



20240423000118540 1/5 \$38.00
Shelby Cnty Judge of Probate, AL
04/23/2024 12:42:16 PM FILED/CERT

FORM ROW-4
Rev 08/13

THIS INSTRUMENT PREPARED BY
BRANTLEY LAKE
GONZALEZ-STRENGTH AND ASSOCIATES, INC.
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. RP-CRSABH-7112(003)
CPMS PROJ. NO. 100074113
TRACT NO. 4
DATE: 3-15-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Thousand Five Hundred & 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) Sherry L. Leemon & husband Donald J. Leemon; Pamela L. Mears, 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 - SE ¼ and the NW ¼ - SE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 4 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Northwest one-quarter of the Southeast one-quarter of Section 2, Township 20 South, Range 3 West;

thence run east along said quarter-quarter section for a distance of 619.38 feet, more or less, to a point on the west acquired R/W line of SR 261 and being the POINT OF BEGINNING, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 165+50.00);

thence run North 22 degrees 41 minutes 23 seconds East along the acquired R/W line for a distance of 25.00 feet to a point on the acquired R/W line, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 165+75.00);

thence run North 26 degrees 30 minutes 14 seconds East along the acquired R/W line for a distance of 75.17 feet to a point on the acquired R/W line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 166+50.00);

thence run North 24 degrees 35 minutes 56 seconds East along the acquired R/W line for a distance of 150.08 feet to a point on the acquired R/W line; (said point offset 70.00 feet LT and perpendicular to centerline of project at station 168+00.00);

thence run North 22 degrees 41 minutes 23 seconds East along the acquired R/W line for a distance of 2.64 feet to a point on the grantor's northeast property line;

thence run South 66 degrees 49 minutes 39 seconds East along the grantor's northeast property line for a distance of 49.77 feet to a point on the west present R/W line of SR 261;

thence run South 23 degrees 12 minutes 43 seconds West along said present R/W line for a distance of 350.15 feet to a point on the grantor's southwest property line;

thence run North 66 degrees 45 minutes 24 seconds West along the grantor's southwest property line for a distance of 47.76 feet to a point on the acquired R/W line, (said line between a point offset 80.00 feet LT and perpendicular to the centerline of the project at station 161+00.00 and a point 70.00 feet LT and perpendicular to the centerline of the project at station 165+00.00);

This property constitutes no part of the homestead of grantors or spouse.



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thence run North 24 degrees 07 minutes 18 seconds East along the acquired R/W line for a distance of 47.47 feet to a point on the acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 165+00.00);

thence run North 11 degrees 22 minutes 47 seconds East along the acquired R/W line for a distance of 50.99 feet to the POINT OF BEGINNING; said parcel contains 0.421 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

19th day of April, 2024.

Pamela L. Mears
Pamela L. Mears

Sherry L. Leemon
Sherry L. Leemon, individually

Frances B. Lewis Sherry L. Leemon
Frances B. Lewis by Sherry L. Leemon as Agent
Attorney in Fact

Donald J. Leemon
Donald J. Leemon

David Edward Lewis
David Edward Lewis

ACKNOWLEDGMENT

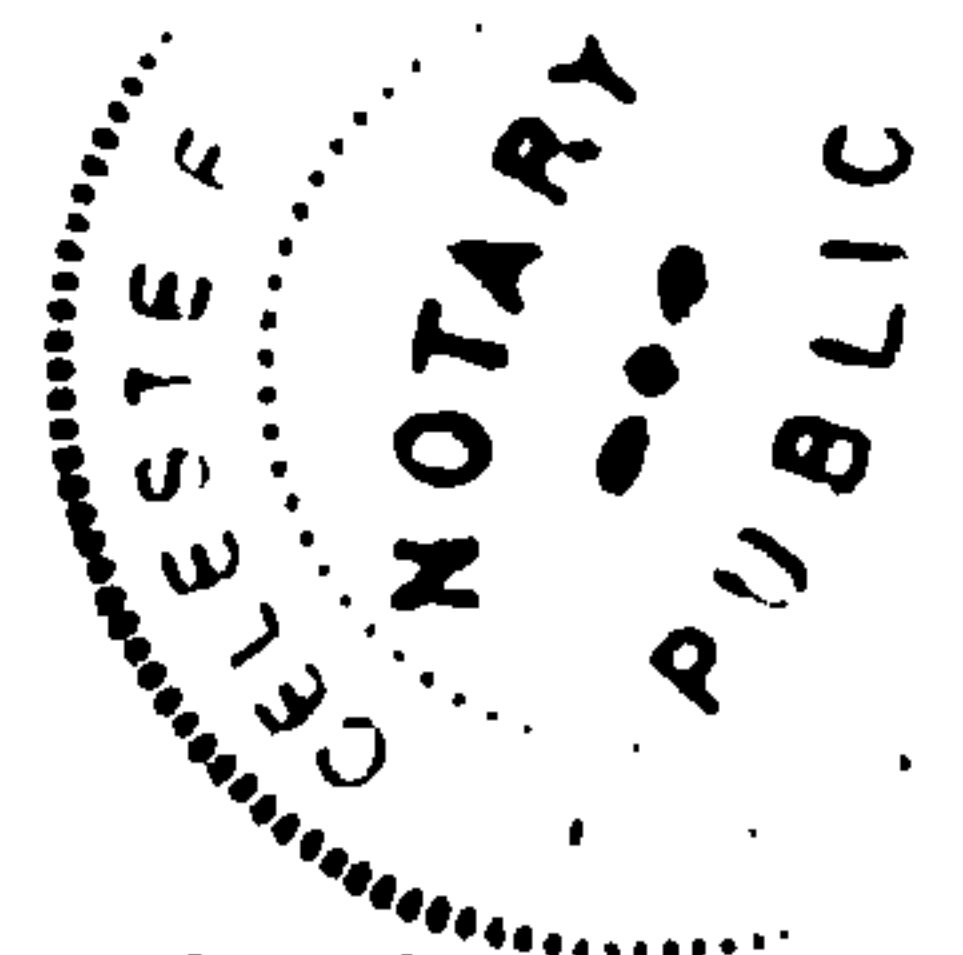
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherry L. Leemon, individually and as Agent/Attorney in Fact for Frances B. Lewis, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed individually and in her capacity as Agent/Attorney in Fact, the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2024.

Celeste B. Fulmer
Notary Public

My Commission Expires: 10-9-24



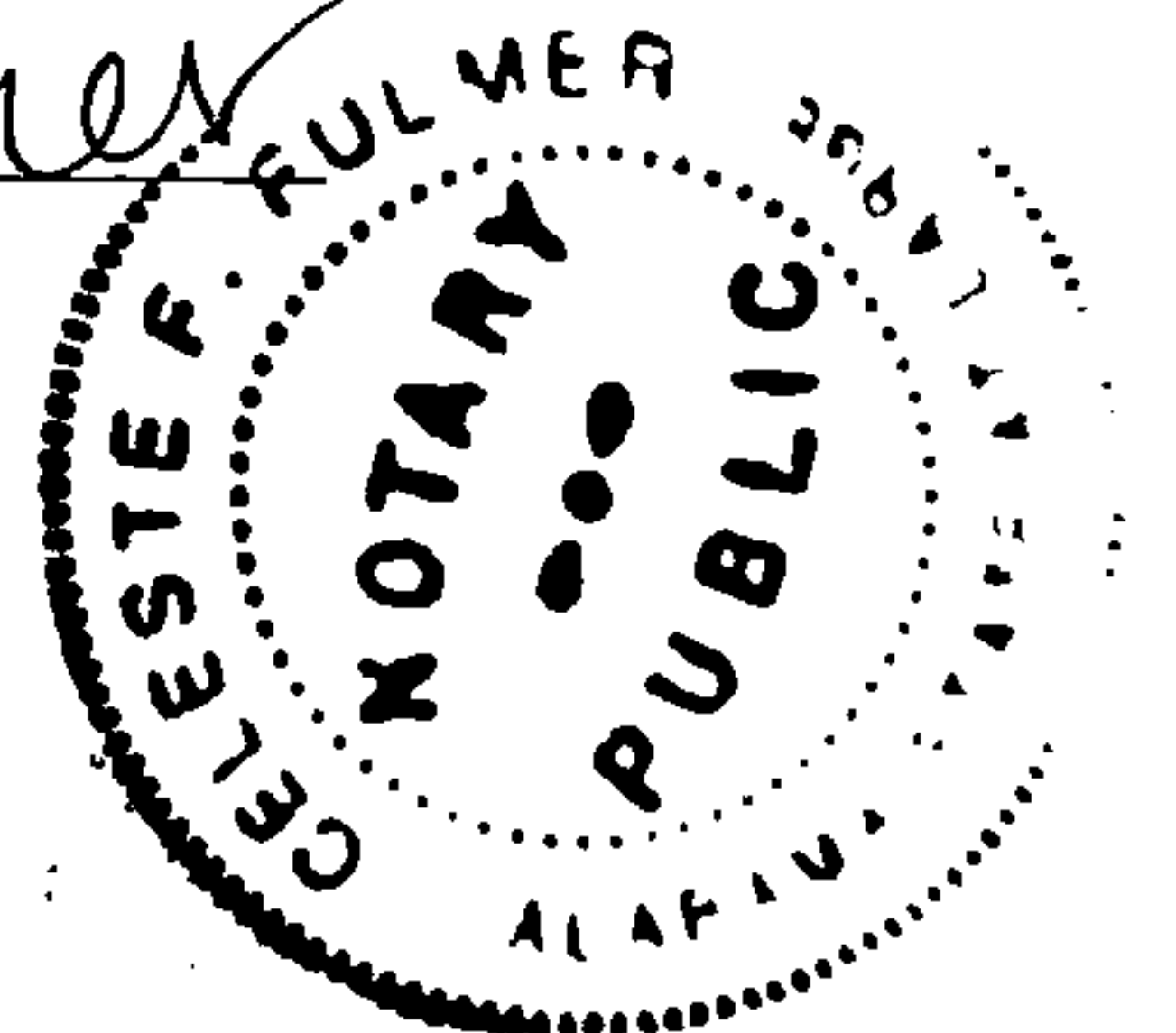
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald J. Leemon who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2024.

Celeste B. Fulmer
Notary Public

My Commission Expires: 10-9-24



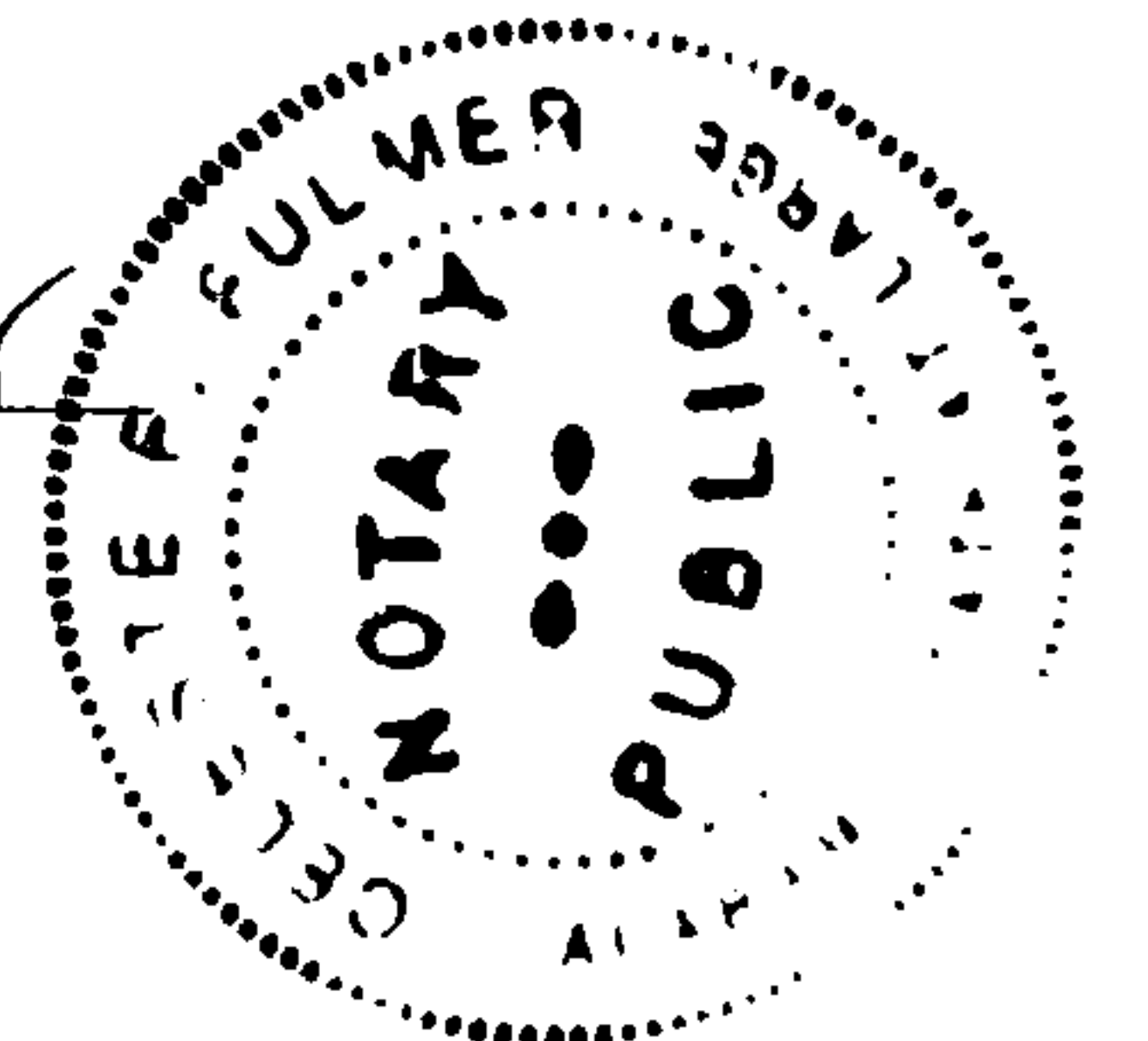
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Edward Lewis, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2024.

Celeste B. Fulmer
Notary Public

My Commission Expires: 10-9-24



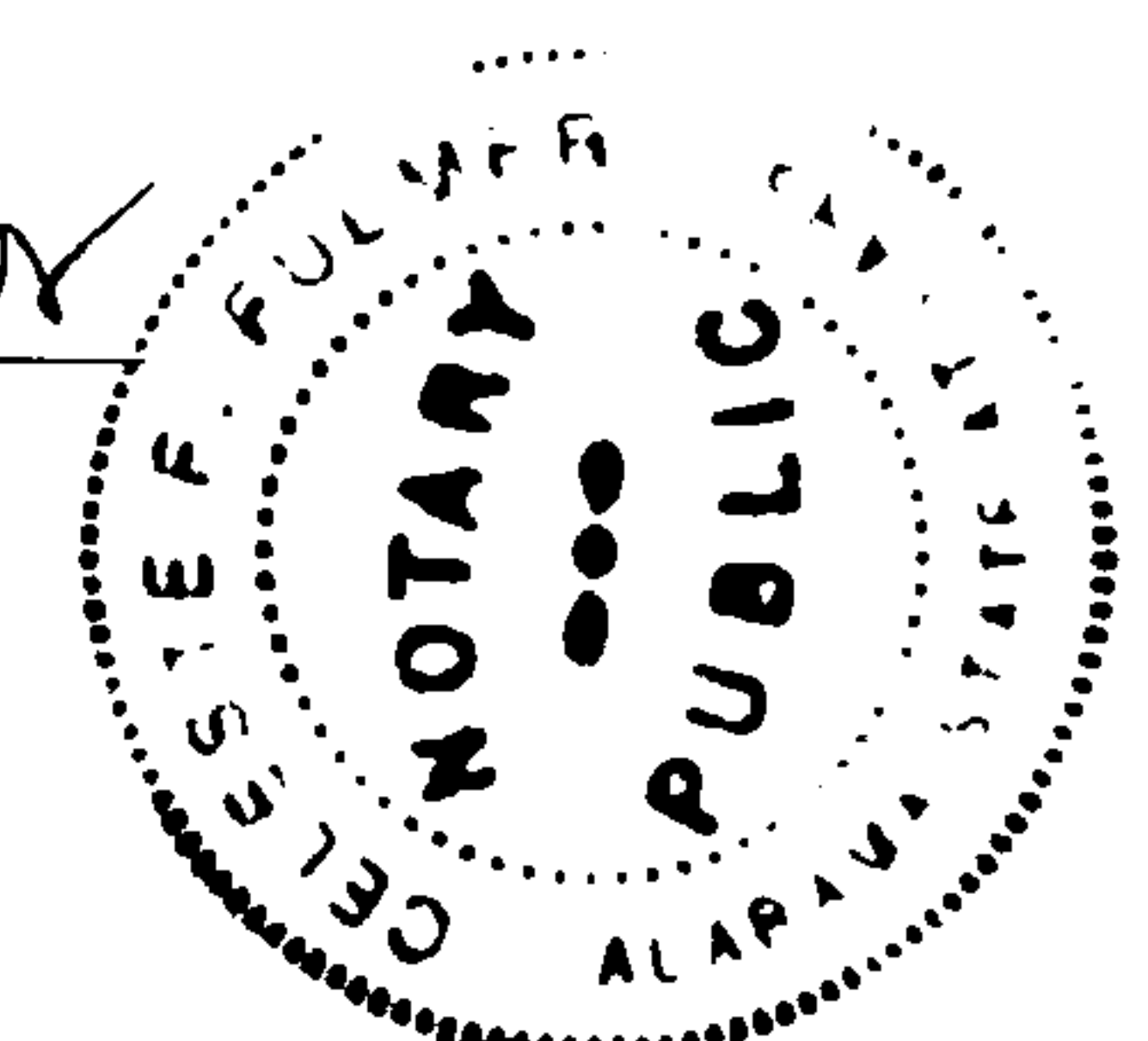
STATE OF ALABAMA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela L. Mears, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of April, 2024.

Celeste B. Fulmer
Notary Public

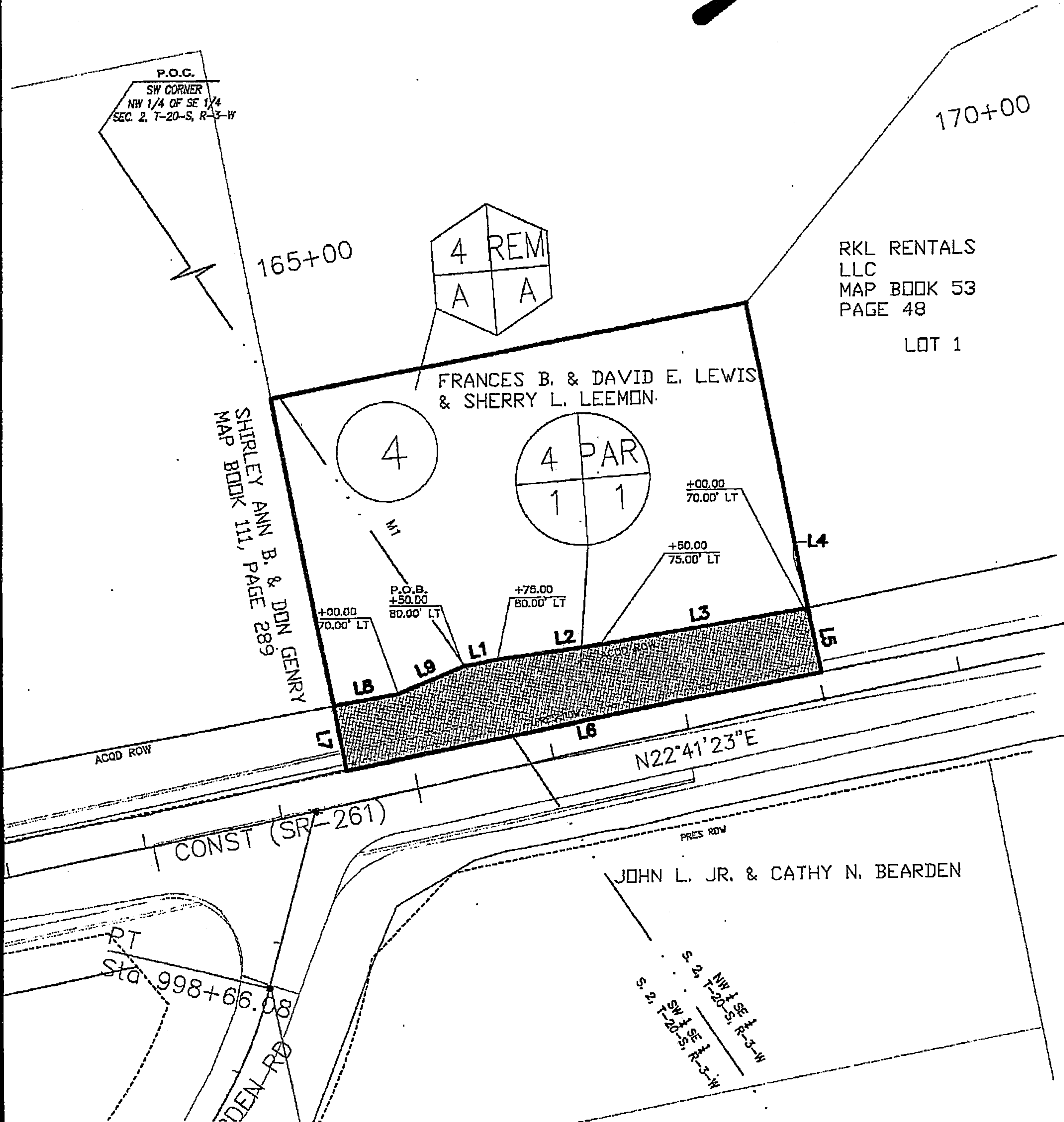
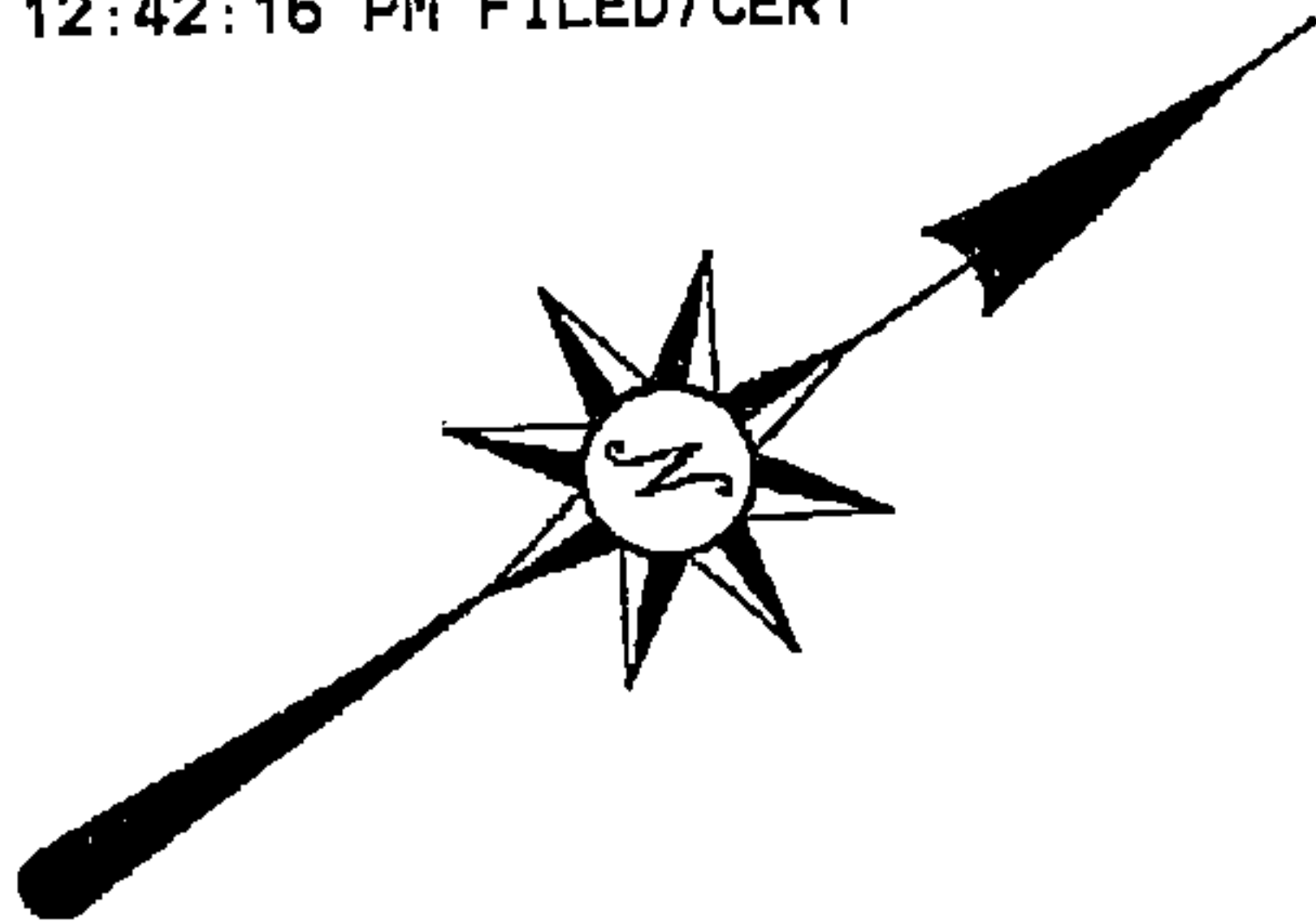
My Commission Expires: 10-9-24



LINE	BEARING	DISTANCE
L1	N 22°41'23" E	25.00'
L2	N 26°30'14" E	75.17'
L3	N 24°35'56" E	150.08'
L4	N 22°41'23" E	2.64'
L5	S 66°49'39" E	49.77'
L6	S 23°12'43" W	350.15'
L7	N 66°45'24" W	47.76'
L8	N 24°07'18" E	47.47'
L9	N 11°22'47" E	50.99'



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Tract # :	4	Scale:	1" = 100'
Grantor(s)	Frances B. & David E. Lewis and Sherry L. Leemon	State:	Alabama
		County:	SHELBY
Total Before:	2.250 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.421 AC	CPMS:	100074113
Total Remainder:	1.829 AC	Date:	March 15, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



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Real Estate Sales Validation Form

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

Grantor's Name Sherry L. Leemon, et al
Mailing Address 2722 Hwy 93
Helena, AL 35080

Grantee's Name ALDOT
Mailing Address P O Box 382348
Birmingham, AL 35238

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 4-19-24
Total Purchase Price \$ 50,500.00

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 4-19-24

Print Sherry L. Leemon

☐ Unattested

(verified by)

SignBy:

Sherry L. Leemon
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1