

THIS INSTRUMENT PREPARED BY  
Nathanael McCall  
ROW Bureau/Central Office  
ALABAMA DEPARTMENT OF TRANSPORTATION  
MONTGOMERY, AL 36130

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. BR-0053(529)  
CPMS PROJ. NO. 100048008  
TRACT NO. 4  
DATE: 11 OCTOBER 2012

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Ten Thousand and no/100-----dollar(s), cash in hand paid to the undersigned by the State  
of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I  
(we), the undersigned grantor(s), Larry Wayne Chapman and wife, Mona Kay Chapman

have this day bargained and sold, and by these presents do hereby grant, bargain, sell and  
convey unto the State of Alabama the following described property:

**A part of the NE ¼ of NW ¼, Section 25 and the SE ¼ of SW ¼, Section 24, Township 18S  
Range 2E, identified as Tract No. 4 on Project No. BR-0053(529) in Shelby County, Alabama  
and being more fully described as follows:**

Commencing at the NE corner of the NE 1/4 of the NW 1/4 of section 25;

thence in a easterly direction along the section line a distance of 431 feet, more or less, to a point  
on the acquired R/W line (said point offset 70' LT and perpendicular to the centerline of project at  
station 9+19.26), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 40.51 feet and along the acquired R/W  
line to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of  
project at station 9+63.30) (said arc having a chord bearing of N 34°42'37" E, a clockwise direction,  
a chord distance of 40.51 feet and a radius of 3858.69 feet);

thence N 9°36'47" W and along the acquired R/W line a distance of 67.54 feet to a point on the  
south present R/W line of Kelly Creek Road (said point offset 117.73' LT from the centerline of  
project);

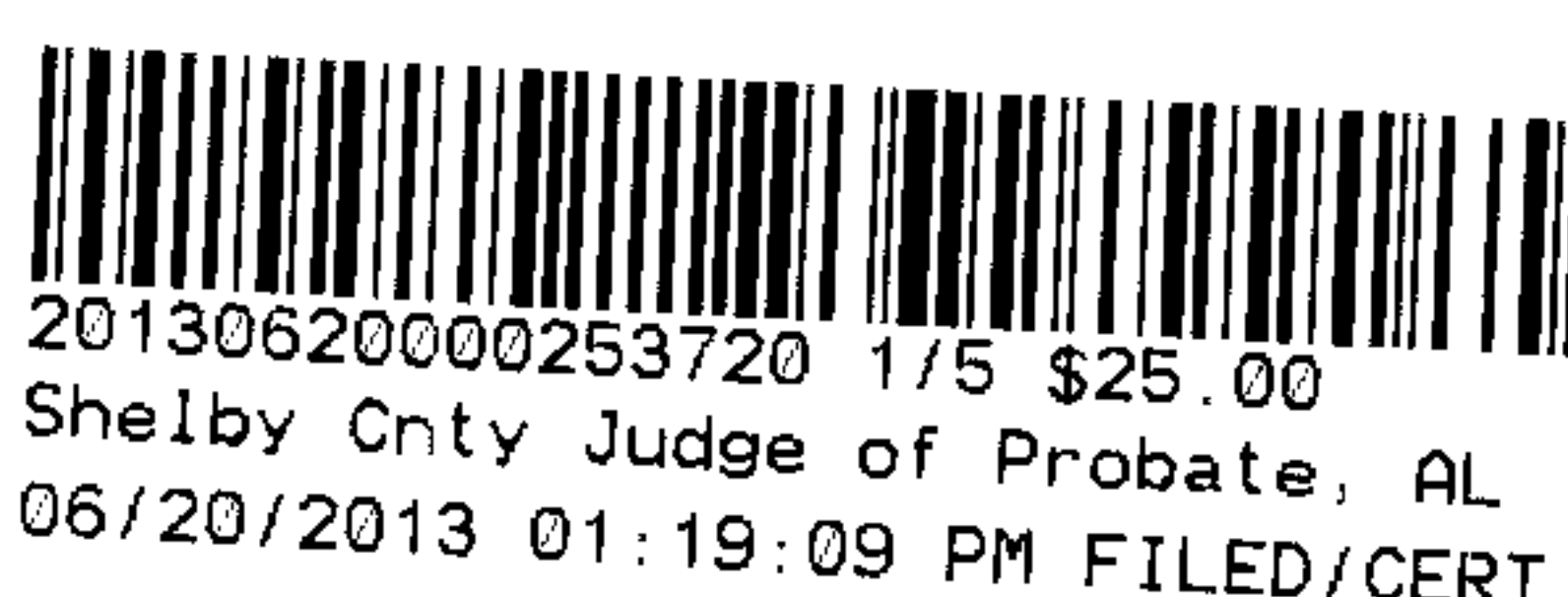
thence S 57°19'19" E and along said present R/W line a distance of 65.11 feet to a point on the  
west present R/W line of US-231;

thence S 32°37'7" W and along said present R/W line a distance of 209.83 feet to a point on the  
grantor's south property line;

thence N 57°21'17" W and along the grantor's said property line a distance of 23.12 feet to a point  
on the acquired R/W line (said line offset 70' LT and parallel with centerline of project);

thence N 32°54'13" E and along the acquired R/W line a distance of 17.44 feet to a point on the  
acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station  
8+23.36);

thence following the curvature thereof an arc distance of 101.98 feet and along the acquired R/W  
line (said arc having a chord bearing of N 33°39'8" E, a clockwise direction, a chord distance of





101.98 feet and a radius of 3888.29 feet), to the point and place of BEGINNING, containing 0.13 acre(s), more or less.

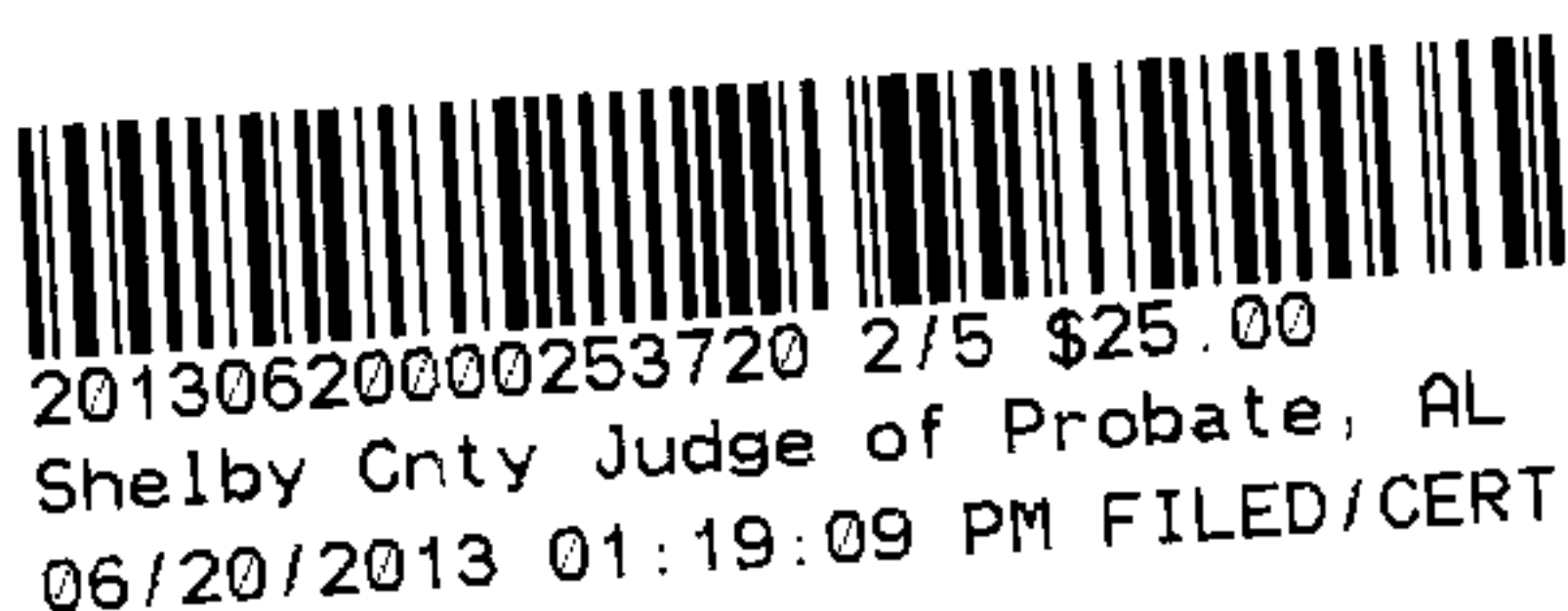
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

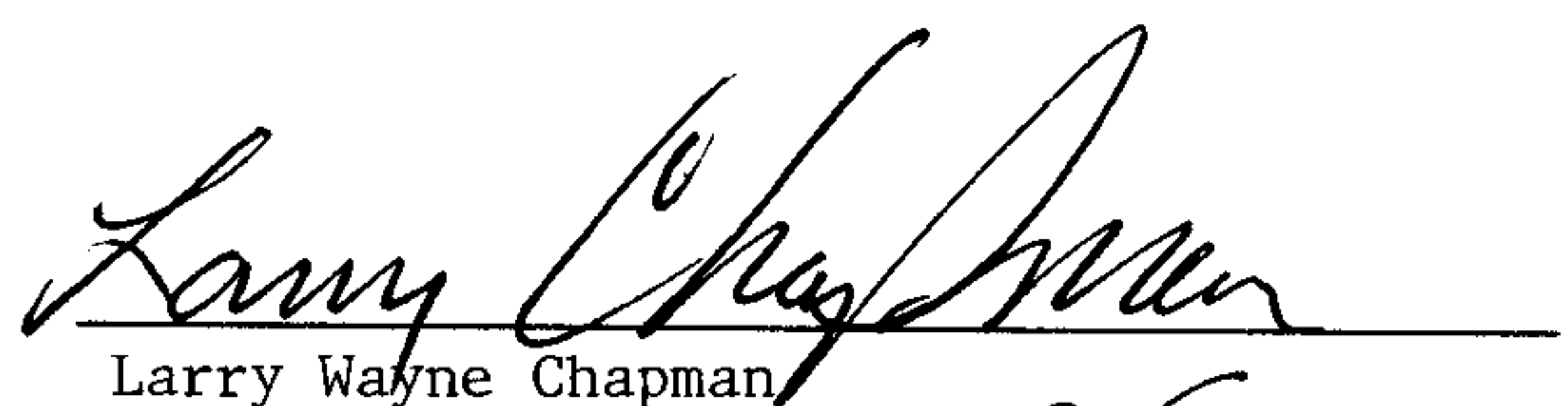
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

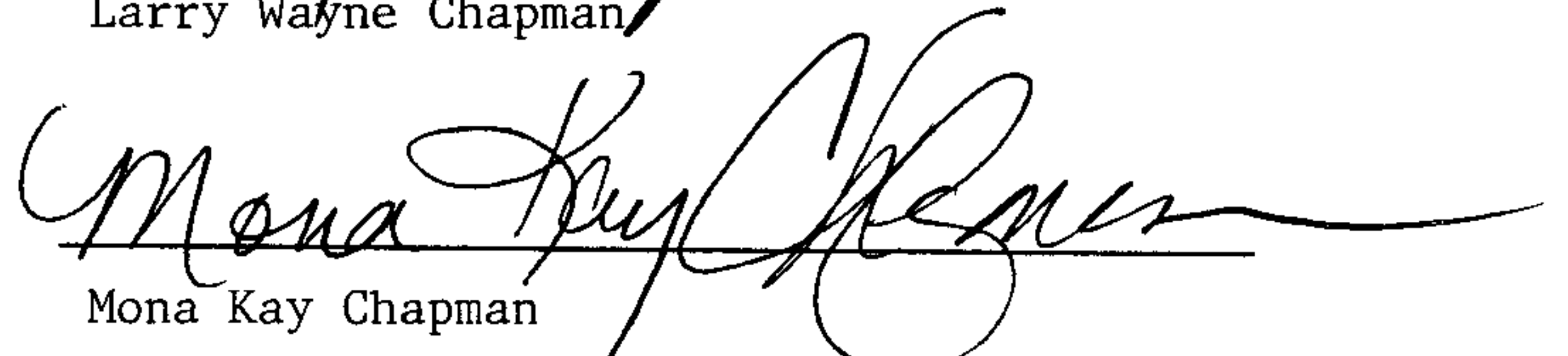
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal this the 20<sup>th</sup> day of June, 2013.



  
Larry Wayne Chapman

  
Mona Kay Chapman

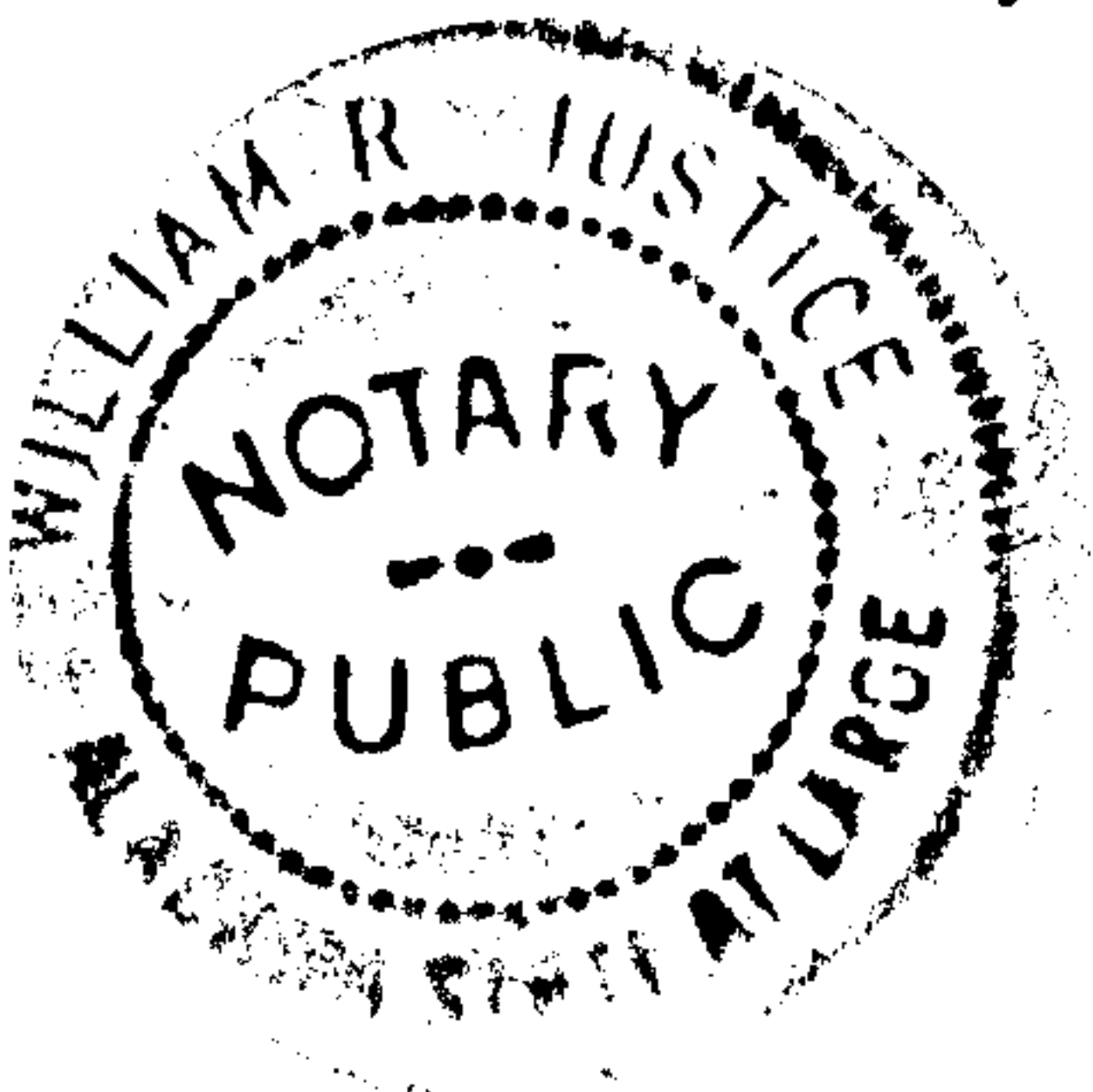
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, William R. Justice a Notary Public, in and for said County in said State,  
hereby certify that Larry Wayne Chapman and Mona Kay Chapman, whose name (s)  
are \_\_\_\_\_, signed to the foregoing conveyance, and  
who are known to me, acknowledged before me on this day that, being informed of the  
contents \_\_\_\_\_ of this \_\_\_\_\_ conveyance,  
they \_\_\_\_\_ executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June 2013.



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9-12-15

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

\_\_\_\_\_ County

I, \_\_\_\_\_, a \_\_\_\_\_ in and for said  
County, in said State, hereby certify that \_\_\_\_\_ whose  
name as \_\_\_\_\_ of the \_\_\_\_\_ Company,  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged  
before me on this day that, being informed of the contents of this conveyance, he, as such officer  
and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

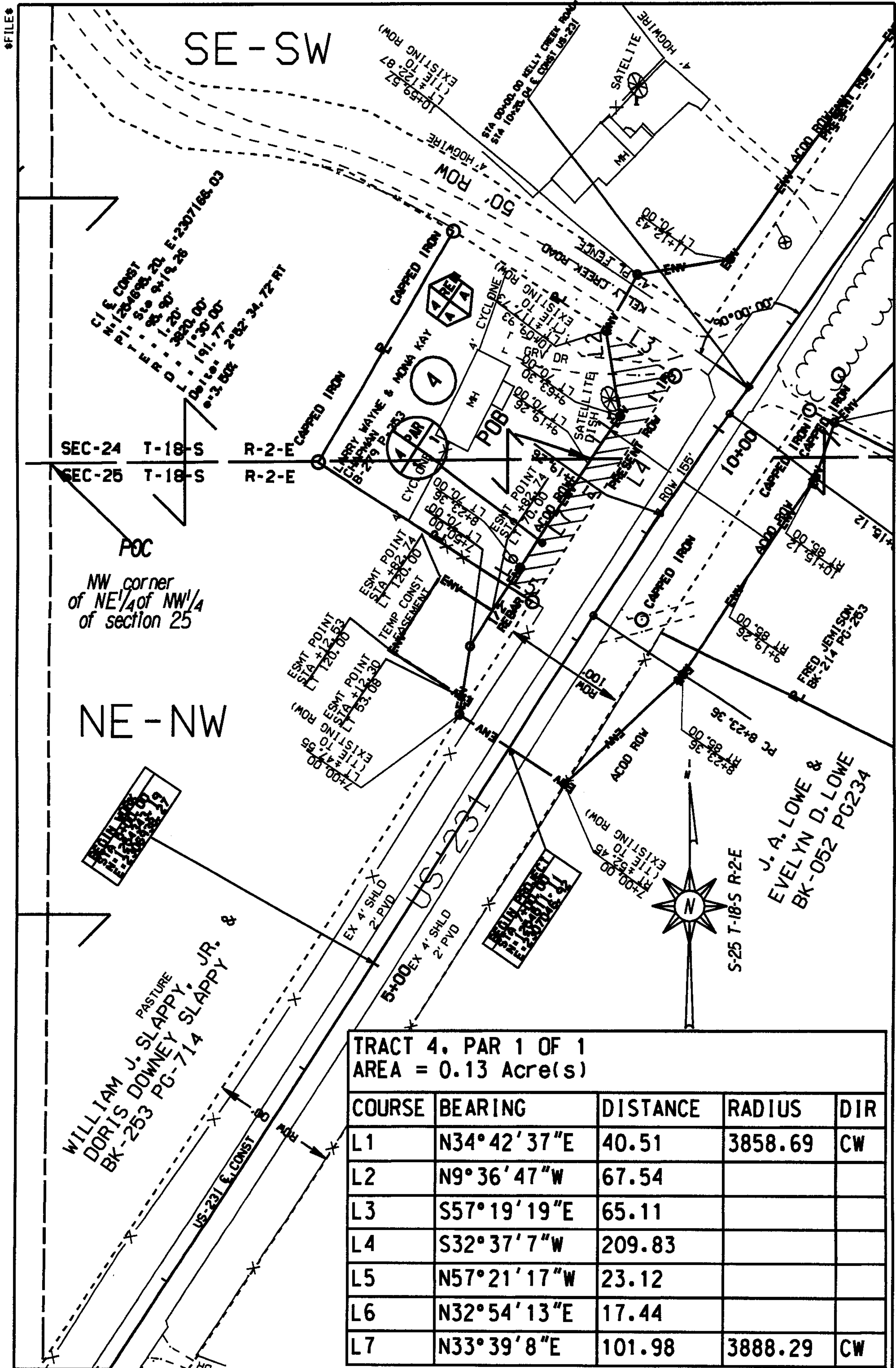
\_\_\_\_\_  
Official Title \_\_\_\_\_

to	STATE OF ALABAMA	WARRANTY DEED	STATE OF ALABAMA	County of _____ I, _____ Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at _____ o'clock _____ M., on the _____ day of _____, 20____, and duly recorded in Deed Record _____ page _____. Dated _____ day of _____ 20____.	Judge of Probate _____ County, Alabama.
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20130620000253720 4/5 \$25.00  
Shelby Cnty Judge of Probate, AL  
06/20/2013 01:19:09 PM FILED/CERT



TRACT 4, PAR 1 OF 1				
AREA = 0.13 Acre(s)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N34°42'37"E	40.51	3858.69	CW
L2	N9°36'47"W	67.54		
L3	S57°19'19"E	65.11		
L4	S32°37'7"W	209.83		
L5	N57°21'17"W	23.12		
L6	N32°54'13"E	17.44		
L7	N33°39'8"E	101.98	3888.29	CW

Tract #:	4	Scale:	1" = 100'
Grantor(s):	Larry Wayne & Kay Mona Chapman	State:	Alabama
Total Before:	1.00 AC	County:	Shelby
Total Parcels:	0.13 AC	Project:	BR-0053(529)
Total Remainder:	0.87 AC	CPMS #:	100048008
THIS IS NOT A BOUNDARY SURVEY		Date:	11-Oct-12
		Sketch:	1 OF 1



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Larry W. & Mona Kay Chapman  
Mailing Address 4035 Hwy 231  
Vincent, AL 35178

Grantee's Name: State of Alabama Dept. of Transportation  
Mailing Address: P O Box 2745  
Birmingham, AL 35202

Property Address: 4035 Hwy 231  
Vincent, AL 35178

Date of Sale 6-20-13  
Total Purchase Price \$ 10,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
☐ Other – Tax Assessor Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 6-20-13

Sign Larry Chapman  
(Grantor/Grantee/Owner/Agent) circle one  
Print Larry Chapman

☐ Unattested

\_\_\_\_\_  
(Verified by)

