 114+-L.F. NW Margin 4 th Avenue S
Unit Price (Sf, Acres or Front, Feet): \$ 34 per S.F.			
Property Description (All known physical & location factors impacting on value & marketability): Sale of a vacant corner lot located in the northern margin of Birmingham. The lot was clear and level and at road grade. Rectangular in shape and outside of a flood hazard area. Other Pertinent Information, if Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.): N/A			

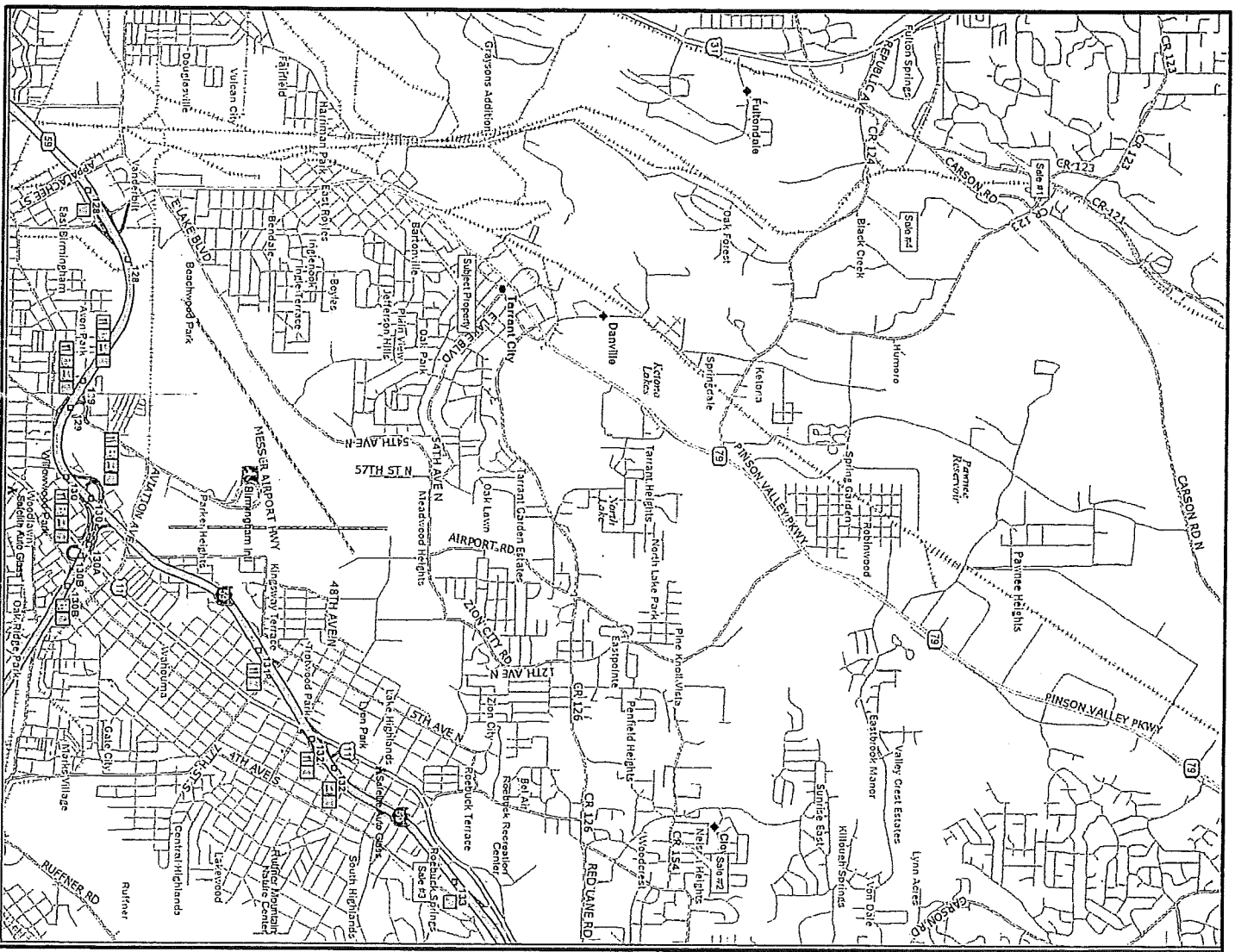
FA-23: (Rev. 4/15)
 MARKET DATA – LAND Comparable

Sale No.: _____ 4



Photograph Date:	10/23/2017	Photographer:	R. Scott Allen
NOTE: VERIFICATION MUST BE WITH A PARTY TO THE TRANSACTION			
Date of Sale:	3/24/2017	County Tax ID Number(s):	13 00 30 1 000 024
County:	Jefferson	Location:	505 Black Creek Road, Birmingham, AL 35217 (Actually in Jefferson County but Birmingham address)
Grantor:	Marjorie Nell Abel	Grantee:	Charles Swann & Carol Swann
Recording Data:	Deed Book 201702	Page	9105
Rights Transferred:	Fee Simple		
Encumbrances:	None Noted		
Sale Consideration:	\$11,000 Actual/\$11,500 Adj.	Verification:	Don Platt, Broker
Financing:	Cash to Seller	Verification:	Don Platt, Broker
Mortgage Amount:	N/A	Interest Rate/Terms:	N/A
Conditions of Sale:	Open Market	Verification:	Don Platt, Broker
Highest and Best Use (Time of Sale):	Residential		
Zoning (Time of Sale):	A-1		
Public/Private Utilities:	Water, elec & phone		
Site Improvement Values:	None		
Land Area (SF or Acres):	43.538+-S.F.	Road Frontage:	165+-' on N Margin Black Creek
Unit Price (SF, Acres or Front, Feet):	\$ 25 Actual/\$ 26, Adjusted		
Property Description (all known physical & location factors impacting on value & marketability): Sale of a lot that contained a residence that was in a dilapidated condition and had an estimated removal cost of \$500, which is added to the sales price. The site sloped upward from road grade. Located in unincorporated Jefferson County, just east of Fulbondale and west of Tarrant.			
Other Pertinent Information, If Any (Prior sales, subsequent sales, subsequent improvements, project involvement, etc.): N/A			

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EXHIBIT C

CITY ATTORNEY
BENJAMIN S. GOLDMAN

MAYOR
LOXCIL B. TUCK

CITY CLERK
DAN WEINRIB

CITY OF TARRANT

1604 Pinson Valley Parkway
P. O. Box 170220
Tarrant, Alabama 35217-0220
(205) 849-2800

COUNCIL MEMBERS
JOHN T. "TOMMY" BRYANT
TANYIKA FIELDS

MAYOR PRO TEM
LAURA HORTON

COUNCIL MEMBERS
JOE A. MATTHEWS
CATHY ANDERSON

December 5, 2017

VIA Certified Mail, Return Receipt Requested
TMS Properties LLC
c/o Mr. Torrey Jemison Cochran
15622 Willow Point Dr.
Northport, AL 35475

VIA Certified Mail, Return Receipt Requested
Mr. Charles Hunter
PO Box 170153
Birmingham, AL 35217-0153

Re: Property Address: 1220 Geneva Street, Tarrant, AL 35217
Parcel No.: 23-00-08-2-008-008.000

Dear Sirs:

The City of Tarrant, Alabama (the "City") is in the process of acquiring rights of way for the purpose of improving the storm water drainage easement on Geneva Street in Tarrant, Alabama, that will affect 1220 Geneva Street, Tarrant, AL 35217 (Parcel No. 23-00-08-2-008-008.000) (the "Subject Property"). According to information that we have received, one or both of you may have an interest in the Subject Property. Therefore, this offer is made to you both, jointly and/or severally, upon the condition that the accepting party or parties can demonstrate fee simple ownership of the Subject Property.

This storm water drainage easement improvement will necessitate the purchase of approximately 0.01 acres of a storm water drainage easement on the Subject Property. Please find enclosed an Easement Survey for the Subject Property that has been marked as Exhibit A. The Subject Property was appraised by a qualified real estate appraiser, who was instructed to make a careful study of all legally compensable elements of value which contribute to the present worth of the Subject Property. The appraiser was also instructed to carefully consider the effect of the storm water drainage easement improvement on the value of the remaining lands and improvements on the Subject Property.

In addition, the City of Tarrant has reviewed and considered the appraisal amount. Our review of the appraisal indicates that the just compensation due to the property owner(s) is \$500.00 and we are hereby making this offer to you. Please note that the appraisal indicated that the fair market value of the storm water drainage easement improvement was \$187.00. However, as the City initially offered \$500.00 for the easement property to TMS Properties LLC, the City has decided to stand by its initial offer as it exceeds the appraised amount. An itemized summary of this offer is shown below.

We hope that the amount of the City's offer is acceptable. In the event that we are unable to acquire by agreement, it will then be necessary to acquire the easement property by exercising the City's power of Eminent Domain. In these proceedings, a Petition of Condemnation is filed in the Probate Court of Jefferson County, Alabama.

The Probate Court appoints a three-member commission to indicate the price to be paid by the City. These commission members view the property, hear testimony from both sides, and then arrive at their estimate of value. Should you or the City be dissatisfied with the price set by the commission, either party may request a trial in the Circuit Court. This action must be taken promptly, as the Courts specify a time limit for taking such appeals.

Should it be necessary to acquire your property through Court proceedings, it may be that the matter will be in the Courts for some time before it is finally concluded. This does not mean, however, that you will be unable to obtain cash for the surrender of your property. Under State Law, up to 100% of the amount of the approved offer is made available to the property owner immediately following the payment of the award into the Probate Court in those cases where an appeal is taken by either the City or property owner. Should you be interested in obtaining such an advance, please make this clear to the

Court, and the Court should have the Circuit Court Clerk release funds up to 100% of the City's approved offer to you.

Should our offer be acceptable, a check will then be issued and forwarded to the City of Tarrant's Attorney, Benjamin S. Goldman, who will close out the transaction with you. Please contact Mr. Goldman at (205) 502-0142 to accept or reject the City's offer within 30 days of receipt of this letter.

Itemized Summary of City's Offer	
Easement To Be Acquired (as appraised)	\$ 187.00
Damages to Remaining Real Property (+)	\$ 0
Enhancement to Remaining Real Property (-)	\$ 0
Total Offer	\$ 500.00

Identification of Real Property Being Acquired:	
1. Land	\$ 0
2. Structures	\$ 0
3. Site Improvements	\$ 0
4. Damages/Enhancement	\$ 0
5. Easements (Temporary <u>0</u> acres, Permanent <u>.01</u> acres)	\$ 500.00

Sincerely,

Loxci B. Tuck, Mayor

Enclosure
cc: Benjamin S. Goldman, City Attorney
John E. Rollins, Esq.
Dan Weinrib, City Clerk

Matthews moved, and Anderson seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: None

Whereupon, Bryant introduced the following resolution:

RESOLUTION NO. 8406

A RESOLUTION AUTHORIZING CONTRIBUTIONS TO BE MADE BY THE CITY OF TARRANT AND THE CITY OF TARRANT ELECTRIC DEPARTMENT TOWARD EMPLOYEE SINGLE AND FAMILY COVERAGE HEALTH INSURANCE PREMIUMS UNDER THE LOCAL GOVERNMENT HEALTH INSURANCE PROGRAM ADMINISTERED BY THE STATE EMPLOYEES' INSURANCE BOARD

BE IT RESOLVED by the **City Council of the City of Tarrant, Alabama** while in regular session on Monday, December 4th, 2017 at 7:00 pm as follows:

Section 1. That the City of Tarrant and the City of Tarrant Electric Department are hereby authorized to contribute a maximum monthly amount of \$471.00 per each eligible employee, toward employee single coverage health insurance premiums, under the Local Government Health Insurance Program administered by the State Employees' Insurance Board; and,

Section 2. That the City of Tarrant and the Tarrant Electric Department are hereby authorized to contribute a maximum monthly amount of \$751.00 per each eligible employee, toward employee family

coverage health insurance premiums, under the Local Government Health Insurance Program administered by the State Employees' Insurance Board; and,

Section 3. That said contributions toward employee health insurance premiums for eligible employees shall be effective January 1, 2018; and,

Section 4. That a copy of said resolution shall be forwarded to all eligible employees participating in said established insurance program,

ADOPTED THIS THE 4TH OF DECEMBER 2017.

APPROVED: _____
Loxcil B. Tuck, Mayor

ATTEST: _____
Dan Weirrib, City Clerk

CERTIFICATION OF CITY CLERK

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Dan Weirrib, City Clerk of the City of Tarrant, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly and legally adopted by the City Council of the City of Tarrant, Alabama, on the 4th day of December, 2017 while in regular session on Monday, December 4th, 2017, and the same appears of record in the minute book of said date of said City.

Witness my hand and seal of office this 5th day of December, 2017.

Dan Weirrib, City Clerk

Bryant moved, and Fields seconded, a motion to adopt the resolution. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Horton, Matthews & Mayor Tuck

NAYS: NONE

Under public petitions & communications, Reverend Arthur Thomas of First Missionary Baptist Church wanted to know the status of the City's plans to order the demolition of the dilapidated house next door to the church on Jefferson Boulevard. Tarrant resident Valerie McClellan of 1715 Hatchett Avenue told the Council that a utility line fell on her property. As a result, the Mayor referred Electric Department operations manager Danny Chaviers to her.

Whereupon, Horton moved and Bryant seconded a motion to approve payments of payroll & expense vouchers by the City & its Electric Department. Upon roll call, the vote thereon was as follows:

AYES: Councilors Anderson, Bryant, Matthews & Mayor Tuck

NAYS: Horton

Whereupon, Bryant moved and Horton seconded a motion to adjourn the meeting. The motion carried unanimously. The council meeting adjourned at approximately 7:16 pm.

READ AND APPROVED THIS THE 20TH DAY OF DECEMBER, 2017

APPROVED: _____

Loxcil B. Tuck
Loxcil B. Tuck, Mayor

ATTEST: _____

Dan Weirich
Dan Weirich, City Clerk

TARRANT ELECTRIC VOUCHER LIST 12/4/2017

11-31-17	LIBERTY NATIONAL	\$ 1,002.72
11-10-17	DEPOSIT REFUNDS 11/16/17 TO 11/28/17	\$ 4,552.69
11-13B-17	ALABAMA CHILD SUPPORT PAYMENT CENTER	\$ 265.38
11-27-17	AAA ENVIRONMENTAL	\$ 25.68
11-28-17	ACTION TIRE CO	\$ 1,141.94
11-29-17	AIRGAS	\$ 110.52
11-30-17	ANSWERTEL OF ATHENS	\$ 213.95
11-31-17	ARMOR SERVICES, INC	\$ 210.00
11-32-17	AT & T	\$ 92.36
11-33-17	AUTOZONE	\$ 27.74
11-34-17	CARR RIGGS & INGRAM	\$ 20,000.00
11-35-17	CSA	\$ 4,141.68
11-36-17	CINTAS CORPORATION	\$ 506.89
11-37-17	CITY OF TARRANT - ACTION TIRE PAID BY CITY IN ERROR	\$ 153.00
11-38-17	DELUXE	\$ 208.98
11-39-17	EXCELERON SOFTWARE - 2 MONTHS	\$ 4,032.04
11-40-17	FED EX	\$ 74.98
11-41-17	FRONT END ALIGNMENT	\$ 1,774.00
11-42-17	GBM SERVICES	\$ 290.00
11-43-17	GOFF'S RADIATOR & ELECTRIC SERVICE	\$225.00
11-44-17	LASER ONE COMMUNICATIONS	\$92.00
11-45-17	MILLER MACHINE	\$220.00
11-46-17	OFFICE DEPOT	\$378.17
11-47-17	O'REILLY AUTO PARTS	\$33.24
11-48-17	T. R. MILLER MILL COMPANY	\$8,844.42
11-49-17	TERMINIX	\$100.00
11-50-17	VANGUARD	\$3,957.84
11-51-17	VERIZON - 2 MONTHS	\$1,221.96
11-52-17	WRIGHT & ASSOCIATES	\$260.00
11-53-17	GAYLORD OPRYLAND	\$516.62
11-54-17	LASER ONE COMMUNICATIONS	\$1,540.00
	NET PAYROLL 12/1/2017	\$19,207.99
	TOTAL	\$75,421.79

CITY OF TARRANT
VOUCHER LIST
DECEMBER 4, 2017

29238-29278	ACCOUNTS PAYABLE RUN	78,795.76
29279-29305	ACCOUNTS PAYABLE RUN	11,463.62
29306-29317	ACCOUNTS PAYABLE RUN	13,802.39

GENERAL FUND

737	CITY OF TARRANT GENERAL FUND	75,000.00
738	CITY OF TARRANT GENERAL FUND	125,000.00

SALES TAX ACCOUNT

46	BIRMINGHAM REALTY COMPANY	9,531.38
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SALES TAX WARRANT

12-01-2017	PAY PERIOD 11-11-2017 TO 11-24-2017	73,896.63
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NET PAYROLL

Date: 11/20/2.
Time: 10:48
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

Page: 1
Id: AP3610

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29238		1004	AAA ENVIRONMENTAL SERVICES	11/20/2017	166.32 97.32 69.00	SANITARY SUPPLIES EX 01-6101-129 EX 01-6101-129
29239		1009	ACTION TIRE CO.	11/20/2017	93.57 93.57	EX 01-6302-122
29240		1099	AFLAC	11/20/2017	1,261.42 1,261.42	DECEMBER 2017 REMITTANCE EX 01-2038-000
29241		1038	ALABAMA CHILD SUPPORT	11/20/2017	2,465.01 2,465.01	DEDUCTIONS THRU NOVEMBER 10, 2 EX 01-2024-000
29242		1561	ANNE MARIE ADAMS	11/20/2017	214.50 214.50	WATTS, LAKEIAH OCTOBER 2017 01 EX 01-2025-000
29243		1036	ANNE MARIE ADAMS, CLERK	11/20/2017	127.33 127.33	JOLLY, TRAVIS THRU NOVEMBER 10 EX 01-2024-000
29244		1211	BAKER & TAYLOR ENTERTAINMENT	11/20/2017	31.19 31.19	EX 01-6603-220
29245		1148	BIRMINGHAM FREIGHTLINER	11/20/2017	4,920.96 4,920.96	EX 01-6302-144
29246		1142	BLUE CROSS AND BLUE SHIELD	11/20/2017	2,183.83 91.80 367.06 214.16 275.27 61.18 30.58 1,143.78	DECEMBER 2017 REMITTANCE EX 01-6000-109 EX 01-6101-109 EX 01-6102-109 EX 01-6302-109 EX 01-6602-109 EX 01-6603-109 EX 01-2028-000
29247		2704	C. DAVID COTTINGHAM	11/20/2017	780.00 780.00	NALLEY, BRIAN OCTOBER 2017 17- EX 01-2025-000
29248		1074	CINTAS FIRST AID	11/20/2017	99.72 99.72	FIRST AID EX 01-6302-129
29249		1033	CITY OF TARRANT	11/20/2017	1,222.32 1,222.32	OCTOBER 2017 OCC TAX EX 01-2019-000
29250		1431	CUMMINS MID-SOUTH LLC	11/20/2017	6,695.96 6,599.56 96.40	HEAD GASKET REPAIR ON E-32 EX 01-6102-146 EX 01-6302-129

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Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29251		1224	FLYING COLORS	11/20/2017	180.00 180.00	COROPLST BLANKS AND WIRE STAND EX 01-6000-129
29252		1022	VOID-VOID-VOID-VOID	11/20/2017	0.00	Voided Check
29253		1022	GENUINE PARTS COMPANY	11/20/2017	1,077.18 243.84 229.99 -84.03 209.83 53.98 223.36 176.66 23.55	NAPA EXT LIFE GAL/WIPER BLADES EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6302-144 EX 01-6302-144 EX 01-6101-144
29254		1108	LOCAL GOVERNMENT HEALTH	11/20/2017	47,804.00 4,055.00 8,648.00 13,967.00 9,039.00 1,392.00 733.00 9,970.00	DECEMBER 2017 REMITTANCE EX 01-6000-106 EX 01-6102-106 EX 01-6101-106 EX 01-6302-106 EX 01-6602-106 EX 01-6603-106 EX 01-2026-000
29255		1290	MOMAR, INCORPORATED	11/20/2017	184.41 184.41	TWENTY-S 4/1 GALLON EX 01-6102-124
29256		2505	MR. BUGG'S PEST PATROL	11/20/2017	57.00 57.00	PEST CONTROL EX 01-6602-216
29257		2737	NORTH CENTRAL ALABAMA CHAPTER	11/20/2017	35.00 35.00	2017 MEMBERSHIP - BOYD, THEODO EX 01-6000-207
29258		2736	ON TOP EMBROIDERY & DESIGN	11/20/2017	814.40 623.30 191.10	EX 01-6102-113 EX 01-6102-204
29259		2720	ONE SOURCE	11/20/2017	56.04 56.04	METERED NEUTRAZEN LEMON ICE EX 01-6000-124
29260		1077	QUILL	11/20/2017	743.59 248.99 115.85 10.89 53.97 313.89	BACKPACK VACUUM EX 01-6602-211 EX 01-6101-121 EX 01-6101-121 EX 01-6000-129 EX 01-6000-129

Date: 11/20/2017
Time: 10:48
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

Page: 3
Id: A. 10

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29261		1049	RICHARDSON HARDWARE COMPANY	11/20/2017	274.97 274.97	PARK OCTOBER 2017 EX 01-6602-141
29262		1161	SAM'S CLUB/SYNCHRONY BANK	11/20/2017	98.75 98.75	EX 01-6102-124
29263		2014	SANTEK ENVIRONMENTAL OF AL LLC	11/20/2017	2,841.56 2,841.56	OCTOBER 2017 LANDFILL FEES EX 01-6302-191
29264		2262	SOUTHERN STATES	11/20/2017	276.00 276.00	OCTOBER 2017 REMITTANCE EX 01-2039-000
29265		1191	STONE & SONS ELECTRICAL CONT.	11/20/2017	516.73 516.73	HWY 79 @ SPRINGDALE EX 01-6302-153
29266		2173	SWANN, MICHAEL	11/20/2017	22.52 22.52	OCTOBER 2017 REMITTANCE EX 01-6000-150
29267		2362	TOOLS PLUS INDUSTRIES	11/20/2017	254.42 254.42	SAFETY GLASSES/VESTS EX 01-6302-129
29268		1693	TRIGREEN EQUIPMENT, LLC	11/20/2017	29.50 29.50	EX 01-6302-129
29269		1327	TUCK, LOXCIL	11/20/2017	250.00 250.00	REIMBURSE 2017 MUNICIPAL LEADE EX 01-6000-170
29270		1292	U.S. POSTAL SERVICE (NEOPOST	11/20/2017	1,500.00 1,500.00	POSTAGE NOVEMBER 20, 2017 EX 01-6000-162
29271		1244	UNITED WAY OF CENTRAL ALABAMA	11/20/2017	74.00 74.00	3RD QUARTER 2017 EX 01-2042-000
29272		2627	WELLS FARGO VENDOR FIN SERV	11/20/2017	209.68 209.68	EX 01-6101-133
29273		2709	WEST MED DISPOSAL, INC.	11/20/2017	130.50 130.50	DISPOSAL OF MEDICAL WASTE EX 01-6102-148

Number Of Checks: 36
Total Check Amount: 77,692.38

Date: 11/20/17
Time: 10:48
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

Page: 4
Id: A. 10

Fund Control: 10

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29274		2322	DISTRICT ATTY SOLICITORS FUND	11/20/2017	220.03	OCTOBER 2017 REMITTANCE
					220.03	EX 10-2056-000

Number Of Checks: 1
Total Check Amount: 220.03

Date: 11/20/17
Time: 10:48
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

Page: 5
Id: A. 10

Fund Control: 20

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29275		2403	AYCOCK, MIKE	11/20/2017	200.00 200.00	COURT NOVEMBER 17, 2017 EX 20-6200-103
29276		2493	FOOD OUTLET #69	11/20/2017	114.61 114.61	PRISONER MEALS NOVEMBER 8, 20 EX 20-6200-126
29277		2148	PH&S PRODUCTS LLC	11/20/2017	418.74 418.74	GLOVES EX 20-6200-145
29278		2670	THE HILLER COMPANIES, INC.	11/20/2017	150.00 150.00	FIRE ALARM REPAIR/SERVICE CHAR EX 20-6200-142

Number Of Checks: 4
Total Check Amount: 883.35

** Final Totals **
Number Of Checks: 41
Total Check Amount: 78,795.76

Date: 11/29/2
Time: 13:57
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CITY OF TARKENTON
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Id: AP3610

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29279		1004	AAA ENVIRONMENTAL SERVICES	11/29/2017	56.86 56.86	LINERS/LYSOL EX 01-6302-129
29280		1038	ALABAMA CHILD SUPPORT	11/29/2017	2,433.16 2,433.16	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2024-000
29281		2452	ALABAMA MEDIA GROUP	11/29/2017	429.00 429.00	LEGALS 11/12/2017 EX 01-6101-148
29282		1508	ALABAMA MOWER SERVICE	11/29/2017	57.60 57.60	EX 01-6302-142
29283		1036	ANNE MARIE ADAMS, CLERK	11/29/2017	127.33 127.33	JOLLY, TRAVIS THRU NOVEMBER 24 EX 01-2024-000
29284		1931	APCO EMPLOYEES CREDIT UNION	11/29/2017	250.00 250.00	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2037-000
29285		2403	AYCOCK, MIKE	11/29/2017	360.00 360.00	DISPATCH NOVEMBER 11 - 25, 201 EX 01-6101-119
29286		2685	COLONIAL LIFE	11/29/2017	310.21 310.21	EX 01-2038-000
29287		1123	FASTENAL COMPANY	11/29/2017	87.64 87.64	PROCELL BATTERIES EX 01-6102-129
29288		1245	GALLS	11/29/2017	45.00 45.00	EX 01-6101-113
29289		2194	HILL, GAIL	11/29/2017	18.50 18.50	REIMBURSE FOR PAYING DAN'S PRI EX 01-6000-121
29290		1619	LEGALSHIELD	11/29/2017	33.90 33.90	EX 01-2043-000
29291		2045	PARKER, RICHARD	11/29/2017	995.59 995.59	NOVEMBER 2017 INSPECTIONS EX 01-6000-119
29292		1031	PEOPLES FIRST FEDERAL	11/29/2017	898.00 898.00	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2037-000
29293		1105	PROTECTIVE LIFE INSURANCE CO	11/29/2017	19.50 19.50	EX 01-2038-000

Date: 11/29/17
Time: 13:57
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CITY OF TARI
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Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29294		2480	QUALITY FIRE TRUCK PARTS LLC	11/29/2017	803.78 803.78	AIR SOLENOID HEATER VALVE EX 01-6102-146
29295		1077	QUILL	11/29/2017	70.04 70.04	OFFICE SUPPLIES EX 01-6302-121
29296		1061	REPUBLIC SERVICES #802	11/29/2017	1,941.51 28.95 1,912.56	EX 01-6302-155 EX 01-6302-155
29297		1205	SAM'S CLUB	11/29/2017	700.00 700.00	BOOKS/DVDS/CLEANING SUPPLIES EX 01-6603-220
29298		1151	SOUTHERNLINC WIRELESS	11/29/2017	31.00 31.00	EX 01-6101-161
29299		1118	TERMINIX	11/29/2017	62.00 62.00	PEST CONTROL EX 01-6302-148
29300		1114	THOMPSON TRACTOR CO., INC.	11/29/2017	802.75 802.75	EX 01-6302-147
29301		1693	TRIGREEN EQUIPMENT, LLC	11/29/2017	21.73 21.73	EX 01-6302-129
29302		1021	VERIZON WIRELESS	11/29/2017	240.08 240.08	EX 01-6101-161
29303		2334	WELLS FARGO FINANCIAL LEASING	11/29/2017	128.44 128.44	EX 01-6603-223
29304		1069	WORKFORCEQA	11/29/2017	420.00 130.00 50.00 240.00	OCTOBER 2017 DRUG TESTING EX 01-6101-171 EX 01-6102-171 EX 01-6302-171

Number Of Checks: 26
Total Check Amount: 11,343.62

Date: 11/30/2
Time: 16:54
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

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Id: AP3610

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29306		1004	AAA ENVIRONMENTAL SERVICES	11/30/2017	111.68 78.83 32.85	LINERS/TOILET TISSUE EX 01-6302-129 EX 01-6302-129
29307		2460	ALSCO - BIRMINGHAM	11/30/2017	43.84 43.84	MATS/DUST MOPS EX 01-6000-141
29308		1148	BIRMINGHAM FREIGHTLINER	11/30/2017	3,670.25 3,670.25	EX 01-6302-144
29309		1258	CITY OF TARRANT PETTY CASH	11/30/2017	128.19 4.30 109.99 13.90	ROUND UP EX 01-6000-141 EX 01-6000-129 EX 01-6000-162
29310		2174	DIESEL POWER SERVICES	11/30/2017	190.00 190.00	EX 01-6302-147
29311		1067	VOID-VOID-VOID-VOID	11/30/2017	0.00	Voided Check
29312		1067	EXPRESS OIL CHANGE LLC	11/30/2017	678.31 42.99 172.49 110.49 54.99 54.99 119.99 84.38 37.99	FULL SERVICE OIL CHANGE EX 01-6101-122 EX 01-6302-122 EX 01-6302-122 EX 01-6101-122 EX 01-6101-122 EX 01-6302-122 EX 01-6302-122 EX 01-6302-122
29313		1079	LASER ONE COMMUNICATIONS	11/30/2017	6,160.00 6,160.00	MAINTENANCE ZULTYS PHONE SYSTE EX 01-6000-148
29314		2014	SANTEK ENVIRONMENTAL OF AL LLC	11/30/2017	2,534.11 2,534.11	LANDFILL FEE NOVEMBER 2017 EX 01-6302-191
29315		2455	SOUTHEASTERN EMERGENCY	11/30/2017	123.43 123.43	EX 01-6102-201
29316		2664	WEINRIB, DANIEL J.	11/30/2017	95.00 95.00	2018 APPOINTMENT PLANNER EX 01-6000-121
29317		2627	WELLS FARGO VENDOR FIN SERV	11/30/2017	67.58 67.58	EX 01-6101-133

Number Of Checks: 12
Total Check Amount: 13,802.39

** Final Totals **

Number Of Checks: 12
Total Check Amount: 13,802.39

Date: 12/01/2017
Time: 09:04
User: SHERRI

CITY OF TARRAN.
Check Register
File ID: AP16

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Id: AP3610

Fund Control: 30

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
46		2008	BIRMINGHAM REALTY COMPANY	12/01/2017	9,531.38	TAX REBATE 45
					9,531.38	EX 30-6402-520

Number Of Checks: 1
Total Check Amount: 9,531.38

** Final Totals **
Number Of Checks: 1
Total Check Amount: 9,531.38

CITY OF TARRANT
VOUCHER LIST
DECEMBER 4, 2017

GENERAL FUND

29238-29278	ACCOUNTS PAYABLE RUN	78,795.76
29279-29305	ACCOUNTS PAYABLE RUN	11,463.62
29306-29317	ACCOUNTS PAYABLE RUN	13,802.39

SALES TAX ACCOUNT

737	CITY OF TARRANT GENERAL FUND	75,000.00
738	CITY OF TARRANT GENERAL FUND	125,000.00

SALES TAX WARRANT

46	BIRMINGHAM REALTY COMPANY	9,531.38
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NET PAYROLL

12-01-2017	PAY PERIOD 11-11-2017 TO 11-24-2017	73,896.63
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Date: 11/20/2.
 Time: 10:48
 User: SHERRI

CITY OF TARK
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Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29238		1004	AAA ENVIRONMENTAL SERVICES	11/20/2017	166.32 97.32 69.00	SANITARY SUPPLIES EX 01-6101-129 EX 01-6101-129
29239		1009	ACTION TIRE CO.	11/20/2017	93.57 93.57	EX 01-6302-122
29240		1099	AFLAC	11/20/2017	1,261.42 1,261.42	DECEMBER 2017 REMITTANCE EX 01-2038-000
29241		1038	ALABAMA CHILD SUPPORT	11/20/2017	2,465.01 2,465.01	DEDUCTIONS THRU NOVEMBER 10, 2 EX 01-2024-000
29242		1561	ANNE MARIE ADAMS	11/20/2017	214.50 214.50	WATTS, LAKEIAH OCTOBER 2017 01 EX 01-2025-000
29243		1036	ANNE MARIE ADAMS, CLERK	11/20/2017	127.33 127.33	JOLLY, TRAVIS THRU NOVEMBER 10 EX 01-2024-000
29244		1211	BAKER & TAYLOR ENTERTAINMENT	11/20/2017	31.19 31.19	EX 01-6603-220
29245		1148	BIRMINGHAM FREIGHTLINER	11/20/2017	4,920.96 4,920.96	EX 01-6302-144
29246		1142	BLUE CROSS AND BLUE SHIELD	11/20/2017	2,183.83 91.80 367.06 214.16 275.27 61.18 30.58 1,143.78	DECEMBER 2017 REMITTANCE EX 01-6000-109 EX 01-6101-109 EX 01-6102-109 EX 01-6302-109 EX 01-6602-109 EX 01-6603-109 EX 01-2028-000
29247		2704	C. DAVID COTTINGHAM	11/20/2017	780.00 780.00	NALLEY, BRIAN OCTOBER 2017 17- EX 01-2025-000
29248		1074	CINTAS FIRST AID	11/20/2017	99.72 99.72	FIRST AID EX 01-6302-129
29249		1033	CITY OF TARRANT	11/20/2017	1,222.32 1,222.32	OCTOBER 2017 OCC TAX EX 01-2019-000
29250		1431	CUMMINS MID-SOUTH LLC	11/20/2017	6,695.96 6,599.56 96.40	HEAD GASKET REPAIR ON E-32 EX 01-6102-146 EX 01-6302-129

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Fund Control: 01

Check No	Voucher No	Vendor	Name	Check Date	Check Amount	Distribution/Remarks
29251		1224	FLYING COLORS	11/20/2017	180.00 180.00	COROPLST BLANKS AND WIRE STAND EX 01-6000-129
29252		1022	VOID-VOID-VOID-VOID	11/20/2017	0.00	Voided Check
29253		1022	GENUINE PARTS COMPANY	11/20/2017	1,077.18 243.84 229.99 -84.03 209.83 53.98 223.36 176.66 23.55	NAPA EXT LIFE GAL/WIPER BLADES EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6101-144 EX 01-6302-144 EX 01-6302-144 EX 01-6101-144
29254		1108	LOCAL GOVERNMENT HEALTH	11/20/2017	47,804.00 4,055.00 8,648.00 13,967.00 9,039.00 1,392.00 733.00 9,970.00	DECEMBER 2017 REMITTANCE EX 01-6000-106 EX 01-6102-106 EX 01-6101-106 EX 01-6302-106 EX 01-6602-106 EX 01-6603-106 EX 01-2026-000
29255		1290	MOMAR, INCORPORATED	11/20/2017	184.41 184.41	TWENTY-S 4/1 GALLON EX 01-6102-124
29256		2505	MR. BUGG'S PEST PATROL	11/20/2017	57.00 57.00	PEST CONTROL EX 01-6602-216
29257		2737	NORTH CENTRAL ALABAMA CHAPTER	11/20/2017	35.00 35.00	2017 MEMBERSHIP - BOYD, THEODO EX 01-6000-207
29258		2736	ON TOP EMBROIDERY & DESIGN	11/20/2017	814.40 623.30 191.10	EX 01-6102-113 EX 01-6102-204
29259		2720	ONE SOURCE	11/20/2017	56.04 56.04	METERED NEUTRAZEN LEMON ICE EX 01-6000-124
29260		1077	QUILL	11/20/2017	743.59 248.99 115.85 10.89 53.97 313.89	BACKPACK VACUUM EX 01-6602-211 EX 01-6101-121 EX 01-6101-121 EX 01-6000-129 EX 01-6000-129

Date: 11/20/17
Time: 10:48
User: SHERRI

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Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29261		1049	RICHARDSON HARDWARE COMPANY	11/20/2017	274.97 274.97	PARK OCTOBER 2017 EX 01-6602-141
29262		1161	SAM'S CLUB/SYNCHRONY BANK	11/20/2017	98.75 98.75	EX 01-6102-124
29263		2014	SANTEK ENVIRONMENTAL OF AL LLC	11/20/2017	2,841.56 2,841.56	OCTOBER 2017 LANDFILL FEES EX 01-6302-191
29264		2262	SOUTHERN STATES	11/20/2017	276.00 276.00	OCTOBER 2017 REMITTANCE EX 01-2039-000
29265		1191	STONE & SONS ELECTRICAL CONT.	11/20/2017	516.73 516.73	HWY 79 @ SPRINGDALE EX 01-6302-153
29266		2173	SWANN, MICHAEL	11/20/2017	22.52 22.52	OCTOBER 2017 REMITTANCE EX 01-6000-150
29267		2362	TOOLS PLUS INDUSTRIES	11/20/2017	254.42 254.42	SAFETY GLASSES/VESTS EX 01-6302-129
29268		1693	TRIGREEN EQUIPMENT, LLC	11/20/2017	29.50 29.50	EX 01-6302-129
29269		1327	TUCK, LOXCIL	11/20/2017	250.00 250.00	REIMBURSE 2017 MUNICIPAL LEADE EX 01-6000-170
29270		1292	U.S. POSTAL SERVICE (NEOPOST	11/20/2017	1,500.00 1,500.00	POSTAGE NOVEMBER 20, 2017 EX 01-6000-162
29271		1244	UNITED WAY OF CENTRAL ALABAMA	11/20/2017	74.00 74.00	3RD QUARTER 2017 EX 01-2042-000
29272		2627	WELLS FARGO VENDOR FIN SERV	11/20/2017	209.68 209.68	EX 01-6101-133
29273		2709	WEST MED DISPOSAL, INC.	11/20/2017	130.50 130.50	DISPOSAL OF MEDICAL WASTE EX 01-6102-148

Number Of Checks: 36
Total Check Amount: 77,692.38

Date: 11/20/17
Time: 10:48
User: SHERRI

CITY OF TARRANT
Check Register
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Fund Control: 10

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29274		2322	DISTRICT ATTY SOLICITORS FUND	11/20/2017	220.03 220.03	OCTOBER 2017 REMITTANCE EX 10-2056-000

Number Of Checks: 1
Total Check Amount: 220.03

Date: 11/20/17
Time: 10:48
User: SHERRI

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File ID: AP16

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Id: A. 10

Fund Control: 20

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29275		2403	AYCOCK, MIKE	11/20/2017	200.00 200.00	COURT NOVEMBER 17, 2017 EX 20-6200-103
29276		2493	FOOD OUTLET #69	11/20/2017	114.61 114.61	PRISONER MEALS NOVEMBER 8, 20 EX 20-6200-126
29277		2148	PH&S PRODUCTS LLC	11/20/2017	418.74 418.74	GLOVES EX 20-6200-145
29278		2670	THE HILLER COMPANIES, INC.	11/20/2017	150.00 150.00	FIRE ALARM REPAIR/SERVICE CHAR EX 20-6200-142

Number Of Checks: 4
Total Check Amount: 883.35

** Final Totals **
Number Of Checks: 41
Total Check Amount: 78,795.76

Date: 11/29/2
Time: 13:57
User: SHERRI

CITY OF TARKENTON
Check Register
File ID: AP16

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Id: AP3610

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29279		1004	AAA ENVIRONMENTAL SERVICES	11/29/2017	56.86 56.86	LINERS/LYSOL EX 01-6302-129
29280		1038	ALABAMA CHILD SUPPORT	11/29/2017	2,433.16 2,433.16	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2024-000
29281		2452	ALABAMA MEDIA GROUP	11/29/2017	429.00 429.00	LEGALS 11/12/2017 EX 01-6101-148
29282		1508	ALABAMA MOWER SERVICE	11/29/2017	57.60 57.60	EX 01-6302-142
29283		1036	ANNE MARIE ADAMS, CLERK	11/29/2017	127.33 127.33	JOLLY, TRAVIS THRU NOVEMBER 24 EX 01-2024-000
29284		1931	APCO EMPLOYEES CREDIT UNION	11/29/2017	250.00 250.00	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2037-000
29285		2403	AYCOCK, MIKE	11/29/2017	360.00 360.00	DISPATCH NOVEMBER 11 - 25, 201 EX 01-6101-119
29286		2685	COLONIAL LIFE	11/29/2017	310.21 310.21	EX 01-2038-000
29287		1123	FASTENAL COMPANY	11/29/2017	87.64 87.64	PROCELL BATERIES EX 01-6102-129
29288		1245	GALLS	11/29/2017	45.00 45.00	EX 01-6101-113
29289		2194	HILL, GAIL	11/29/2017	18.50 18.50	REIMBURSE FOR PAYING DAN'S PRI EX 01-6000-121
29290		1619	LEGALSHIELD	11/29/2017	33.90 33.90	EX 01-2043-000
29291		2045	PARKER, RICHARD	11/29/2017	995.59 995.59	NOVEMBER 2017 INSPECTIONS EX 01-6000-119
29292		1031	PEOPLES FIRST FEDERAL	11/29/2017	898.00 898.00	DEDUCTIONS THRU NOVEMBER 24, 2 EX 01-2037-000
29293		1105	PROTECTIVE LIFE INSURANCE CO	11/29/2017	19.50 19.50	EX 01-2038-000

Date: 11/29/17
Time: 13:57
User: SHERRI

CITY OF TARI
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Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29294		2480	QUALITY FIRE TRUCK PARTS LLC	11/29/2017	803.78 803.78	AIR SOLENOID HEATER VALVE EX 01-6102-146
29295		1077	QUILL	11/29/2017	70.04 70.04	OFFICE SUPPLIES EX 01-6302-121
29296		1061	REPUBLIC SERVICES #802	11/29/2017	1,941.51 28.95 1,912.56	EX 01-6302-155 EX 01-6302-155
29297		1205	SAM'S CLUB	11/29/2017	700.00 700.00	BOOKS/DVDS/CLEANING SUPPLIES EX 01-6603-220
29298		1151	SOUTHERNLINC WIRELESS	11/29/2017	31.00 31.00	EX 01-6101-161
29299		1118	TERMINIX	11/29/2017	62.00 62.00	PEST CONTROL EX 01-6302-148
29300		1114	THOMPSON TRACTOR CO., INC.	11/29/2017	802.75 802.75	EX 01-6302-147
29301		1693	TRIGREEN EQUIPMENT, LLC	11/29/2017	21.73 21.73	EX 01-6302-129
29302		1021	VERIZON WIRELESS	11/29/2017	240.08 240.08	EX 01-6101-161
29303		2334	WELLS FARGO FINANCIAL LEASING	11/29/2017	128.44 128.44	EX 01-6603-223
29304		1069	WORKFORCEQA	11/29/2017	420.00 130.00 50.00 240.00	OCTOBER 2017 DRUG TESTING EX 01-6101-171 EX 01-6102-171 EX 01-6302-171

Number Of Checks: 26
Total Check Amount: 11,343.62

Date: 11/29/17
Time: 13:57
User: SHERRI

CITY OF TARY
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File ID: AP16

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Id: A1 10

Fund Control: 20

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29305		1102	COLE, ALICIA	11/29/2017	120.00 120.00	INTERPRETER THRU NOVEMBER 24, EX 20-6200-103

Number Of Checks: 1
Total Check Amount: 120.00

** Final Totals **
Number Of Checks: 27
Total Check Amount: 11,463.62

Date: 11/30/2
Time: 16:54
User: SHERRI

CITY OF TARRANT
Check Register
File ID: AP16

Page: 1
Id: AP3610

Fund Control: 01

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
29306		1004	AAA ENVIRONMENTAL SERVICES	11/30/2017	111.68 78.83 32.85	LINERS/TOILET TISSUE EX 01-6302-129 EX 01-6302-129
29307		2460	ALSCO - BIRMINGHAM	11/30/2017	43.84 43.84	MATS/DUST MOPS EX 01-6000-141
29308		1148	BIRMINGHAM FREIGHTLINER	11/30/2017	3,670.25 3,670.25	EX 01-6302-144
29309		1258	CITY OF TARRANT PETTY CASH	11/30/2017	128.19 4.30 109.99 13.90	ROUND UP EX 01-6000-141 EX 01-6000-129 EX 01-6000-162
29310		2174	DIESEL POWER SERVICES	11/30/2017	190.00 190.00	EX 01-6302-147
29311		1067	VOID-VOID-VOID-VOID	11/30/2017	0.00	Voided Check
29312		1067	EXPRESS OIL CHANGE LLC	11/30/2017	678.31 42.99 172.49 110.49 54.99 54.99 119.99 84.38 37.99	FULL SERVICE OIL CHANGE EX 01-6101-122 EX 01-6302-122 EX 01-6302-122 EX 01-6101-122 EX 01-6101-122 EX 01-6302-122 EX 01-6302-122 EX 01-6302-122
29313		1079	LASER ONE COMMUNICATIONS	11/30/2017	6,160.00 6,160.00	MAINTENANCE ZULTYS PHONE SYSTE EX 01-6000-148
29314		2014	SANTEK ENVIRONMENTAL OF AL LLC	11/30/2017	2,534.11 2,534.11	LANDFILL FEE NOVEMBER 2017 EX 01-6302-191
29315		2455	SOUTHEASTERN EMERGENCY	11/30/2017	123.43 123.43	EX 01-6102-201
29316		2664	WEINRIB, DANIEL J.	11/30/2017	95.00 95.00	2018 APPOINTMENT PLANNER EX 01-6000-121
29317		2627	WELLS FARGO VENDOR FIN SERV	11/30/2017	67.58 67.58	EX 01-6101-133

Number Of Checks: 12
Total Check Amount: 13,802.39

** Final Totals **

Number Of Checks: 12
Total Check Amount: 13,802.39

Date: 12/01/2017
Time: 09:04
User: SHERRI

CITY OF TARRAN
Check Register
File ID: AP16

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Id: AP3610

Fund Control: 30

Check No	Voucher No	Vendor	-----Name-----	Check Date	Check Amount	-----Distribution/Remarks-----
46		2008	BIRMINGHAM REALTY COMPANY	12/01/2017	9,531.38	TAX REBATE 45
					9,531.38	EX 30-6402-520

Number Of Checks: 1
Total Check Amount: 9,531.38

** Final Totals **
Number Of Checks: 1
Total Check Amount: 9,531.38