

THIS INSTRUMENT PREPARED BY
[3rd Division ROW]
[ALDOT]
[Birmingham, AL]

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPAA-0145(500)

CPMS PROJ. NO. 100038926

TRACT NO. 4

DATE: 7/13/12

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
_____ (\$31,250.00) _____ 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),
_____ Dr. Charles McLeod _____ 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 SE ¼ and the SW ¼ of NE ¼, Section 14, Township 21 South, Range 1
East and , identified as Tract No. 4 on Project No STPAA-0145(500) in Shelby County,
Alabama and being more fully described as follows:**

Parcel 1 of 1:

Commencing at the Right of Way Monument located on the present R/W line of State Route 145,
(said point offset 78.40', more or less, and perpendicular to centerline of project at station
101+37.62);


thence S 13°28'47" W and along the present R/W line of State Route 145 a distance of 137.62 feet;
to a point on the present R/W line of State Route 145 (said point offset 78.40', more or less, and
perpendicular to centerline of project at station 100+00.00); which is the point of BEGINNING;

thence N 76°31'12" W and along the acquired R/W line a distance of 420.50 feet to a point on the
present R/W line of County Rd. 61 (said point offset 40.43" and perpendicular to centerline of
project at station 3+62.06);

thence N 42°36'45" E and along the present R/W line of County Rd. 61 a distance of 700.69 feet to
a point (RW monument) on the present R/W line of County Road 61;

thence S 56°18'5" E and along the present R/W line of County Road 61 a distance of 110.97 feet
to a point (RW monument) on the present R/W line of State Route 145 ;

thence following the curvature thereof an arc distance of 436.91 feet and along the present R/W
line of State Route 145 to a point on the present R/W line of State Route 25 (said arc having a
chord bearing of S 16°42'31" W, a counterclockwise direction, a chord distance of 436.75 feet and
a radius of 4725.38 feet); to the point and place of BEGINNING containing 3.58 acres, more or
less;


20121016000397830 1/5 \$25.00
Shelby Cnty Judge of Probate, AL
10/16/2012 02:55:12 PM FILED/CERT

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

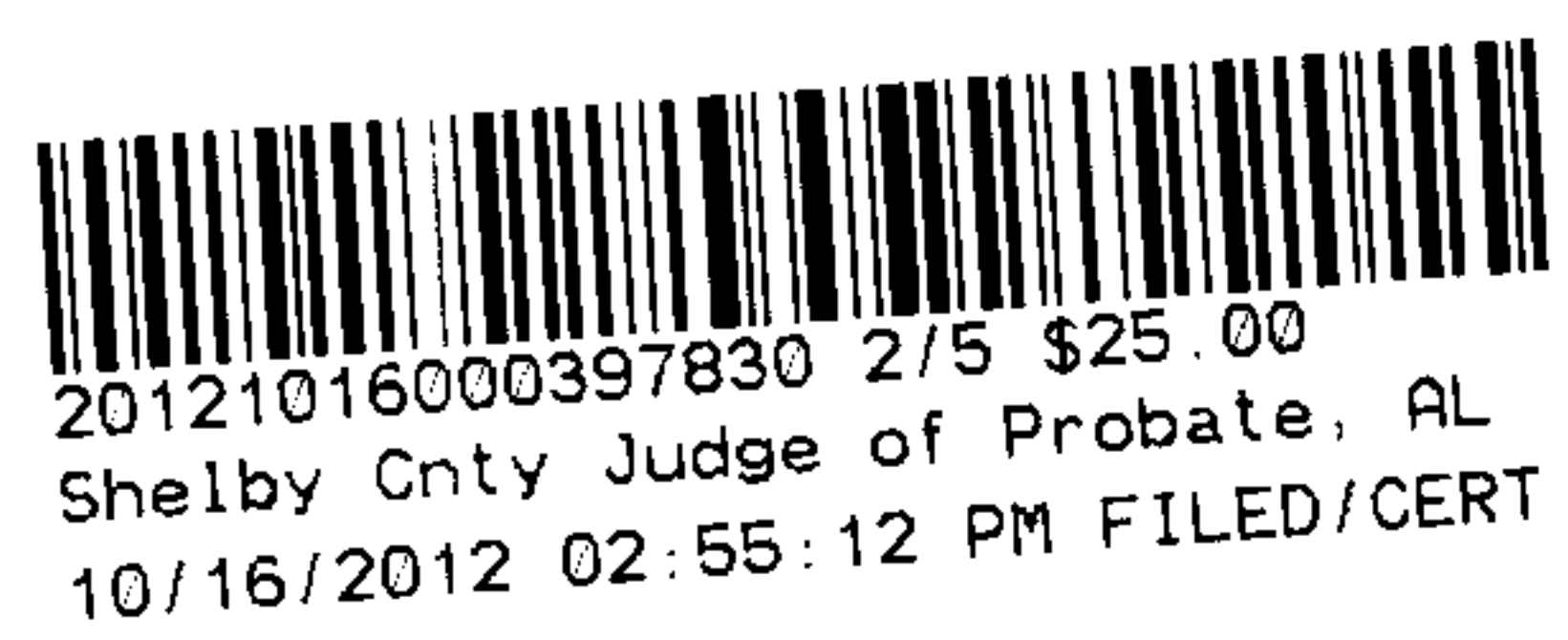
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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

28th day of September, 2012.

Charles R. McLeod



ACKNOWLEDGMENT

STATE OF Michigan ~~ALABAMA~~)

COUNTY OF Oakland)

I, Stephanie R. Borg, a Notary Public, in and for said County in said State, hereby certify that Charles R. McLeod, whose name (s) is/are signed to the foregoing conveyance, and who is not known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, — executed the same voluntarily on the day the same bears date.

Michigan Driver license provided as ID

Given under my hand and official seal this 28th day of September 2012.

STEPHANIE R. BORG
Notary Public, Oakland County, Michigan
Acting in Oakland County
My Commission Expires December 6, 2012

Stephanie R. Borg
NOTARY PUBLIC

My Commission Expires Dec. 6, 2012

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA


_____ County

I, _____, a Notary Public 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____.

NOTARY PUBLIC

My Commission Expires _____


20121016000397830 3/5 \$25.00
Shelby Cnty Judge of Probate, AL
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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 CHARLES L. MCLEOD
Mailing Address 40 WARREN HERRING
150 GOVERNMENT ST.
MOBILE, AL 36602

Grantee's Name STATE OF ALABAMA
Mailing Address 1409 COLISEUM BLVD
MONTGOMERY, AL 36110

Property Address _____

Date of Sale 9/28/12
Total Purchase Price \$ 31,250.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20121016000397830 5/5 \$25.00
Shelby Cnty Judge of Probate, AL
10/16/2012 02:55:12 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other DEED VALUE IS CORRECT
☐ Closing Statement

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 10-15-12

Print CLIFTON S. PRICE, II

Unattested

Shirley H. Woodwell
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one