

THIS INSTRUMENT PREPARED BY
CHERYL R. THOMPSON WITH BURK-KLEINPETER, INC.
THE ALABAMA DEPARTMENT OF TRANSPORTATION
2715 EAST SKYLAND BOULEVARD
TUSCALOOSA, ALABAMA 35404

STATE OF ALABAMA)


PROJECT NO. ACR58282-ATRP(001)

SCP 59-747-09

COUNTY OF SHELBY)

TRACT NO. 1

DATE: ~~October 4, 2011~~

August 8, 2012 

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of EIGHT HUNDRED NINETY TWO AND 00/100 (\$892.00) dollar(s), cash in hand paid to the undersigned by the Shelby County Highway Department, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), SUSAN P. WILDER WHITE, WHO IS THE SURVIVING GRANTEE OF DECEASED HUSBAND GEOFFREY M. WILDER 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 Section 22, Township 22 South, Range 3 West, identified as Tract No. 1 on Project No ACR58382-ATRP(001) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at the Northeast corner of the SW 1/4 of Section 22, T-22-S, R 3-W,

Thence S 48°59'38" E a distance of 644.78 feet to a point on the acquired R/W line (said point offset LT. 65.00' and perpendicular to project centerline at station 9+00.00) which is the point of BEGINNING; thence N 54°49'36" E and along the acquired R/W line a distance of 117.27 feet to a point on the acquired R/W line, which is also the center of Dry Creek;

Thence S 75°45'56" E and along the center of said Dry Creek a distance of 33.24 feet to a point on the present R/W line of County Road 12 (80' R/W);

Thence S 54°50'31" W and along the present R/W line a distance of 138.90 feet to a point on the acquired R/W line (said point offset LT. 40' +/- and perpendicular to project centerline at station 9+00.00);

Thence N 35°10'24" W and along the acquired R/W line a distance of 25.20 feet; to the point and place of BEGINNING, containing 0.074 acres, more or less;


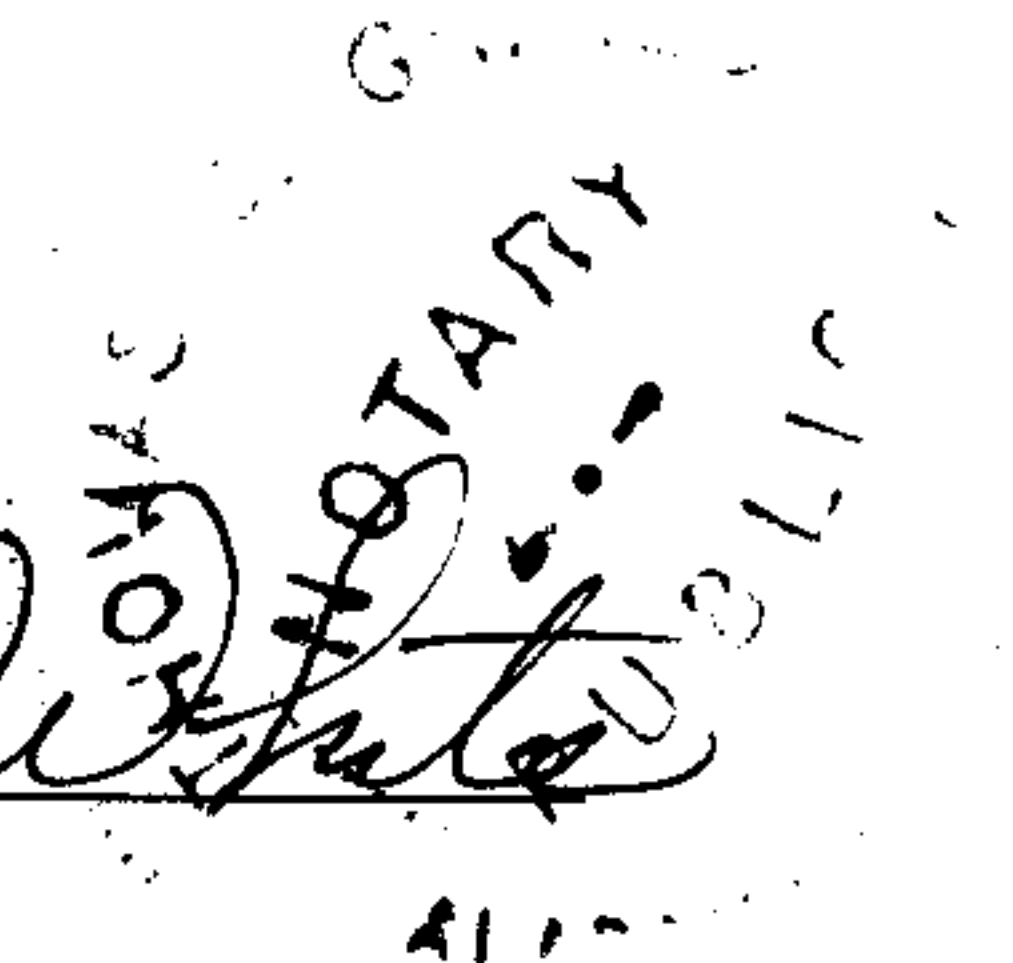
And as shown on the right of way map of record in the Shelby County Highway Department a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

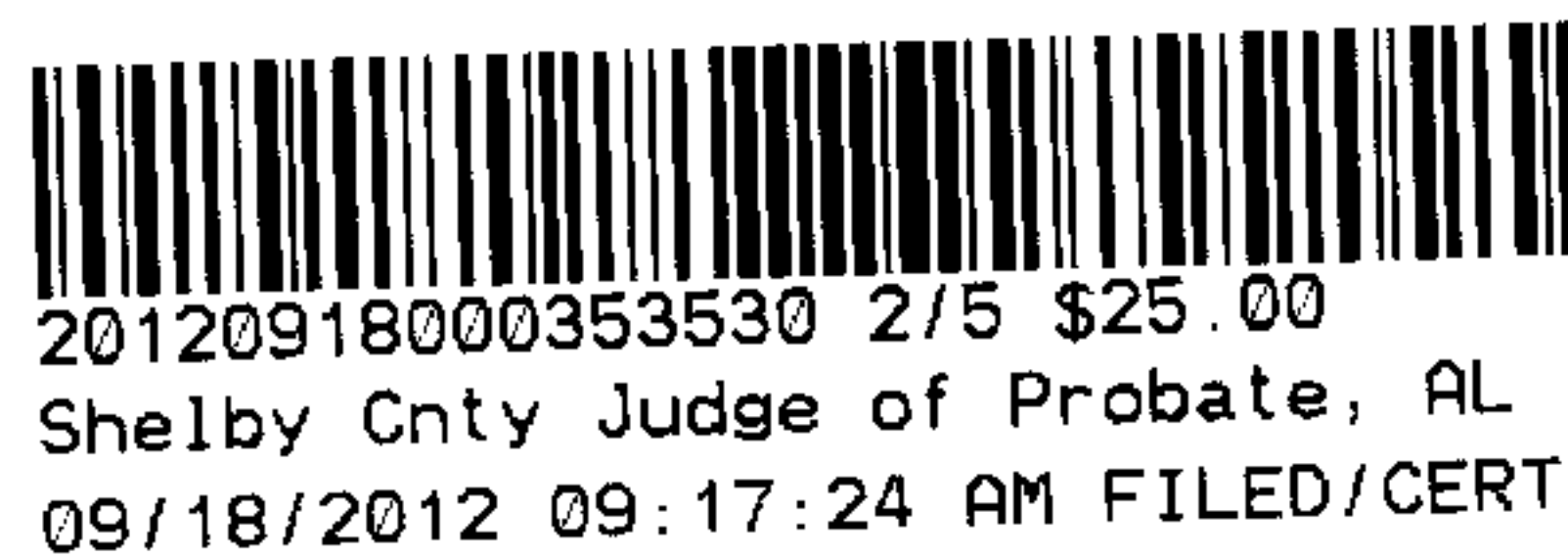
TO HAVE AND TO HOLD, unto the Shelby County Highway Department, its successors and assigns in fee simple forever.

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 Shelby County Highway Department 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 Shelby County Highway Department 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 July, 2012.



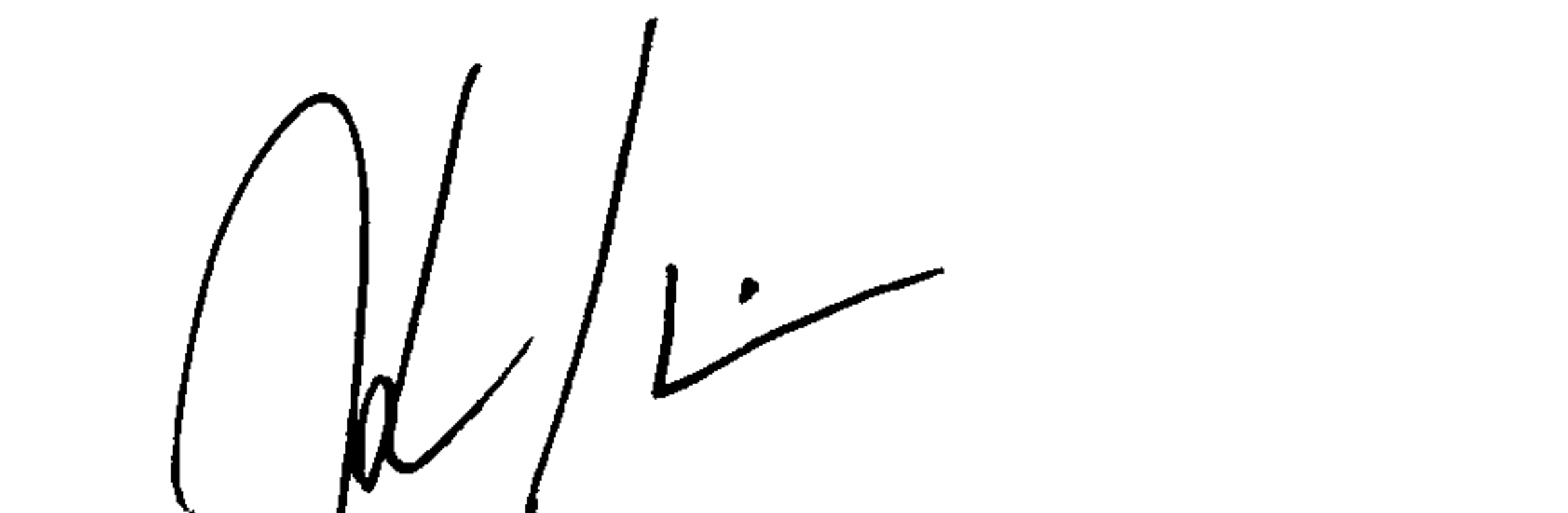
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

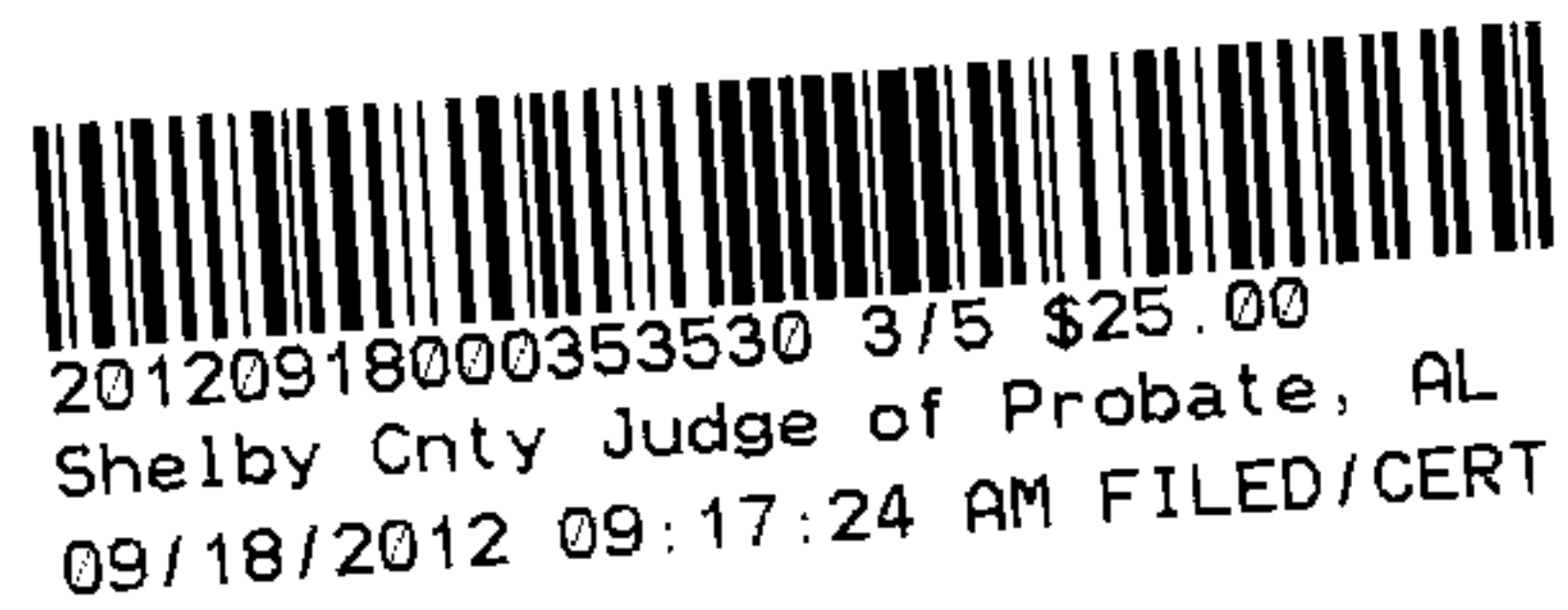
I, THOMAS C. GRIMES, a Notary Public, in and for said County in said State, hereby certify that SUSAN P. WILDER WHITE, whose name (s) AS SURVIVING GRANTEE OF DECEASED HUSBAND GEOFFREY M. WILDER, signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, SUSAN P. WILDER WHITE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of JULY, 2012.



THOMAS C. GRIMES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18, 2016

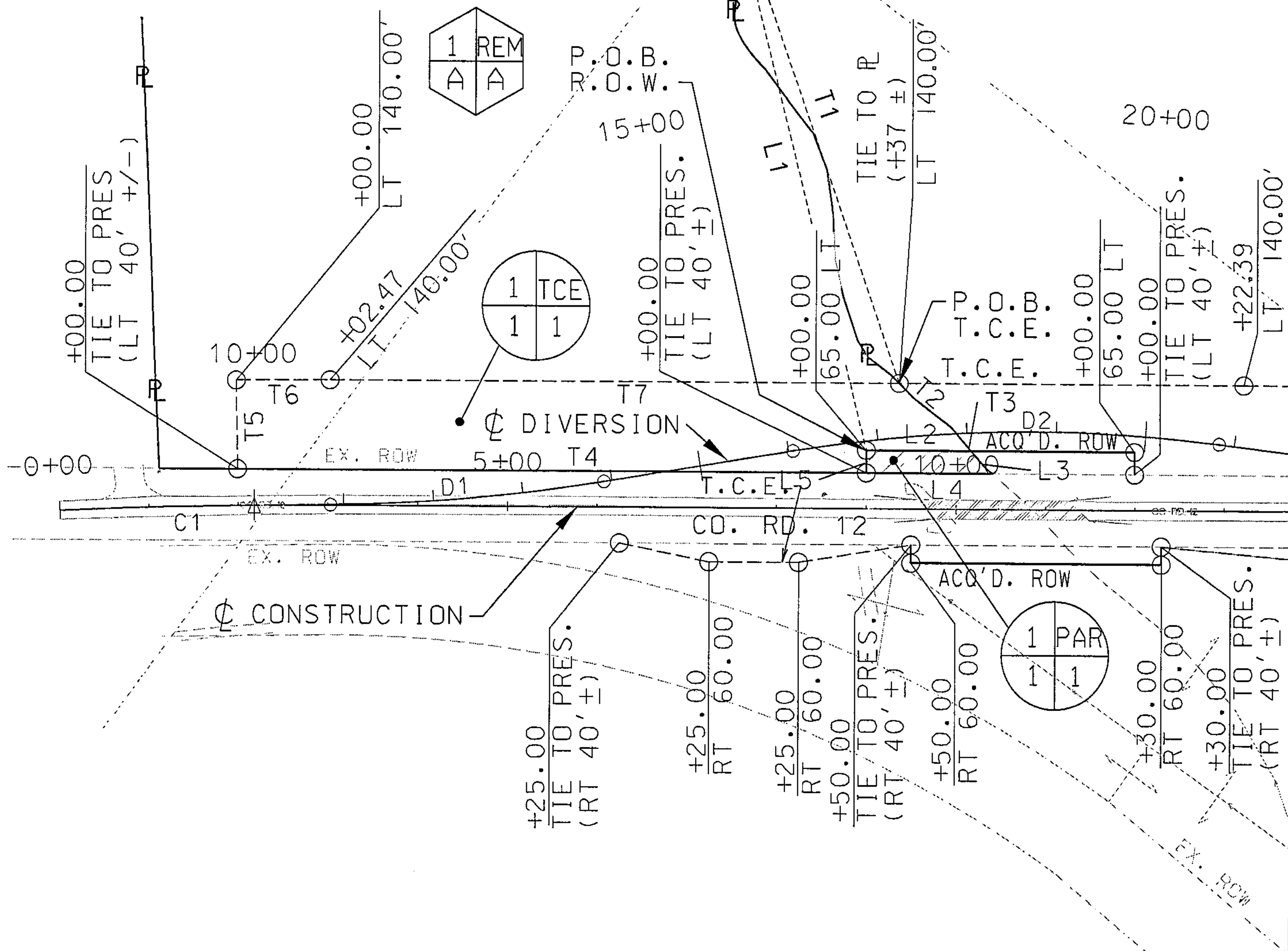
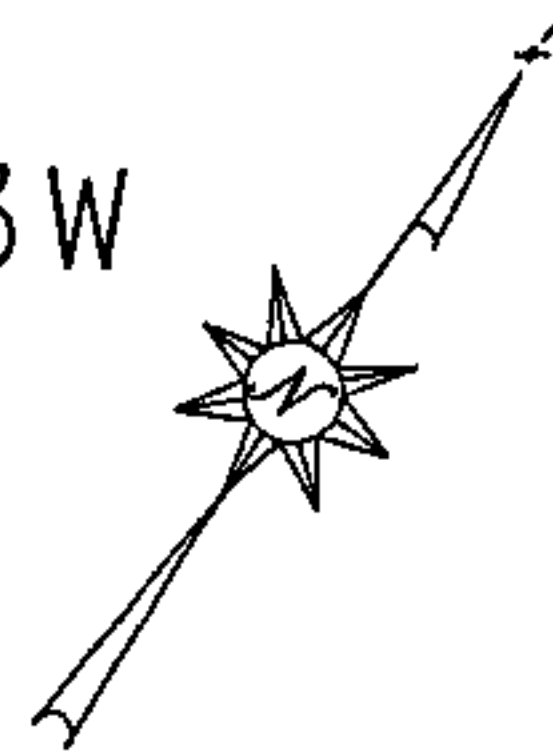


GEOFFREY M. WILDER
SUSAN P. WILDER
DEED BOOK 107, PG. 133

1

DIVERSION D1
R 2000.00'
DELTA 8°45'59.85"
DC 2°51'53.24"
L 306.01'
T 153.31'
e 3.7%

P.D.C.
NE CORNER
SW 1/4
SEC. 22, T22S, R3W



DIVERSION D2
R 1650.00'
DELTA 16°35'51.90"
DC 3°28'20.90"
L 477.98'
T 240.68'
e 4.3%

TRACT 1, PAR 1 OF 1 ACQ'D. R.O.W AREA = 0.07 AC., (3223.44 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L1	S48°59'38"E	644.779		
L2	N54°49'36"E	117.267		
L3	S75°45'56"E	33.241		
L4	S54°50'31"W	138.895		
L5	N35°10'24"W	25.205		

TRACT 1, PAR 1 OF 1 TEMP. EASEMENT AREA = 1.82 AC., (79417.69 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
T1	S54°14'53"E	583.13		
T2	S85°15'57"E	75.73		
T3	S75°45'56"E	68.03		
T4	S54°50'31"W	839.59		
T5	N36°09'06"W	99.14		
T6	N54°20'15"E	104.86	6140.000	CW
T7	N54°49'36"E	634.07		

20120918000353530 4/5 \$25.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:24 AM FILED/CERT

TRACT NUMBER: 1
OWNER: GEOFFREY M. WILDER
SUSAN P. WILDER
TOTAL ACREAGE: 38.83 ±
ROW REQUIRED: 0.07
REMAINDER: 38.76 ±
SCALE: 1" = 200'

ALABAMA DEPARTMENT OF
TRANSPORTATION
COUNTY: SHELBY
PROJECT NO.: BR-2M06()
CPMS NO.:
DATE: FEB. 2011
REVISED: OCT. 2011

Real Estate Sales Validation Form

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

Grantor's Name Susan P. Wilder White
Mailing Address 2101 Swan Lake Cove
Hoover, AL 35244

Grantee's Name Shelby Co. Hwy. Dept.
Mailing Address 506 Hwy 70
Columbiana, AL 35051

Property Address Right-of-Way

Date of Sale July 19, 2012
Total Purchase Price \$ 892.00


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


20120918000353530 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:24 AM FILED/CERT

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 9/14/2012

Print Kenneth R. Cole County Engineer

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested
(verified by)