

TUSCALOOSA COUNTY COMMISSION

MEETING

AUGUST 24, 2016

TUSCALOOSA COUNTY §
STATE OF ALABAMA §

This being the date and hour to which the Tuscaloosa County Commission adjourned, the County Commission met pursuant to such adjournment with Probate Judge W. Hardy McCollum presiding as Chairman. The following members were present:

Stan Acker
Jerry Tingle
Mark C. Nelson
Reginald Murray

Commissioner Jerry Tingle moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to go into Executive Session prior to the end of this meeting to discuss pending litigation and Library Board appointments.

Commissioner Jerry Tingle moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to adopt resolutions accepting the streets and drainage structures located in the dedicated street rights-of-way of the Country Highlands subdivision, Phases 2B and 3, for maintenance by the Tuscaloosa County Engineering Department.

Exhibit 8-1, Pages 779-780

Commissioner Stan Acker moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to provide funds to the Tuscaloosa County Road Improvement Commission to begin road projects in the County in a timely manner with the funds being reimbursed to the Tuscaloosa County Commission in due course as funds to the Road Improvement Commission become available.

Commissioner Reginald Murray moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to approve the change in locations of the following polling places:

Ward 9 From Yellow Creek Fire Dept

to Yellow Creek Baptist Church

from Mt. Olive Fire Dept.

to Mt. Olive Baptist Church

Ward 23 From Tuscaloosa Academy

to Church of the Highlands

Ward 26 From Jaycee Park (Boys Club)

to Alberta Baptist Church

Ward 29 From Sprayberry Regional Education Center

to New Zion Missionary Baptist Church

Ward 45 From Skyland Elementary School

to Mt. Pilgram Baptist Church

Exhibit 8-2, Page 781

Commissioner Jerry Tingle moved, seconded by Commissioner Mark

C. Nelson, the County Commission voted unanimously to approve the

warrants issued to cover Tuscaloosa County's expenditures for July

2016.

Exhibit 8-3, Page 782

Commissioner Reginald Murray moved, seconded by Commissioner

Mark C. Nelson, the County Commission voted unanimously to grant a 6

month demolition extension to the property owner of a structure on

14th Avenue East, Jerusalem Heights; Parcel: 37-03-06-3-005-011, who

is in the process of making repairs.

Commissioner Stan Acker moved, seconded by Commissioner Mark C.

Nelson, the County Commission voted unanimously to authorize the

Sheriff's Office to purchase a 1 acre tract of land from Chism

Communications in the amount of \$5,000.00 for a new tower site.

Exhibit 8-4, Pages 783-805

Commissioner Stan Acker moved, seconded by Commissioner Reginald

Murray, the County Commission voted unanimously to approve a funding

request in the amount of \$2,500.00 each from the District 1 and

District 4 discretionary funds (total of \$5,000.00) to the Friends of

Historic Northport for the Alabama Heritage Days program.

Exhibit 8-5, Page 806

Commissioner Stan Acker moved, seconded by Commissioner Jerry

Tingle, the County Commission voted unanimously to approve a funding

request in the amount of \$1,000.00 from the District 1 discretionary

fund to the Tuscaloosa County Board of Education for the stadium renovation project at Tuscaloosa County High School.

Exhibit 8-6, Page 807

Commissioner Stan Acker moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to approve a funding request in the amount of \$550.00 from the District 1 discretionary fund for the purchase of 40 3-foot traffic cones for Northridge High School.

Exhibit 8-7, Page 808

Commissioner Mark C. Nelson moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to authorize County Engineer Scott Anders to request ALDOT conduct a traffic signal/traffic feasibility study at the intersection of Upper Hulls Road and Highway 69.

Commissioner Mark C. Nelson moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve a funding request in the amount of \$1,500.00 from the District 3 discretionary fund to the Duncanville Volunteer Fire Department.

Exhibit 8-8, Page 809

Commissioner Mark C. Nelson moved, seconded by Commissioner Reginald Murray, the County Commission voted unanimously to approve a funding request in the amount of \$8,000.00 from the District 3 discretionary fund to the Tuscaloosa County Board of Education for playground repair and improvement at Maxwell Elementary School.

Exhibit 8-9, Page 810

Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to approve a funding request in the amount of \$750.00 each from the District 1 and District 4 discretionary funds (total of \$1,500.00) to Sipsey Valley High School football program for field house repairs.

Exhibit 8-10, Page 811

Commissioner Reginald Murray moved, seconded by Commissioner Jerry Tingle, the County Commission voted unanimously to authorize County Attorney Robert Spence and County Administrator Melvin Vines to begin negotiations with the proposed buyer of the Fosters Waste Water Treatment Plant for a proposed tap fee agreement.

The Commission retired into Executive Session.

Following Executive Session, Chairman W. Hardy McCollum called the Commission back to order.

Upon request by County Attorney Robert Spence, Commissioner Reginald Murray moved, seconded by Commissioner Stan Acker, the County Commission voted unanimously to authorize settlement of litigation regarding Janice Howell in the amount of \$3,000.00.

Upon request by County Attorney Robert Spence, Commissioner Reginald Murray moved, seconded by Commissioner Mark C. Nelson, the County Commission voted unanimously to authorize settlement of litigation regarding former employee Beverly McCollins in the amount of \$10,000.00.

The County Commission voted unanimously to appoint Mr. Richard Swatowski and Ms. Vanessa Cade and to reappoint Mr. Brad Springer to the Tuscaloosa County Library Board. The terms will expire November 1, 2018, November 1, 2020 and November 1, 2019 respectively.

There being no further business to come before the Tuscaloosa County Commission, the meeting adjourned to Wednesday, September 2016.

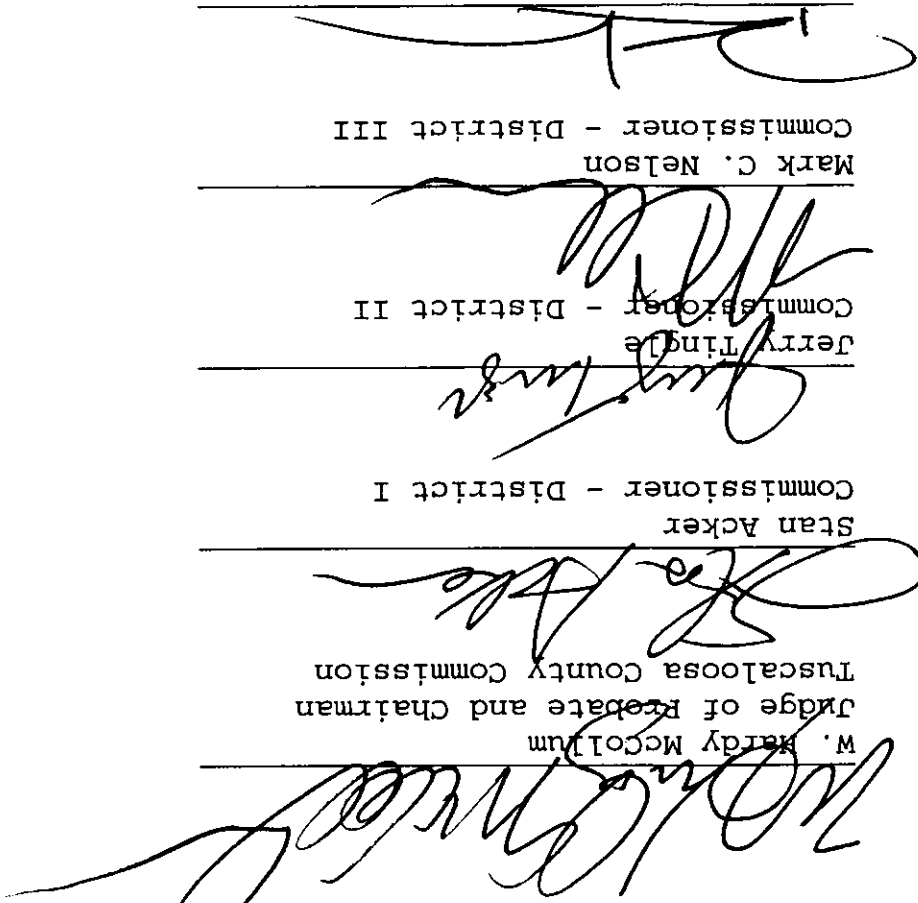
W. Hardy McCollum
Judge of Probate and Chairman
Tuscaloosa County Commission

Stan Acker
Commissioner - District I

Jerry Tingle
Commissioner - District II

Mark C. Nelson
Commissioner - District III

Reginald Murray
Commissioner - District IV



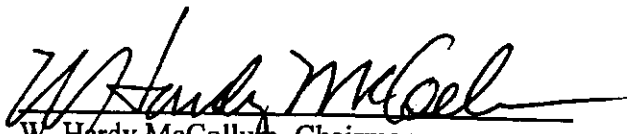
**RESOLUTION ACCEPTING STREETS IN
COUNTRY HIGHLANDS SUBDIVISION
PHASE 2-B**

WHEREAS, the County Engineer has reported to the Tuscaloosa County Commission that the County Engineering Department has inspected and found that the streets, together with the drainage structures in the streets in Country Highlands Subdivision, Phase 2-B are completed in accordance with the Subdivision Regulations of the Tuscaloosa County Commission, and that all of said construction has been done in accordance with the County specifications.

NOW, THEREFORE, BE IT RESOLVED BY THE TUSCALOOSA COUNTY COMMISSION:

1. That the County accepts the streets, together with the drainage structures in, and which are a part of, said streets which are located in dedicated street rights-of-way, for maintenance by the Tuscaloosa County Commission. The drainage structures described herein are those structures which are part of or are located in the streets (curb and gutter, catch basins, flumes and pipes) and do not include any natural waterway which drains surface water in the area.
2. This resolution shall be effective on the date of the adoption thereof.

Adopted this the 24th day of August, 2016, by the TUSCALOOSA COUNTY COMMISSION.


W. Hardy McCollup, Chairman

Seal


Melvin Vines, County Administrator

EX 8-1

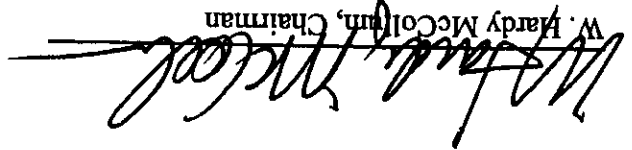
EX-8-1

Seal

Melvin Vines, County Administrator



W. Hardy McColquhoun, Chairman



Adopted this the 24th day of August, 2016, by the TUSCALOOSA COUNTY COMMISSION.

2. This resolution shall be effective on the date of the adoption thereof.

the area.

flumes and pipes) and do not include any natural waterway which drains surface water in

structures which are part of or are located in the streets (curb and gutter, catch basins,

by the Tuscaloosa County Commission. The drainage structures described herein are those

a part of, said streets which are located in dedicated street rights-of-way, for maintenance

1. That the County accepts the streets, together with the drainage structures in, and which are

NOW, THEREFORE, BE IT RESOLVED BY THE TUSCALOOSA COUNTY COMMISSION:

of said construction has been done in accordance with the County specifications.

accordance with the Subdivision Regulations of the Tuscaloosa County Commission, and that all

drainage structures in the streets in Country Highlands Subdivision, Phase 3 are completed in

County Engineering Department has inspected and found that the streets, together with the

WHEREAS, the County Engineer has reported to the Tuscaloosa County Commission that the

**RESOLUTION ACCEPTING STREETS IN
COUNTRY HIGHLANDS SUBDIVISION
PHASE 3**

Ward Current Location Proposed Location Changes For Nov 2016 Election

Ward 9	Yellow Creek Fire Dept 10722 Watermelon Rd Tuscaloosa 35406	Yellow Creek Baptist Church 15515 Yellow Creek Rd Tuscaloosa 35406	County Commission District 1
Ward 19	Mount Olive Fire Dept 13322 Mount Olive Rd Coker 35453	Mt Olive Baptist Church 13303 Mt Olive Rd Coker 35453	County Commission District 1
Ward 23	Tuscaloosa Academy 420 Rice Valley Rd N Tuscaloosa 35406	Church of the Highlands 721 Rice Mine Road N E Tuscaloosa 35406	County Commission District 1
Ward 26	Jaycee Park (Boys Club) 830 21st Ave E Tuscaloosa 35404	Alberta Baptist Church 2210 Univ Blvd East Tuscaloosa 35404	County Commission District 2 and 3
Ward 29	Sprayberry Reg Ed 1324 Rice Mine Rd Northport 35476	New Zion Missionary Baptist Church 1317 MLK Jr Blvd Northport 35476	County Commission District 4
Ward 45	Skyland Elem School 408 Skyland Blvd E Tuscaloosa 35405	Mount Pilgram Baptist Church 128 39th Street E Tuscaloosa 35405	County Commission District 4

EX 8-2

MONTH OF: JULY, 2016

FUND	CHECK NUMBERS	AMOUNT
001 GENERAL FUND	29664-30053	\$4,624,469.33
112 SPECIAL SALES TAX	66	\$2,000,000.00
112 ROAD & BRIDGE	9360-9553	\$3,010,685.08
116 CAPITAL IMPROVEMENT		
117 RRR GAS TAX	325	\$2,000,000.00
120 REAPPRAISAL	2945-2971	\$293,663.08
160 COMMUNITY DEVELOP	1739	\$1,006.25
710 PAYROLL-CHECKS	95025-95067	\$1,538,227.83
	61146-61250	\$104,537.87
	16001-16919	\$1,159,188.10
720 EXCESS LAND SALES	426-427	\$49,459.63
730 FIDUCIARY		
750 PISTOL PERMIT	9419-9462	\$40,952.57
780 E911	5532-5558	\$188,876.90
781 GAS TAX BONDING		
783 GENERAL LIABILITY		
783 WORKMEN'S COMP	155, 6311-6321	\$11,109.62
783 HEALTH INSURANCE		
784 TAX COLL SPECIAL		
785 TAX ASSR SPECIAL		
786 MFG HOMES		
787 MOTOR VEH TRAINING		

\$15,022,176.26

CHECKED BY:

William M. Lamb

WILLIAM M. LAMB, CHIEF FINANCIAL OFFICER

APPROVED BY TUSCALOOSA COUNTY COMMISSION:

CHAIRMAN, W. HARDY MCCOLLUM *W. Hardy McCollum*

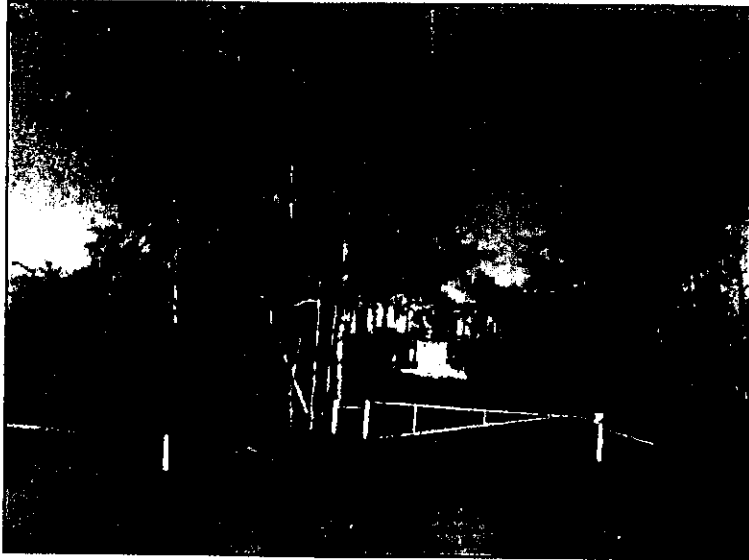
COMMISSIONER, STAN ACKER *Stan Ack*

COMMISSIONER, JERRY TINGLE *Jerry Tingle*

COMMISSIONER, MARK C. NELSON *Mark C. Nelson*

COMMISSIONER, REGINALD MURRAY *Reginald Murray*

EX-3



APPRAISAL OF REAL PROPERTY

LOCATED AT:

12901 Goodwater Road
See attached Deed, Survey & Plat
Northport, AL 35475

FOR:

Client: Tuscaloosa County Sheriff's office
714 1/2 Greensboro Avenue
Tuscaloosa, AL 35401

AS OF:

02/28/2016

BY:

M.W. "Dick" Holley, SRWA
West Alabama Appraisal
717 71st Street
Tuscaloosa, AL 35405
(205) 342-2022

EX 8-4

7-813

M.W. Dick Hokey, SR/MA

Sincerely,

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.
The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.
Professional Appraisal Practice.
This report is based on a physical analysis of the site and improvements, a local market analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.
The purpose of the appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.
In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

Re: Property: 12901 Goodwater Road
Northport, AL 36475
Borrower: Client, Tuscaloosa County Sheriff's office
File No.: 022816 TCSOAL

Client: Tuscaloosa County Sheriff's office
714 1/2 Greensboro Avenue
Tuscaloosa, AL 35401

February 28, 2018

WEST ALABAMA APPRAISAL
717 71st Street
Tuscaloosa, AL 35405
205/342-2022

Legal Description

Borrower/Client	Client: Tuscaloosa County Sheriff's office			
Property Address	12901 Goodwater Road			
City	Northport	County	Tuscaloosa	State AL Zip Code 35475
Lender	Client: Tuscaloosa County Sheriff's office			

STATE OF ALABAMA
TUSCALOOSA COUNTY

A parcel of land located in the northeast quarter of the northeast quarter of Section 1, Township 19 South, Range 9 West and being more particularly described as follows:

COMMENCE at the southwest corner of said northeast quarter of the northeast quarter of Section 1, thence run North 90 degrees, 24 minutes, 21 seconds West along the west boundary of said quarter quarter 59.61 feet, thence run South 86 seconds 21 minutes, 22 seconds East 390.87 feet; thence run North 80 degrees, 50 minutes, 46 seconds East 105.06 feet; thence run South 89 degrees, 59 minutes, 14 seconds East 118.85 feet to a capped rebar set at the POINT OF BEGINNING; thence run North 04 degrees, 36 minutes, 44 seconds East 219.31 feet to a capped rebar set; thence run South 85 degrees, 23 minutes, 15 seconds East 110.90 feet to a capped rebar set; thence run South 24 degrees, 25 minutes, 44 seconds West 310.30 feet; thence run North 85 degrees, 23 minutes, 15 seconds West 327.00 feet to the POINT OF BEGINNING.

Said parcel containing 1.91 acres, more or less.

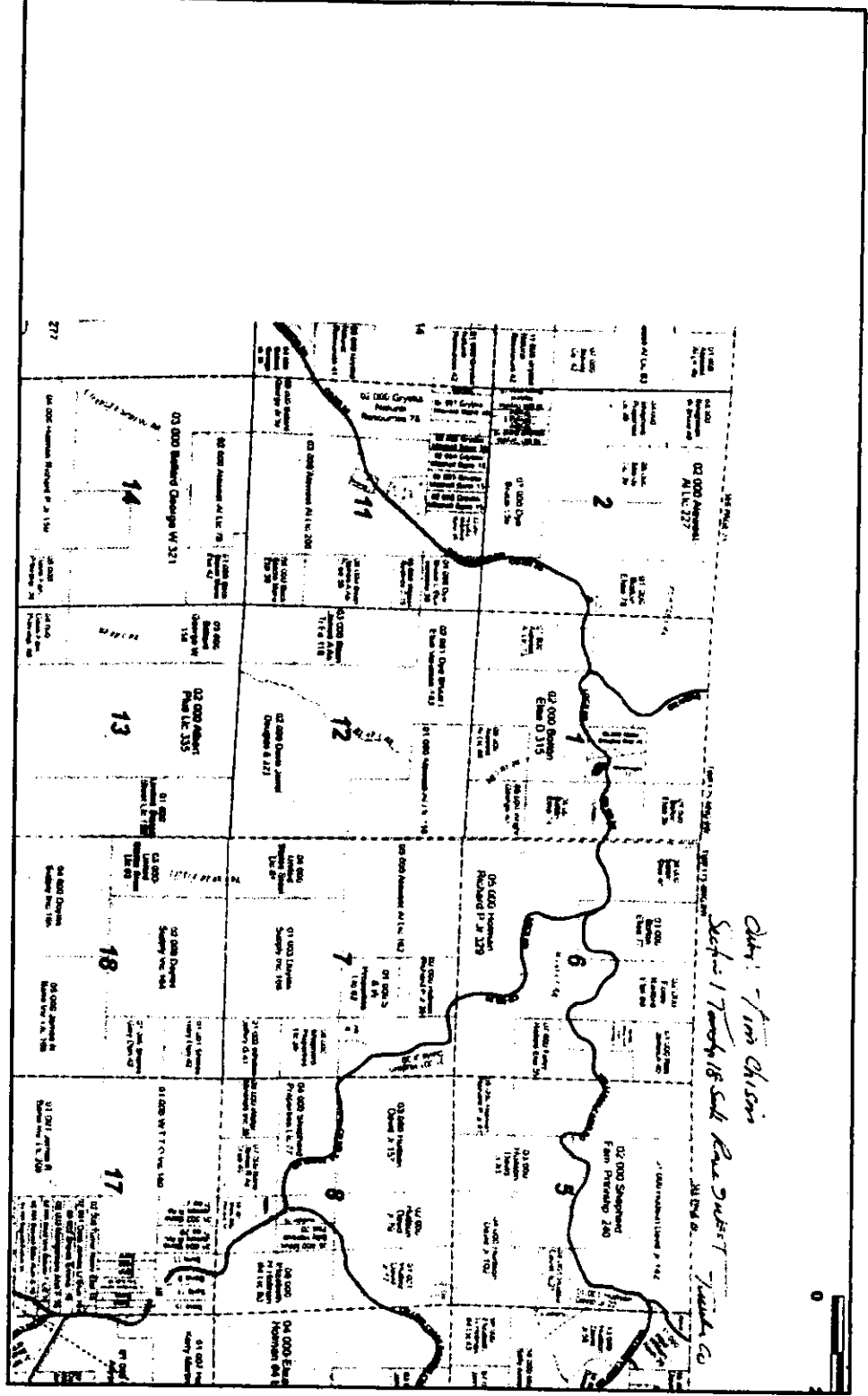
Ex 8-4

0001 038 788

Main File No. Land 2018L Page #8

Plat Map

Borrower/Client	Client: Tuscaloosa County Sheriff's office
Property Address	12901 Goodwater Road
City	Northport
Lender	Client: Tuscaloosa County Sheriff's office
State	AL
Zip Code	35475

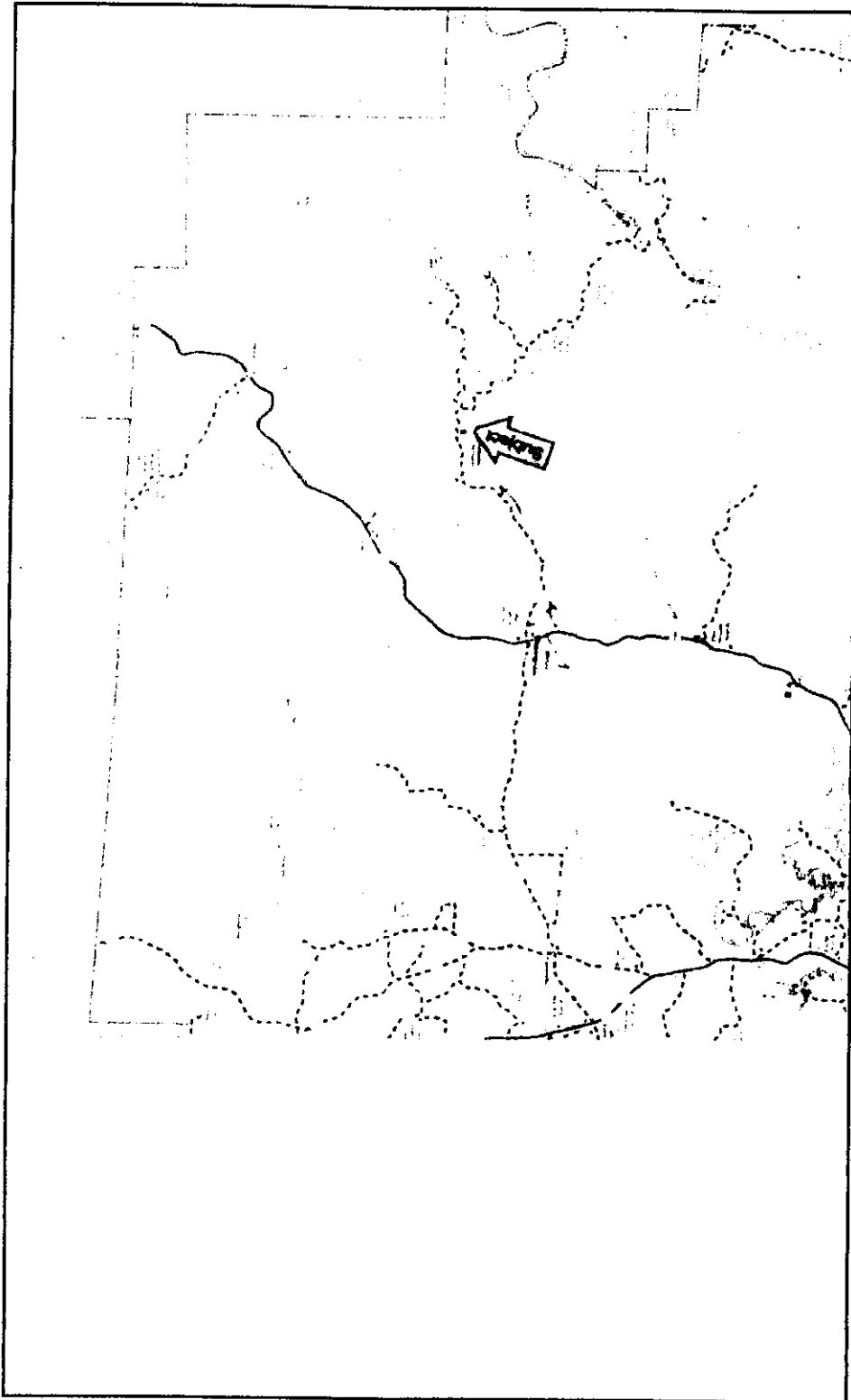


Form MAP/PLAT - "WHOTPA" appraised software by a mode, inc. - 1-800-ALAMODE

3x8-4

Location Map

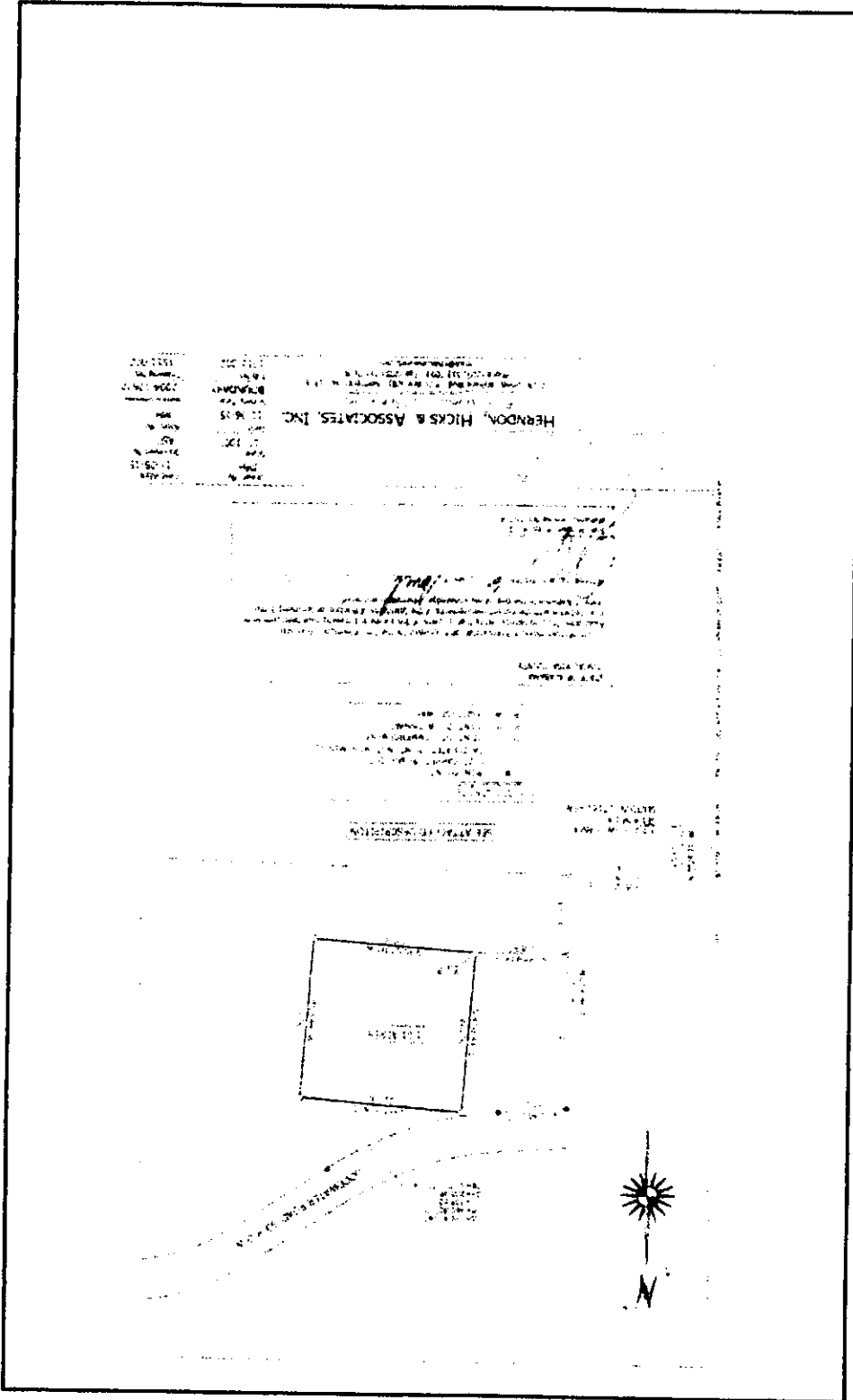
Borrower/Client	Client: Tuscaloosa County Sheriff's office			
Property Address	12901 Goodwater Road			
City	Northport	County	Tuscaloosa	State AL Zip Code 35475
Lender	Client: Tuscaloosa County Sheriff's office			



Ex 8-4

2x8-4

Form Map Survey — WHITTEL, appraisal software by a mode, Inc. — 1-800-ALAMODE



Owner/Client	Client: Tuscaloosa County Sheriff's office
Property Address	12901 Goodwater Road
City	Northport
County	County Tuscaloosa
State	AL
Zip Code	35475
Lender	Client: Tuscaloosa County Sheriff's office

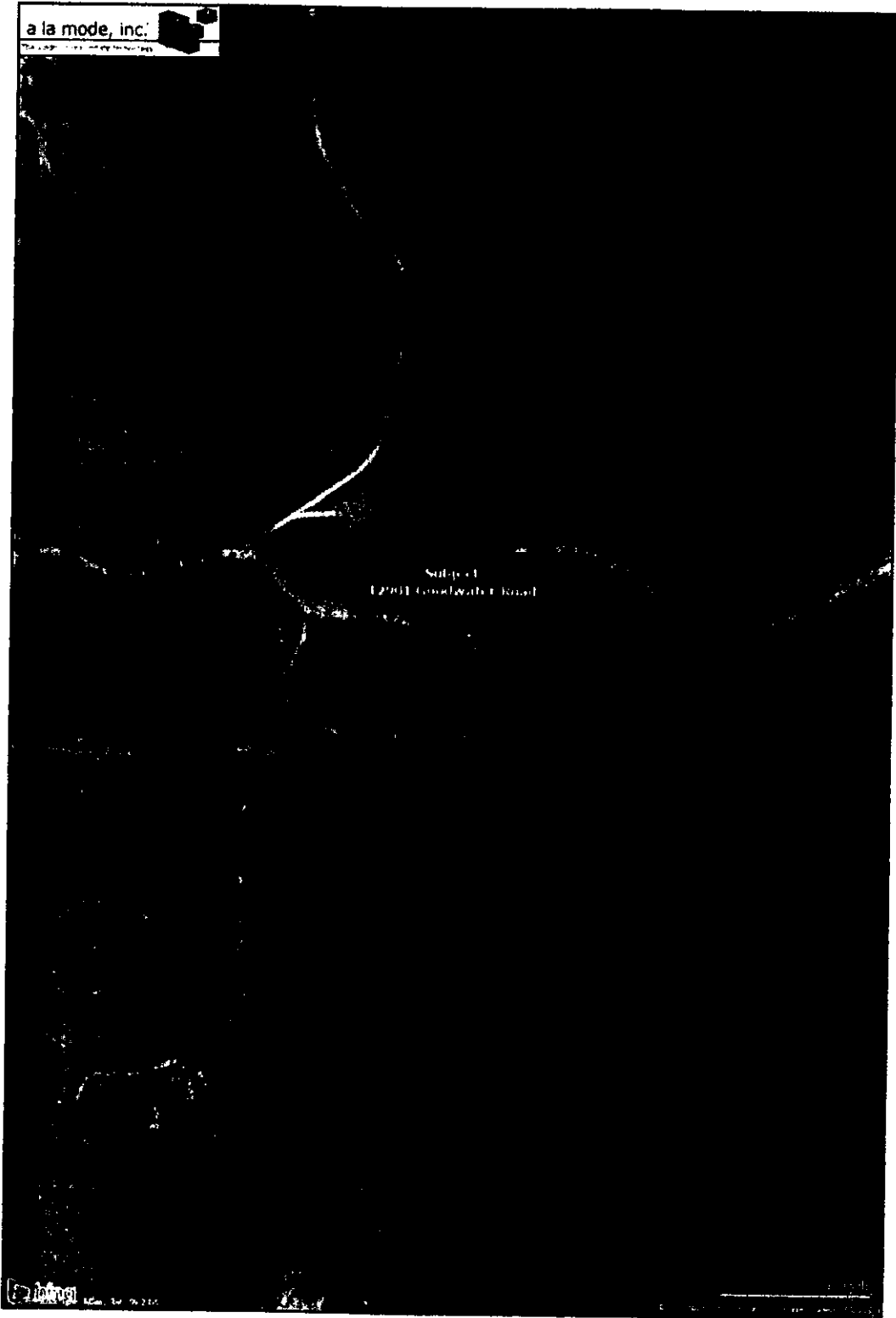
Survey

Main File No. Land 20161 Form #B

800 648 790

Aerial Map

Borrower/Client	Client: Tuscaloosa County Sheriff's office						
Property Address	12901 Goodwater Road						
City	Northport	County	Tuscaloosa	State	AL	Zip Code	35475
Lender	Client: Tuscaloosa County Sheriff's office						

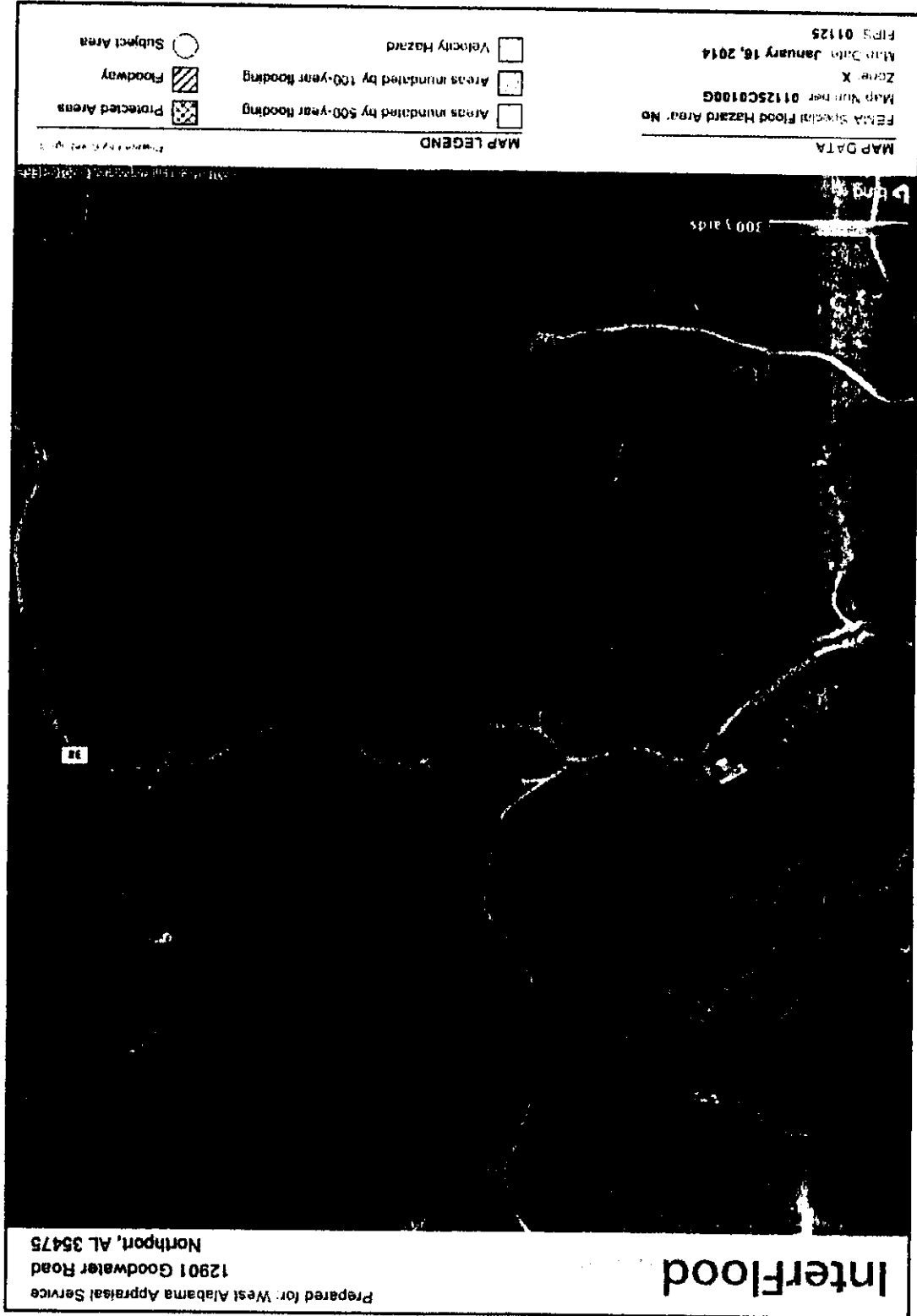


EX 8-4

BOOK 048 - 791

11-24

Form MAP.FLOOD -- "WINTOTAL" appraised software by a la mode, inc. -- 1-800-ALAMODE



Client: Tuscaloosa County Sheriff's office
City: Northport
County: Tuscaloosa
State: AL
Zip Code: 35475
Property Address: 12901 Goodwater Road
borrower/client Client: Tuscaloosa County Sheriff's office

Flood Map

Main File No. Land 2018 Page #10

800M 0:38 792

Photograph Addendum

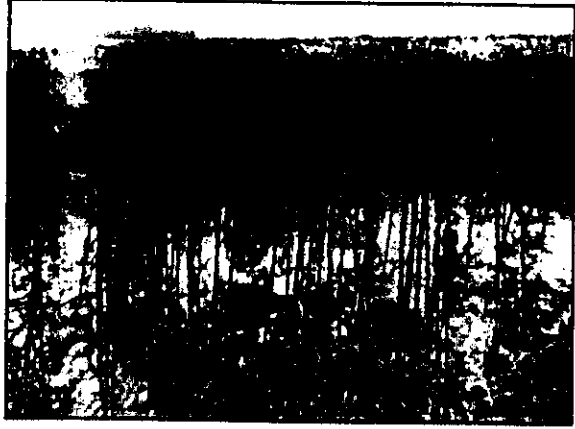
Borrower/Client	Client: Tuscaloosa County Sheriff's office			
Property Address	12991 Goodwater Road			
City	Northport	County	Tuscaloosa	State AL Zip Code 35475
Lender	Client: Tuscaloosa County Sheriff's office			



Ex 8-4

7-873

Form GPCPK — "WORLD" appraisal software by a model, inc. — 1-800-ALAMODE



Borrower/Client	Client: Tuscaloosa County Sheriff's office
Property Address	12901 Goodwater Road
CITY	Northport
County	Tuscaloosa
State	AL
Zip Code	35475
Lender	Client: Tuscaloosa County Sheriff's office

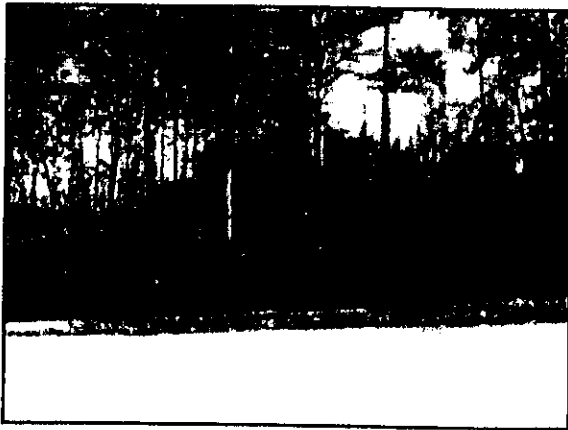
Photograph Addendum

Main File No. Land 2016 Page #12

5000 048 794

Photograph Addendum

Borrower/Client	Client: Tuscaloosa County Sheriff's office		
Property Address	12901 Goodwater Road		
City	Northport	County	Tuscaloosa State AL Zip Code 35475
Lender	Client: Tuscaloosa County Sheriff's office		



EX 8-4

4-8-4

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the firm's policies of the firm with regard to the privacy of client nonpublic personal information. As appraisers, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to ensure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Borrower/Client	Client: Tuscaloosa County Sheriff's office	File No. Land 2016
Property Address	12901 Goodwater Road	
City	Northport	County Tuscaloosa
Lender	Client: Tuscaloosa County Sheriff's office	State AL Zip Code 35475

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- X Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).


Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:
 Tuscaloosa market has an exposure time from 90 to 175 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

This report was prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Alabama Real Estate Appraisers Board. 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".

APPRAISER:

Signature: 
 Name: M.W. "Dick" Holley, SR/WA
SR/WA
 State Certification #: G-00248
 or State License #:
 State: AL Expiration Date of Certification or License: 06/30/2017
 Date of Signature and Report: 02/28/2016
 Effective Date of Appraisal: 02/28/2016
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 02/28/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

EX-8-4

484

Appraiser(s): M.W. Dick, Ashley, S.M.W.A. Effective date / Report date: 02/28/2016 Supervisory Appraiser(s): Effective date / Report date:	
1. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan. 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.	
Certification Supplement	
Additional Comments	
Personal (non-Realty) Investors	
Exposure Term / Marketing Time	
Prior sale: None in the last 3 years.	
Current listing information: Subject property has no sale agreement, listing or option noted for this report.	
History of Property	
The purpose of this report is to provide the client with an estimate of fair market value of the subject property for possible purchase for lower sale.	
Client: Tuscaloosa County Sheriff's office	
Bounded Use / Bounded Use	
Research included all or part of the following: Tuscaloosa County Tax Assessor Records, County Appraisers Data, Multiple Listing Service (MLS), Airmap Map & Data Service, E-Maps Plus, FEMA Flood Maps, West Alabama Appraisers Association Data Base, Marshall & Swift Residential Cost Handbook, N.A.D.A. Manufactured Housing Appraisal Guide, Local Real Estate Brokers & Sales Agents, Deeds & Survey information.	
Scope	
The purpose of this report is to provide the client with an estimate of fair market value of the subject property.	
Purpose	
Location: Northport, Tuscaloosa County, Alabama 35475	
Property Address: 12901 Goodwater Road	
Broker/Client: Client: Tuscaloosa County Sheriff's office	

FINMEA / USPAP ADDENDUM

800K 058 298

Supplemental Addendum

File No. Land 2016

Borrower/Client	Client: Tuscaloosa County Sheriff's office		
Property Address	12901 Goodwater Road		
City	Northport	County	Tuscaloosa
		State	AL
		Zip Code	35475
Lender	Client: Tuscaloosa County Sheriff's office		

Scope of the Appraisal:

The final estimate of value was arrived after an inspection of the property was completed. The market was researched to determine its vitality and to find sales that are as similar and as near the subject within a year, if possible. After the inspection and the market have been researched, an analysis is made. The cost and market approaches are usually completed with the information gathered. Usually with residential properties there is a lack of reliable sources for comparable rented homes that have sold, so potential income or income rates are not reliable indicators for value.

Adverse Environmental Conditions:

The appraiser is not an expert in the specialized field of environmental hazards and not qualified to perform laboratory or other scientific tests. However, the impact of potential environmental hazards was considered in this appraisal to the extent of any adverse conditions observed during inspection or through information learned in the course of research on the appraisal assignment. A routine inquiry did not suggest any environmental hazards. No effort was made to dismantle or probe the structure to observe enclosed, encased or otherwise concealed elements. Hazard inquiry includes the following: Potential for friable asbestos, underground storage tanks, evidence of chemical spills of soil subsidence, fire resistant treated plywood (FETE), neighboring land and/or adjacent off-site uses which provided a proximate hazard. A Phase One Environmental Inspection is recommended on every property purchased or financed to insure the property is free from contaminants. Real Estate Appraisers are not qualified to render such inspections.

Wood Infestation:

A termite and wood infestation inspection is highly recommended to be performed by a professional inspector. Real Estate Appraisers are not qualified to render such inspections. Therefore, this appraisal should not be considered a Wood Infestation Report.

FEMA/Flood Hazard Area:

Real Estate Appraisers are not professional civil engineers so are not qualified to render exact advice concerning flood zone matters. We consult appropriate maps, ascertain as best as possible the location and render an opinion. In many cases, it is Aerial possible to ascertain whether or not the subject property is in a flood zone—either partially or all of the property. Survey by a qualified civil engineer is highly recommended to examine the entire property to determine its proper flood zone.

Building/Home Inspection:

Real Estate Appraisers are not qualified to render inspections and recommends that a professional building/home inspector inspect the property. The appraiser shall not be responsible for structural problems associated with the property. It is assumed that all mechanical, electrical, and HVAC systems are in proper working order at the time of the appraisal. Therefore, this report should not be considered a condition/inspection report.

Cost Approach:

The Marshall & Swift Residential Cost Handbook was used for estimating the replacement cost and supplemented by local builder's costs. The living area should be considered and approximation with only minor deviations in actual square footage being of little or no value consequence.

Comments on Sales Comparison:

Comps used were the best this appraiser could find for this type property, time of year and neighborhood. The comps may be off due to read on the gross/not adjustments due to the location, square foot, and/or cost of land adjustments. These type adjustments are good appraisal practices and are something that cannot be helped but in no way should they take away from other than a good comp. The site size may have been taken from the county records which may not be reliable.

Digitized Signature:

The digitized signature as provided in this report is password controlled and only the appraiser has the sole personalized control of affixing the signature.

Signature 
 Name M.W. [unclear]
 Date Signed 9/25/2016
 State Certification # 33121 State AL
 Or State License # _____ State AL

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

EX-8-4

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1. The appraiser will not be responsible for matters of a legal nature that affect the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted that the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantee or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations or the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations to which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, contract purchaser, or other appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or marketing service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area, these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions: