

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)

COUNTY OF SHELBY)


PROJECT NO. ACR58382-ATRP(001)

SCP 59-747-09

TRACT NO. 2

DATE: October 5, 2011

**FEE SIMPLE
WARRANTY DEED**


20120918000353540 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:25 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of EIGHT HUNDRED SEVENTY FIVE AND 00/100 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), JOHN L. BEARDEN AND CATHY N. BEARDEN have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Shelby County Highway Department the following described property:

A part of the Section 22, Township 22 South, Range 3 West, identified as Tract No. 2 on Project No ACR5838-ATRP(001) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

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

thence S 71°7'16" E a distance of 773.41 feet to a point on the acquired R/W line (said point offset LT. 65.00' and perpendicular to project centerline at station 12+00.00) which is the point of BEGINNING; thence S 35°10'24" E and along the acquired R/W line a distance of 25.28 feet to a point on the present R/W line of County Road 12 (80' R/W) (said point offset LT. 40.00' +/- and perpendicular to project centerline at station 12+00.00);

thence S 54°50'31" W and along the present R/W line a distance of 161.10 feet to a point on the present R/W line, which is also the center of Dry Creek;

thence N 75°45'56" W and along the center of Dry creek a distance of 33.24 feet to a point on the acquired R/W line;


thence N 54°49'36" E and along the acquired R/W line a distance of 182.73 feet; to the point and place of BEGINNING, containing 0.100 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.

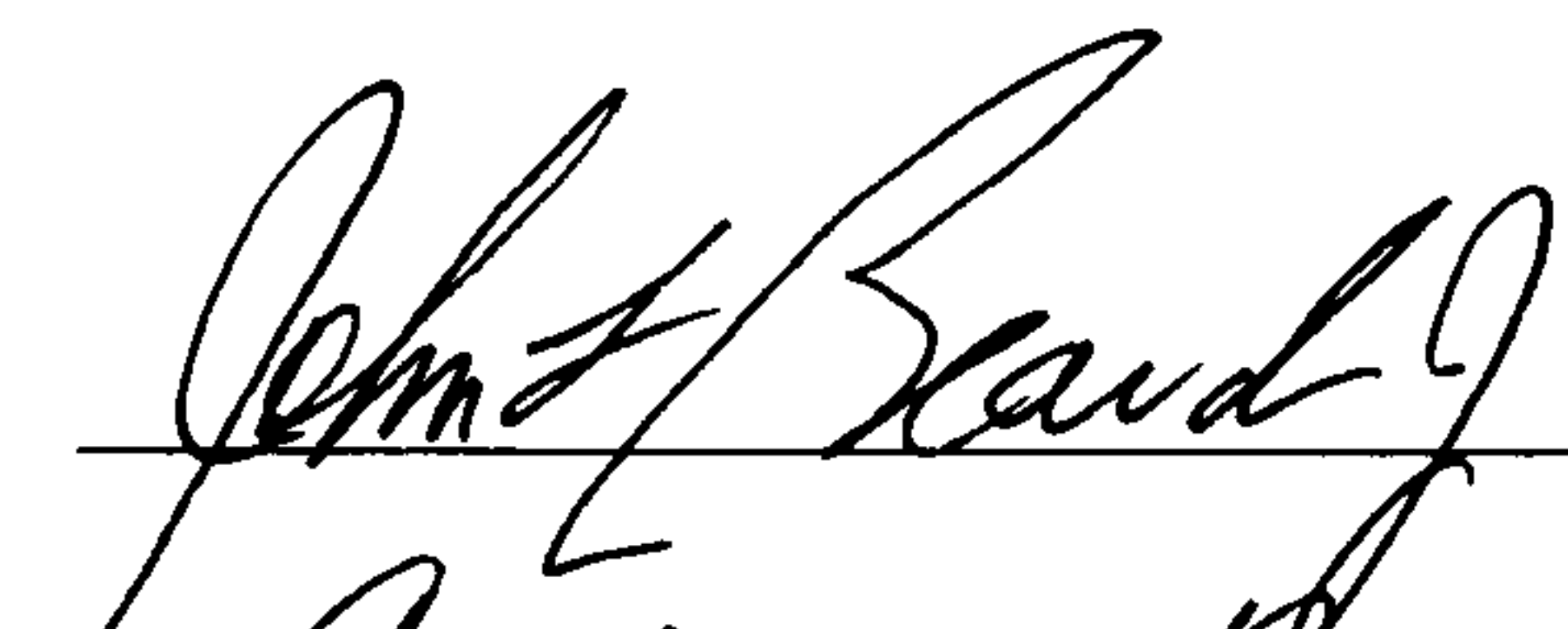
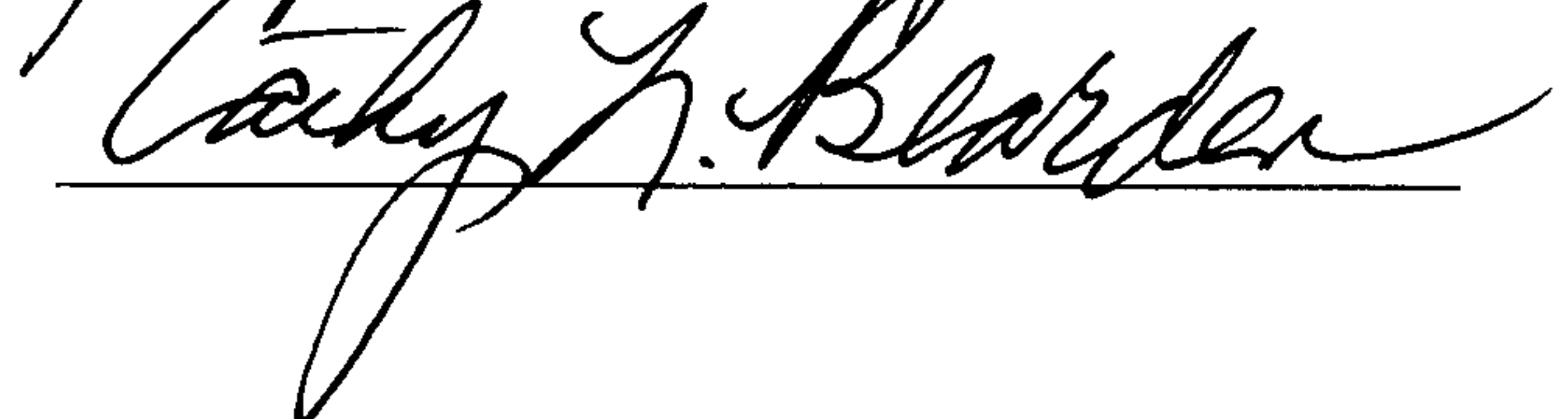
TO HAVE AND TO HOLD, unto the Shelby County Highway Department, its successors and assigns in fee simple forever.

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 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.


20120918000353540 2/5 \$25.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:25 AM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 8th day of August, 20 12.

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

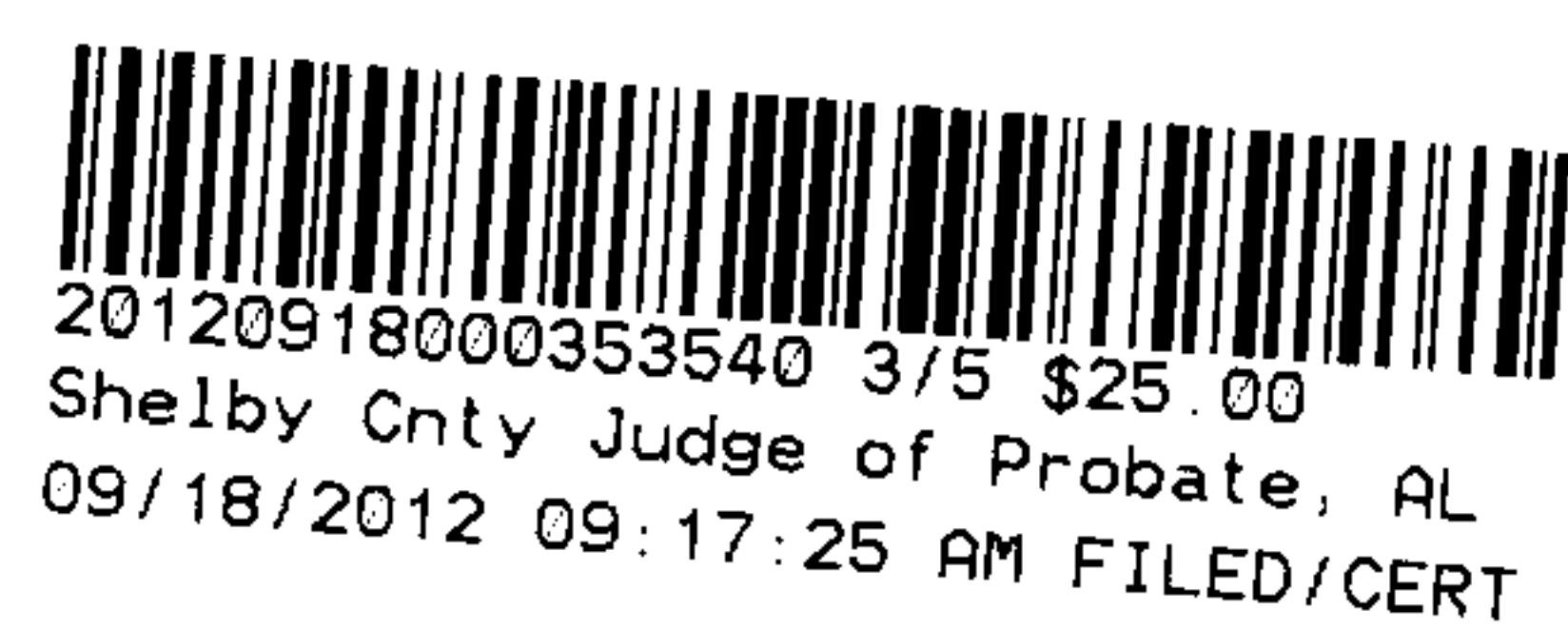
I, THOMAS C. GRIMES, a Notary Public, in and for said County in said State, hereby certify that JOHN L. BEARDEN & CATHY N. BEARDEN, whose name (s) AS HUSBAND AND WIFE, signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, JOHN L. BEARDEN & CATHY N. BEARDEN executed the same voluntarily on the day the same bears date.

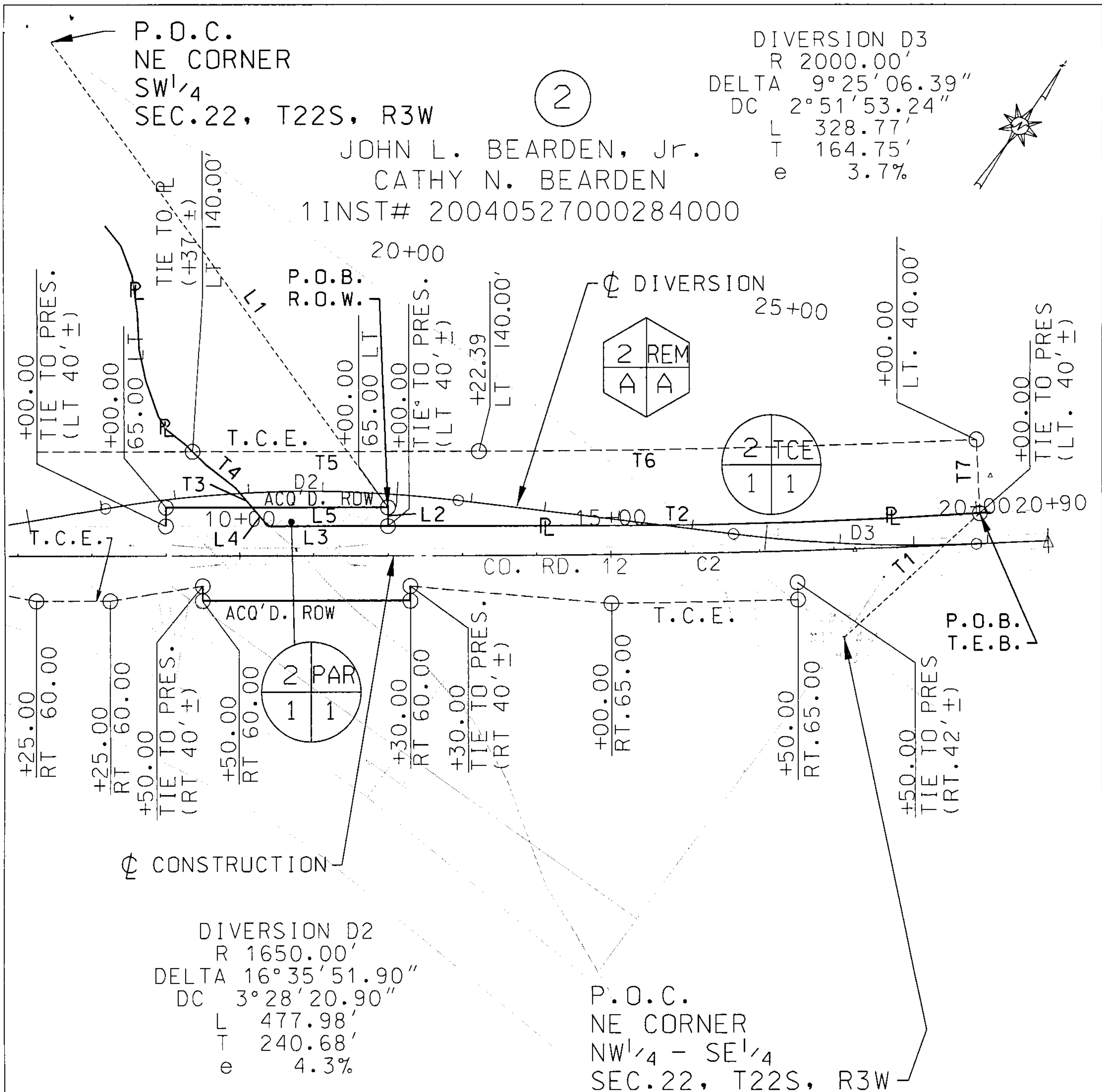
Given under my hand and official seal this 8TH day of AUGUST, 2012.



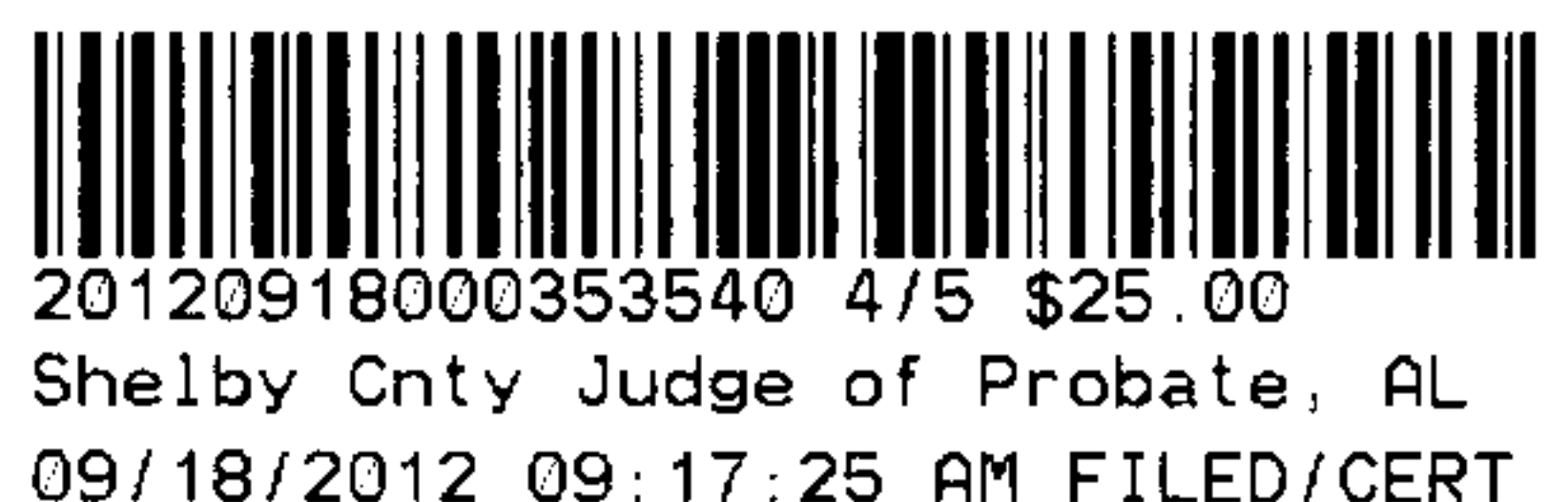
THOMAS C. GRIMES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18, 2016





TRACT 2, PAR 1 OF 1 ACQ'D. R.O.W AREA = 0.10 AC., (4356.00 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L1	S71°07'16"E	773.406		
L2	S35°10'24"E	25.284		
L3	S54°50'31"W	161.105		
L4	N75°45'56"W	33.241		
L5	N54°49'36"E	182.733		



TRACT 2, EASEMENT 1 OF 1 TEMP. EASEMENT AREA = 2.02 AC., (95932.74 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
T1	N12°41'57"E	248.16		
T2	S53°48'44"W	959.15		
T3	N75°45'56"W	68.03		
T4	N85°15'57"W	75.73		
T5	N54°49'36"E	385.85		
T6	N53°31'58"E	671.23	14860.000	CCW
T7	S37°45'41"E	98.52		

TRACT NUMBER: 2
OWNER: JOHN L. BEARDEN, Jr.
CATHY N. BEARDEN
TOTAL ACREAGE: 58.00 +/-
ROW REQUIRED: 0.10
REMAINDER: 57.90 +/-
SCALE: 1" = 200'

ALABAMA DEPARTMENT OF
TRANSPORTATION
COUNTY: SHELBY
PROJECT NO.: BR-2M06()
CPMS NO.:
DATE: FEB 2011
REVISED: JAN 2012

Real Estate Sales Validation Form

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

Grantor's Name JOHN L. & CARLY N. BROWN
Mailing Address 1699 SPRING CREEK ROAD
MONTEVALLO, AL 35115

Grantee's Name Shelby Co. Hgt. DEPT.
Mailing Address 506 Hwy 70
COLUMBIA, AL 35051

Property Address RIGHT-OF-WAY

Date of Sale August 8, 2012
Total Purchase Price \$ 875

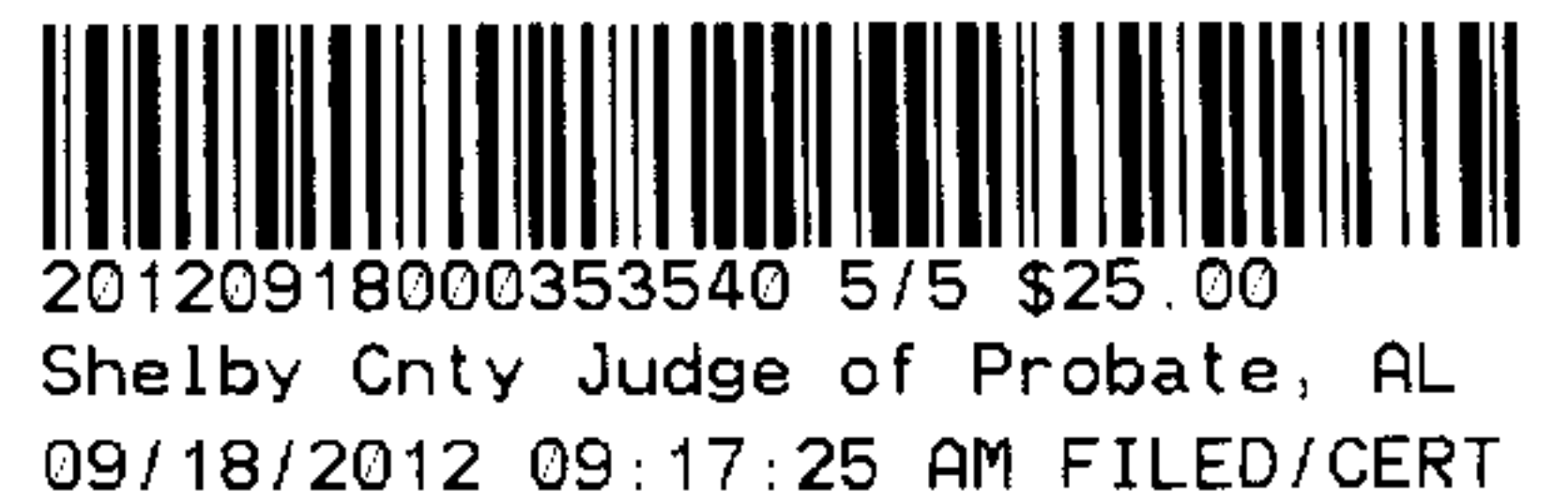
or
Actual Value \$

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 9/14/2012

Print KENNETH R. COLE, County Clerk

Sign [Signature]

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1