

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)

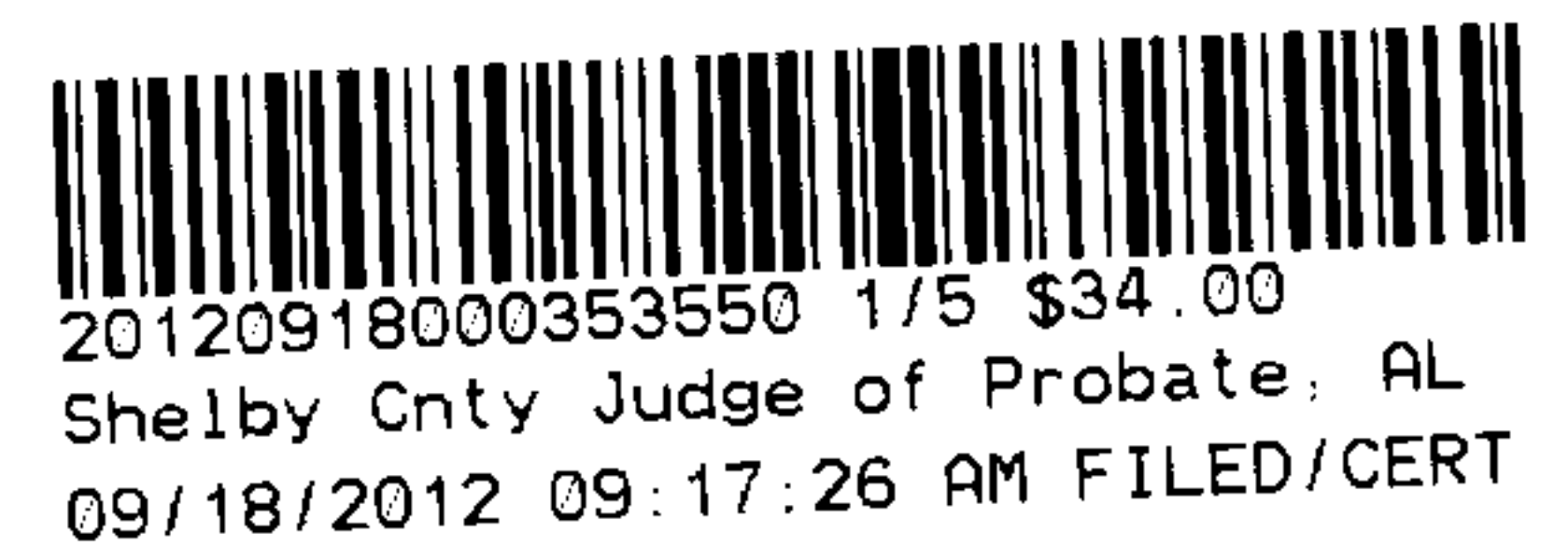
PROJECT NO. ACR58382-ATRP(001)

SCP 59-747-09

TRACT NO. 3

DATE: August 9, 2012

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FIVE THOUSAND EIGHT HUNDRED SIXTY FIVE AND 00/100 (\$5,865.00)** 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), **HOLLAND REAL ESTATE COMPANY LLC** 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. 3 on Project No ~~BR-2M06~~ in Shelby County, Alabama and being more fully described as follows: ACR58382-ATRP(001) CMH

Parcel 1 of 1:

Commencing at the Northeast corner of the NW ¼ of the SE ¼ of Section 22, T-22-S, R 3-W, thence S 59°41'39" W a distance of 585.96 feet to a point on the acquired R/W line (said point offset RT. 60.00' and perpendicular to project centerline at station 12+30.00) which is the point of BEGINNING;

thence S 54°49'36" W and along the acquired R/W line a distance of 280.00 feet to a point on the acquired R/W line (said point offset RT. 60.00' and perpendicular to project centerline at station 9+50.00);

thence N 35°10'24" W and along the acquired R/W line a distance of 19.78 feet to a point on the present R/W line of Co. Rd. 12 (80' R/W) (said point offset RT. 40.00' +/- and perpendicular to project centerline at station 9+50.00);

thence N 54°50'31" E and along the said present R/W line a distance of 280.00 feet to a point on the present R/W line of Co. Rd. 12 (80' R/W) (said point offset RT. 40.00' +/- and perpendicular to project centerline at station 12+30.00), which is also on the acquired R/W line;

thence S 35°10'24" E and along the acquired R/W line a distance of 19.71 feet; to the point and place of BEGINNING, containing 0.127 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.

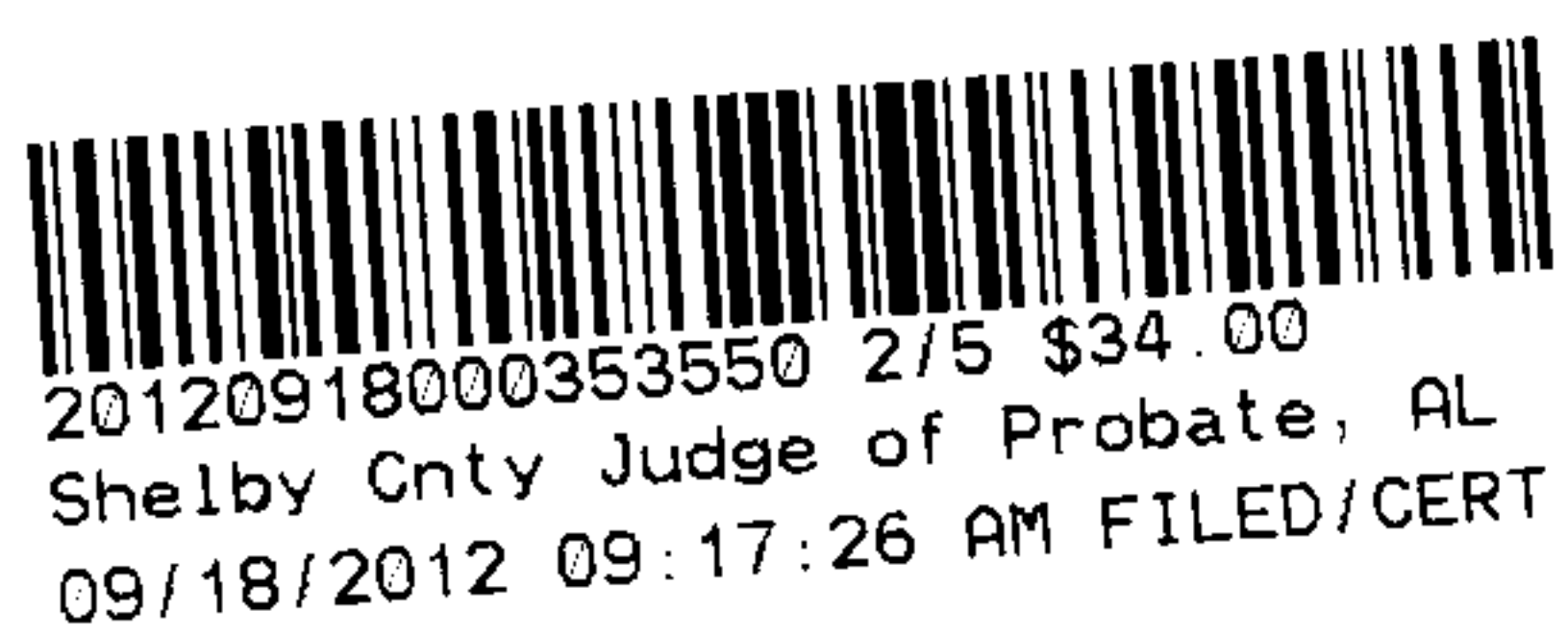
TO HAVE AND TO HOLD, unto the Shelby County Highway Department, its successors and assigns in fee simple forever.

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 9TH day of August, 2012.

Clay Holland
REGISTERED AGENT
HOLLAND REAL ESTATE CO., LLC



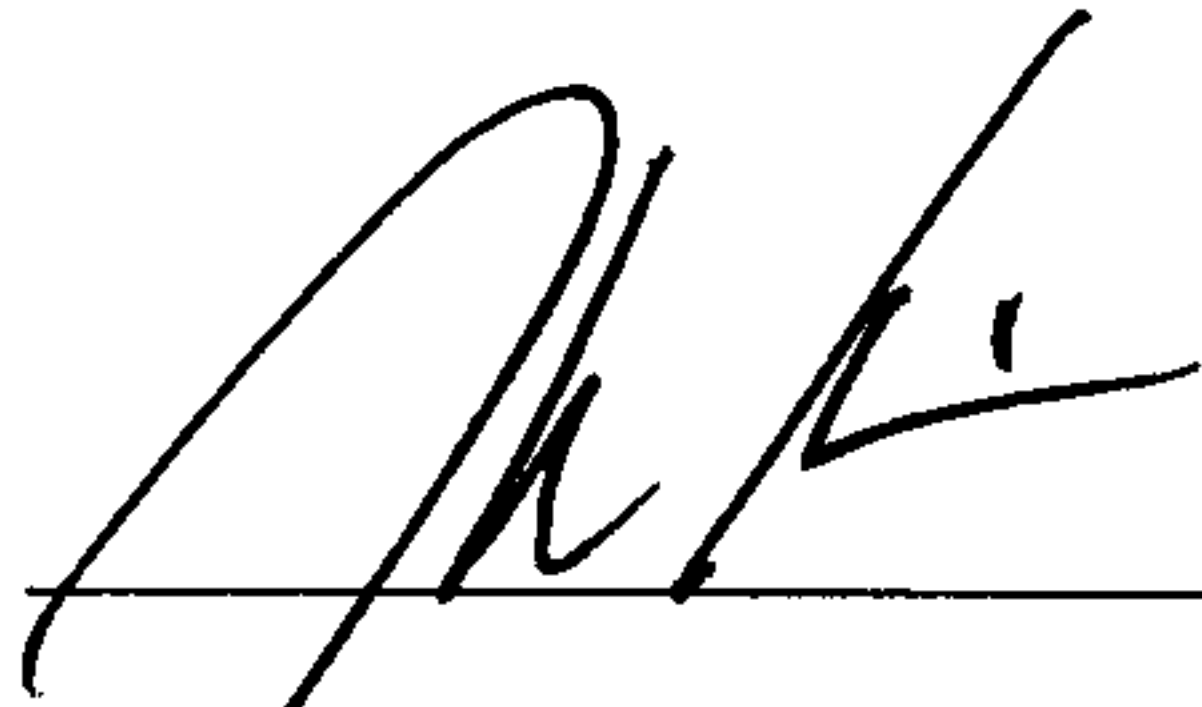
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY COUNTY

I, THOMAS C. GRIMES, a NOTARY PUBLIC STATE-AT-LARGE in and for said County, in said State, hereby certify that CLAY HOLLAND, whose name as REGISTERED AGENT of HOLLAND REAL ESTATE COMPANY, LLC, 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 9th day of August, A.D. 2012.

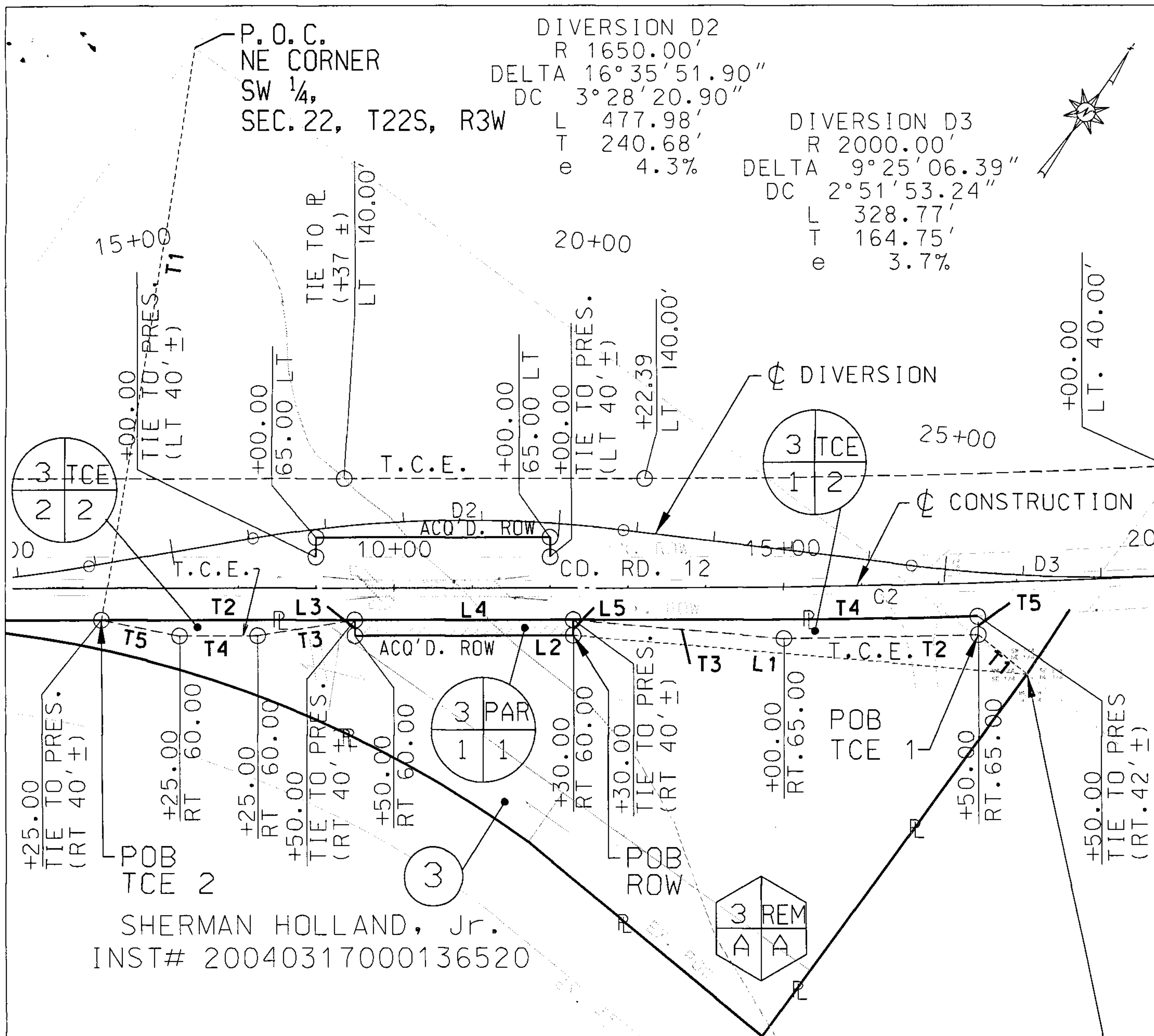


THOMAS C. GRIMES
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES MARCH 18, 2016.



20120918000353550 3/5 \$34.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:26 AM FILED/CERT



SHERMAN HOLLAND, Jr.
INST# 20040317000136520

TRACT 3, PAR 1 OF 1 ACQ'D. R.O.W AREA = 0.127 AC., (5532.12 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L1	S59°41'39"W	585.964		
L2	S54°49'36"W	280.000		
L3	N35°10'24"W	19.782		
L4	N54°50'31"E	280.000		
L5	S35°10'24"E	19.708		

P.O.C. ROW &
TCE 1 OF 2
NE CORNER
NW 1/4 - SE 1/4
SEC. 22, T22S, R3W

TRACT 3, EASEMENT 1 OF 2 TEMP. EASEMENT AREA = 0.224 AC., (9757.44 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L1	N85°50'51"W	80.222		
L2	S53°40'15"W	251.080	15065.000	CW
L3	S59°49'08"W	271.797		
L4	N54°20'24"E	521.157		
L5	S36°48'24"E	23.025		

20120918000353550 4/5 \$34.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:26 AM FILED/CERT

TRACT 3, EASEMENT 2 OF 2 TEMP. EASEMENT AREA = 0.097 AC., (4225.32 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR.
L1	S25°46'47"E	741.183		
L2	N54°50'31"E	325.000		
L3	S45°50'02"W	126.556		
L4	S54°49'36"W	100.000		
L5	S66°03'50"W	101.955		

Handwritten signature: JH CMH

TRACT NUMBER: 3
OWNER: SHERMAN HOLLAND, JR.
TOTAL ACREAGE: 124.000 +/-
ROW REQUIRED: 0.127
REMAINDER: 123.873 +/-
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 HOLLAND REAL ESTATE COMPANY LLC Grantee's Name SHELBY CO. HUN. DEPT.
Mailing Address 901 CUM HOLLAND Mailing Address 506 HUN 70
P.O. BOX 1008 COVINGTON, AL 35051
ANNISTON, AL 35007

Property Address _____ Date of Sale AUGUST 9, 2012

Total Purchase Price \$ 5,865.00


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


20120918000353550 5/5 \$34.00
Shelby Cnty Judge of Probate, AL
09/18/2012 09:17:26 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 7/14/2012

Unattested

(verified by)

Print Kenneth R. Kolt County Clerk

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1