

This Instrument Prepared By:
Karen M. Honaker
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL 36110

STATE OF ALABAMA

PROJECT NO. STPBH-0119(510)

COUNTY OF SHELBY

CPMS PROJ. NO. 100061286

TRACT NO. 59

DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ^{Fifty and no/100 (\$103,150.00)}
One Hundred Three Thousand One Hundred/ 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), Caroline Poole, unmarried 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 SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 59 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at the NW corner of SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence easterly and along the section line for a distance of 251 feet, more or less, to a point on the present west R/W line of Daisy Lane;

thence southeasterly and along said present R/W line for a distance of 388 feet, more or less, to a point on the present south R/W radius of Daisy Lane {said point also on the acquired R/W line (said point offset 225' LT and perpendicular to centerline of project at station 147+10.26)}, which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 47.34 feet and along said present R/W radius to a point on the present south R/W line of Daisy Lane (said arc having a chord bearing of S 73°2'50" E, a counterclockwise direction, a chord distance of 46.12 feet and a radius of 60.00 feet);

thence N 84°21'0" E and along said present R/W line a distance of 107.99 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 138.94 feet and along said present R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 12°39'14" W, a counterclockwise direction, a chord distance of 138.93 feet and a radius of 3130.00 feet);

thence S 84°36'57" W and along the grantor's said property line a distance of 65.29 feet to a point on the acquired R/W line (said line between a point that is offset 145' LT and perpendicular to centerline of project at station 146+25.00 and a point that is offset 135' LT and perpendicular to centerline of project at station 145+75.00);

thence N 1°7'12" E and along the acquired R/W line a distance of 37.35 feet to a point on the acquired R/W line (said point offset 145' LT and perpendicular to centerline of project at station 146+25.00);

thence N 27°57'36" W and along the acquired R/W line a distance of 121.32 feet to the point and place of BEGINNING, containing 0.296 acre(s), more or less.

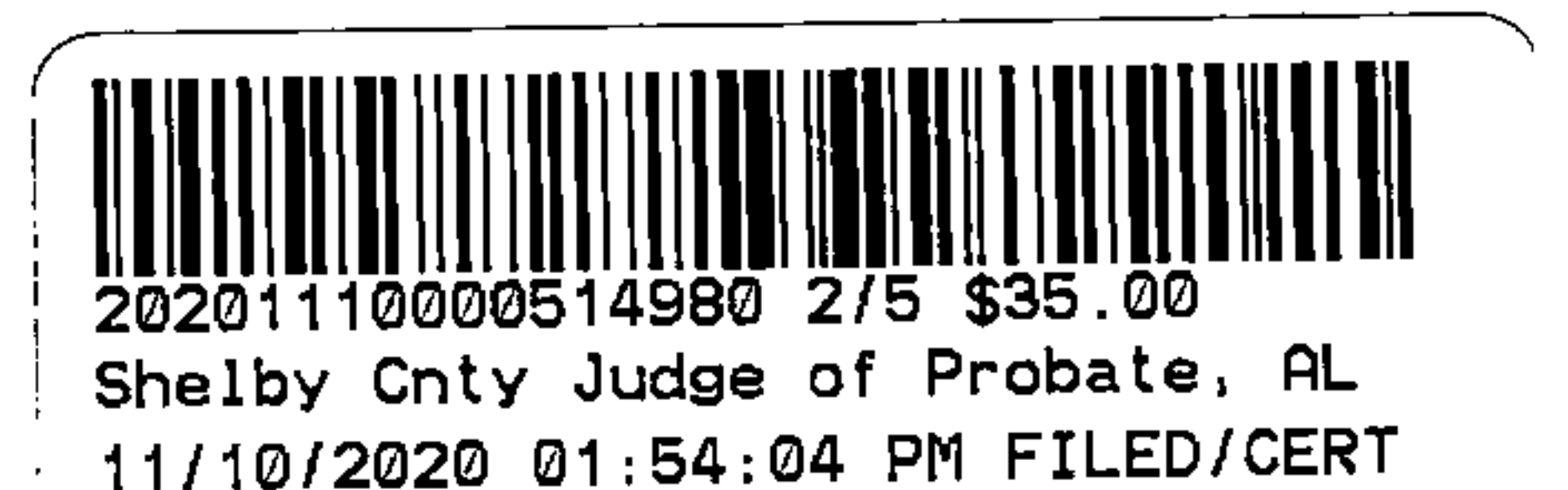
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 of 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 6th day of November, 2020.




Caroline Poole

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that
Caroline Poole, whose name (s)
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,
she
executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 6th day of November 2020.

Dana M. Osken

NOTARY PUBLIC

My Commission Expires 8/1/23

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

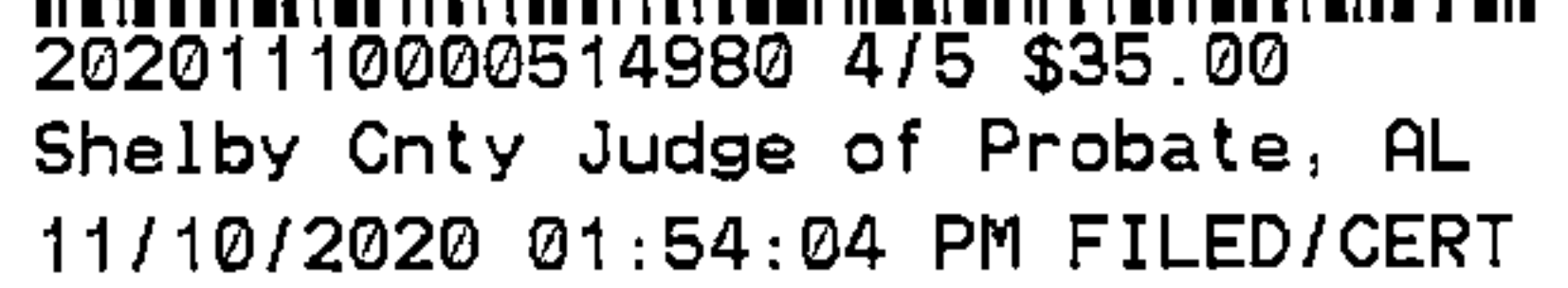
WARRANTY DEED

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.



20201110000514980 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/10/2020 01:54:04 PM FILED/CERT

~~CURVE #6~~
~~PI = Sta 145+94.34~~
~~N = 1168.69, 61.40~~
~~E = 2173.58, 25.37~~
~~D = 2800.00, 25.37~~
~~L = 2°02'00"~~
~~Δ = 1350.47~~
~~T = 27°30'88"~~
~~Ex = 688.85~~
~~θ = 83.45°~~
~~EA = 3.40%~~

Tract #:	59	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Poole Caroline		County:	SHELBY
Total Before:	2.150 AC	Project:	STPBH-0119(510)
Total Acquired:	0.296 AC	CPMS #:	100061286
Total Remainder:	1.854 AC	Date:	21-Feb-20
<i>THIS IS NOT A BOUNDARY SURVEY</i>		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 : Caroline Poole

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 8961 Highway 119
Alabaster, AL 35007

Mailing Address: P O Box 2745
Birmingham, AL 35202-2745

Property Address: Hwy 119
Alabaster, AL 35007

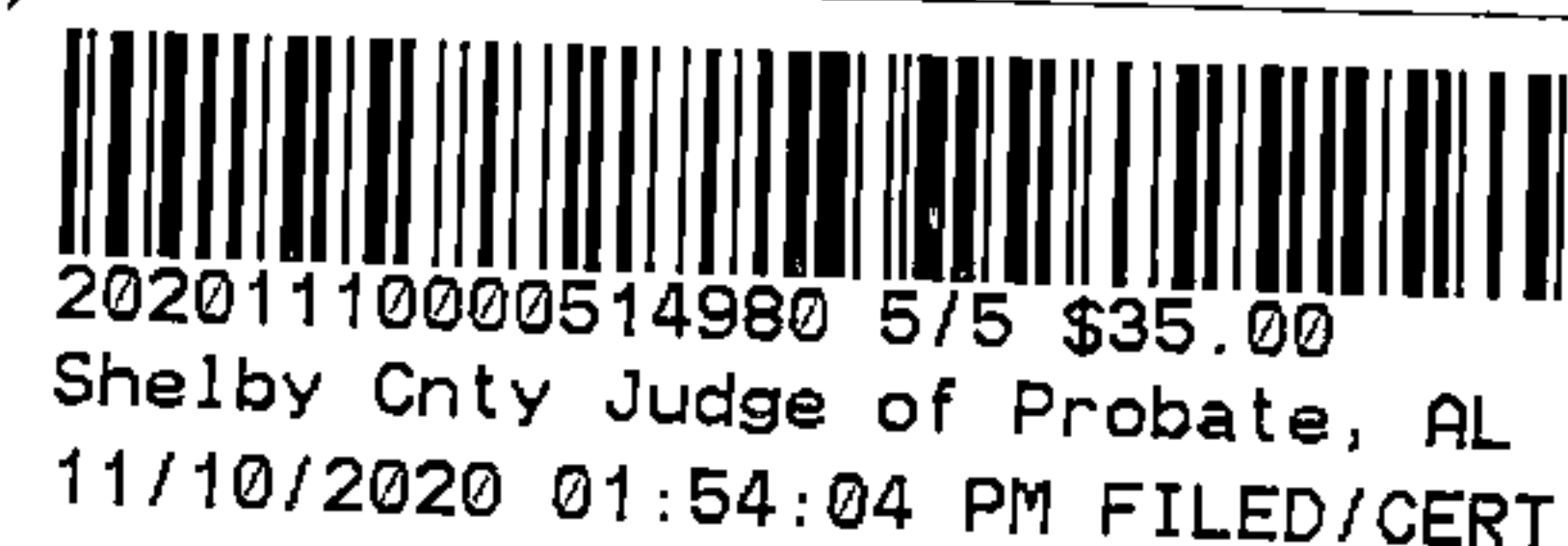
Date of Sale 11/6/2020
Total Purchase Price \$ 103,150.00

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 –



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 11/6/2020

Sign

Caroline Poole
(Grantor/Grantee/Owner/Agent) circle one

Print

☐ Unattested

(Verified by)