

THIS INSTRUMENT PREPARED BY  
[3<sup>rd</sup> Division ROW]  
[ALDOT]  
[Birmingham]

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0025(507)

CPMS PROJ. NO. 100007536

TRACT NO. 12A

DATE: 10/02/12

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twelve Thousand Eight Hundred Ninety-Seven and 50/100 <sup>(\$12,897.50)</sup> dollar(s), cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), James W. Blackmon and wife, Maxine A. Blackmon; Carol Ann Blackmon Chapin, married; James W. Blackmon, Jr., married; and, Jonathan W. Davis, married 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 NW ¼ of NW ¼, Section 6, Township 21 South, Range 2 East, identified as Tract No. 12A on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the northwest corner of section 6, township 21 south, range 2 east being a gun barrel found in place, thence proceed in an easterly direction along the north boundary of said section 6 for a distance of 1374.19 feet, more or less, to a point on the centerline of project STPBH-0025(507) at station 42+64.56;


Thence proceed southwesterly along the centerline of said project for a distance of 174.88 feet to a point on the centerline of project located at P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 703.89 feet to a point on the centerline of project located at station 34+27.36;

Thence turn a deflection angle 90 degrees right and proceed in a northwesterly direction for a distance of 33.07 feet, more or less, to a point (existing iron pin found) on the present R/W line of SR 25, which is located to the right of station 34+27.36, which is the point of BEGINNING;

Thence N 74°11'49" W and along the grantor's property line a distance of 27.82 feet to a point on the required R/W line (said line between a point that is offset 60.00' and perpendicular to centerline of project at station 27+65.00 and a point that is offset 60.00' and perpendicular to centerline of project at station 37+40.00) ;

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

  
20130114000016720 1/8 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 10:21:26 AM FILED/CERT

Thence N 30°21'0" E and along the required R/W line a distance of 319.63 feet to a point on the required R/W line (said point offset 60.00 feet and perpendicular to the centerline of project at station 37+40.00);

Thence S 59°39'10" E and along the required R/W line a distance of 6.00 feet to a point on the required R/W line (said point offset 54.00 feet and perpendicular to the centerline of project at station 37+40.00);

Thence N 30°21'0" E and along the required R/W line a distance of 70.19 feet to a point on the grantor's property line (said line between a point that is offset 54.00' and perpendicular to centerline of project at station 37+40.00 and a point that is offset 54.00' and perpendicular to centerline of project at station 41+00.00);

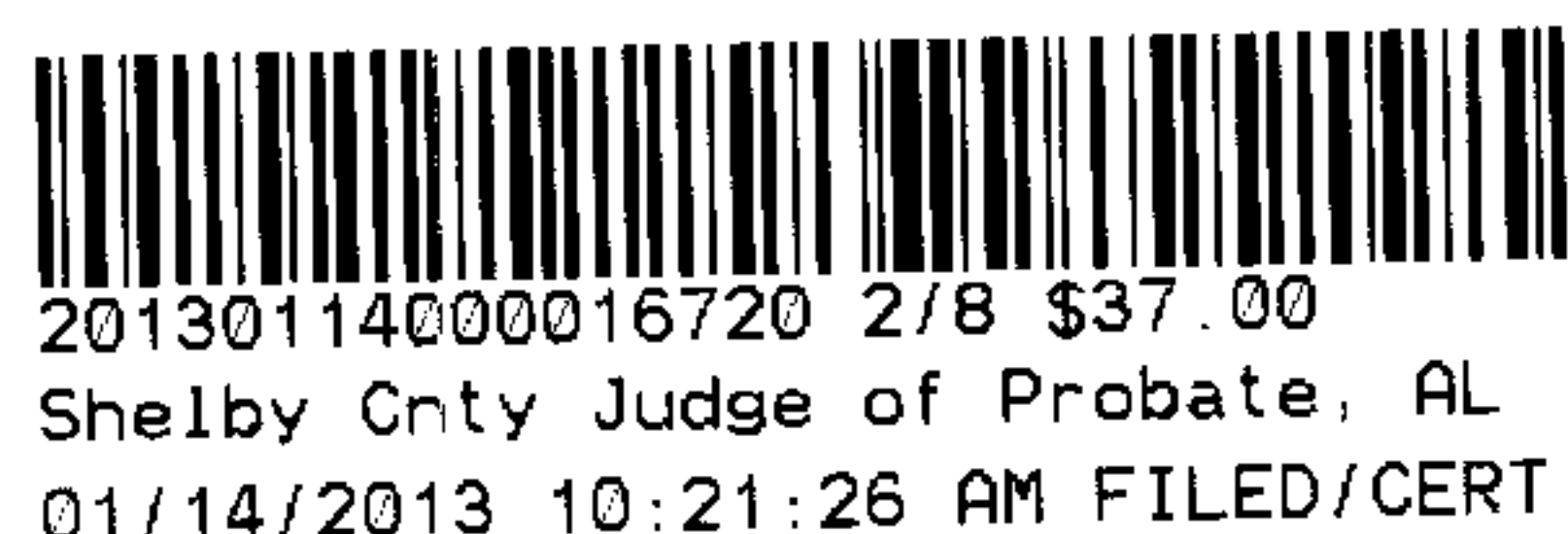
Thence S 59°43'5" E and along the grantor's property line a distance of 21.43 feet to a point (1" rebar found) on the present R/W line of SR 25;

Thence S 30°25'31" W and along the present R/W line of SR 25 a distance of 382.85 feet; to the point and place of BEGINNING, containing 0.22 acres, more or less;

**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.





IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal

this the 8<sup>th</sup> day of January, 2013.


James W. Blackmon  
James W. Blackmon

Maxine A. Blackmon  
Maxine A. Blackmon

Carol Ann Blackmon Chapin  
Carol Ann Blackmon Chapin

James W. Blackmon, Jr.  
James W. Blackmon, Jr.

Jonathan W. Davis  
Jonathan W. Davis

  
20130114000016720 3/8 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 10:21:26 AM FILED/CERT

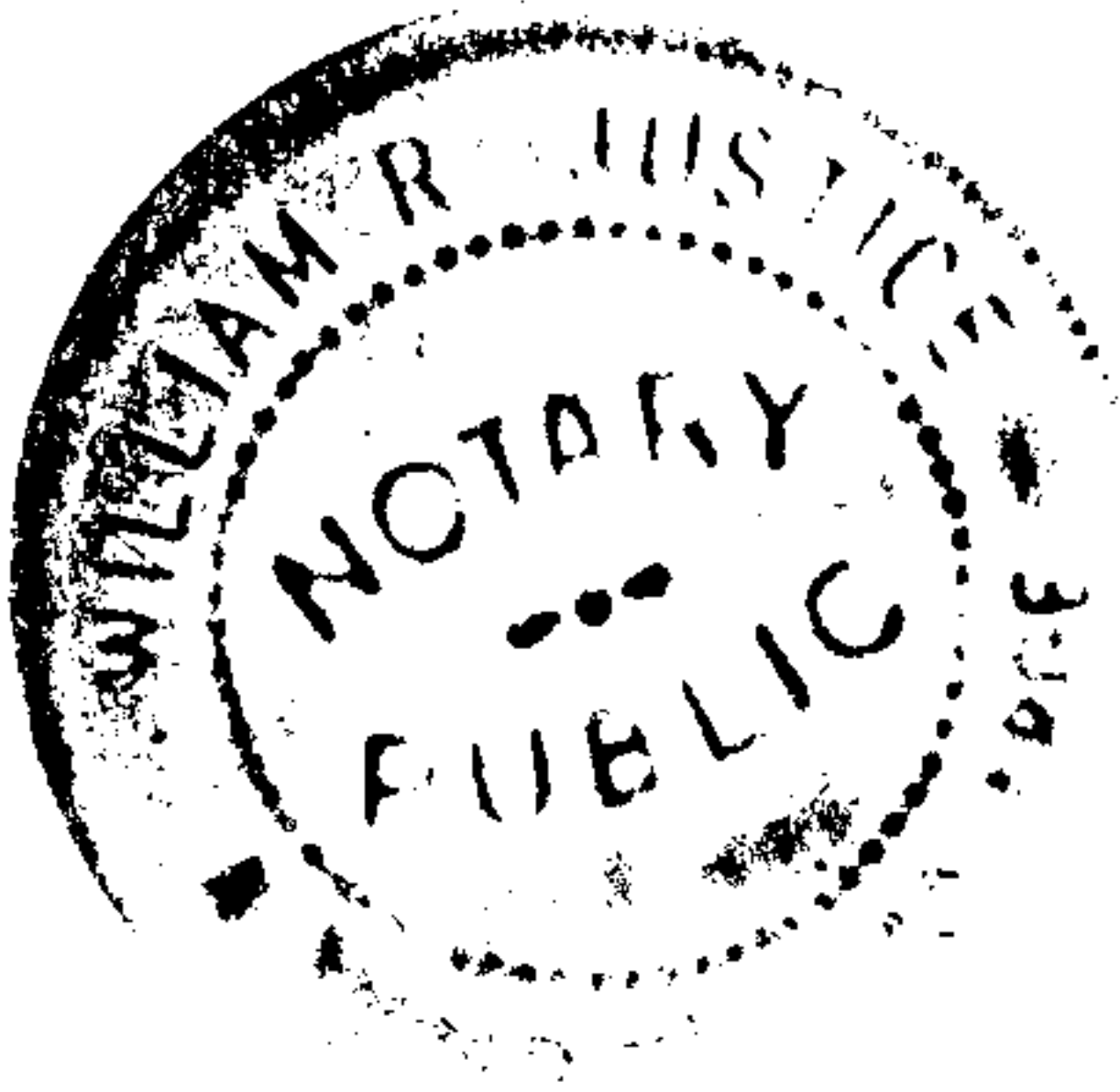
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Shelby )

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that James W. Blackmon and Maxine A. Blackmon, whose name (s) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 20 13.



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9/12/15

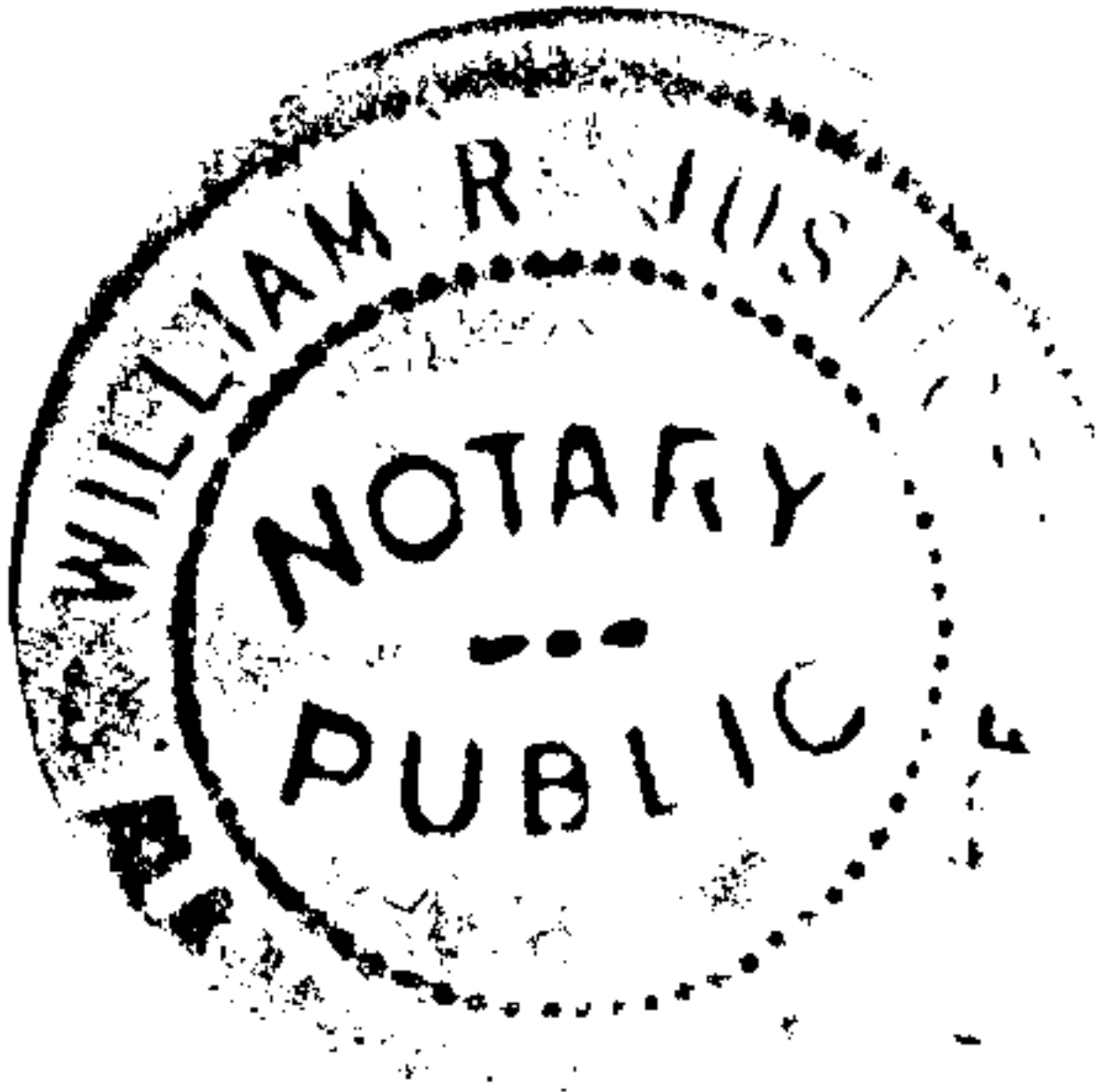
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Carol Ann Blackmon Chapin, whose name (s) is/are 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 20 13.



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9/12/15

20130114000016720 4/8 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 10:21:26 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, William R Justice, a Notary Public, in and for said County in said State, hereby certify that James W. Blackmon, Jr., whose name (s) is/are 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 2013.



William R Justice  
NOTARY PUBLIC

My Commission Expires 9/12/15

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

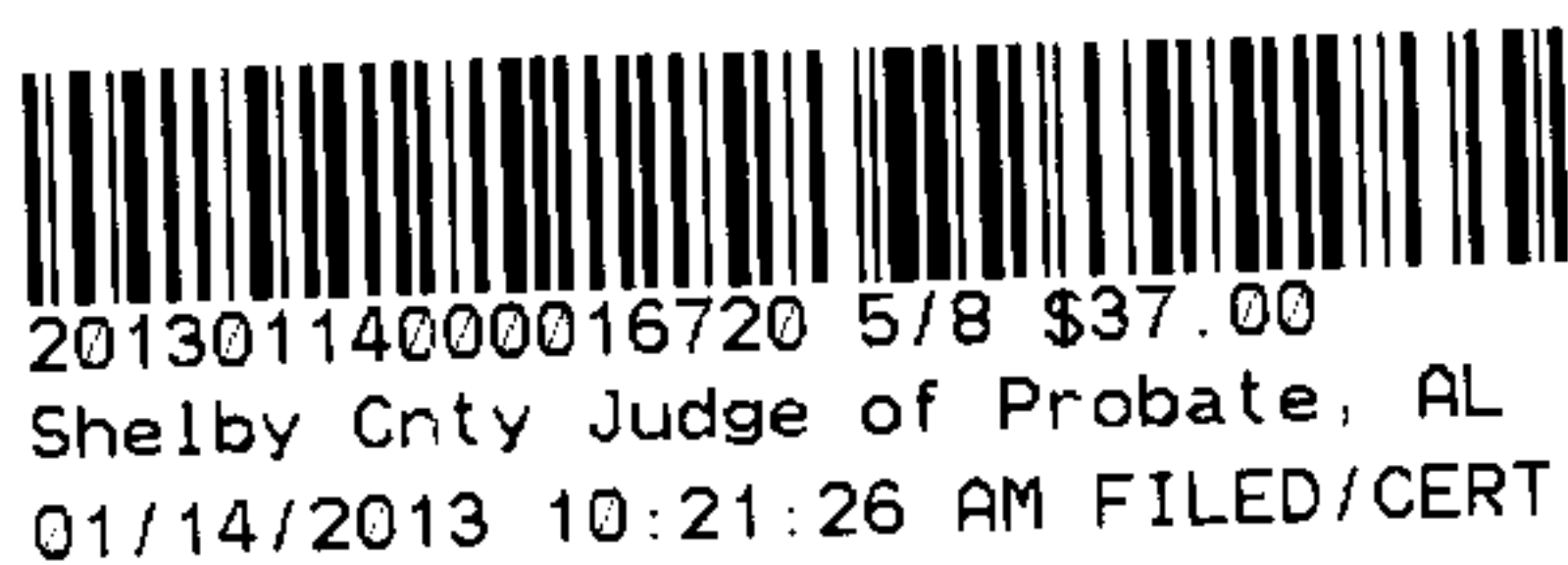
I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Jonathan W. Davis, whose name (s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January 2013.



William R Justice  
NOTARY PUBLIC

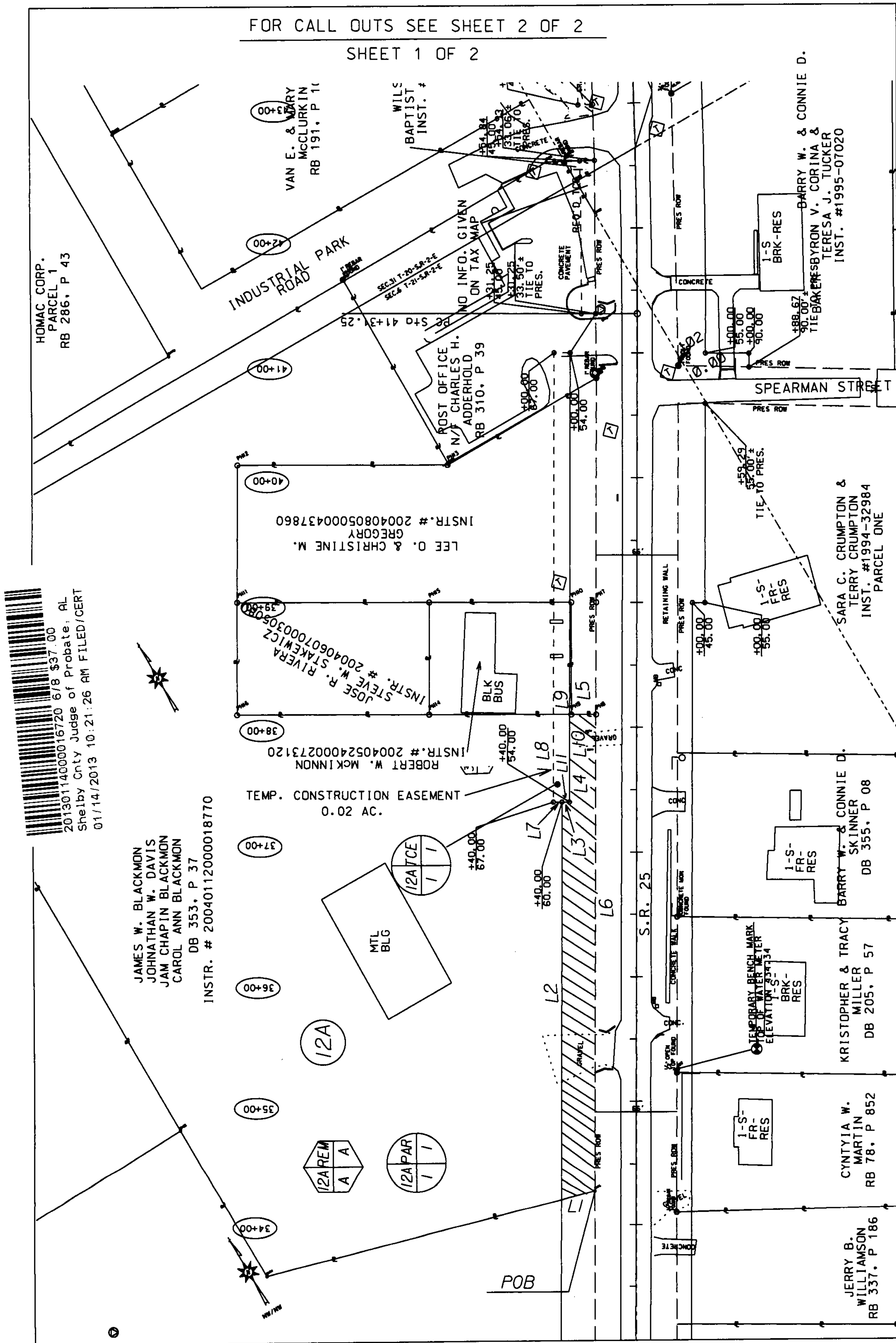
My Commission Expires 9/12/15





FOR CALL OUTS SEE SHEET 2 OF 2

SHEET 1 OF 2



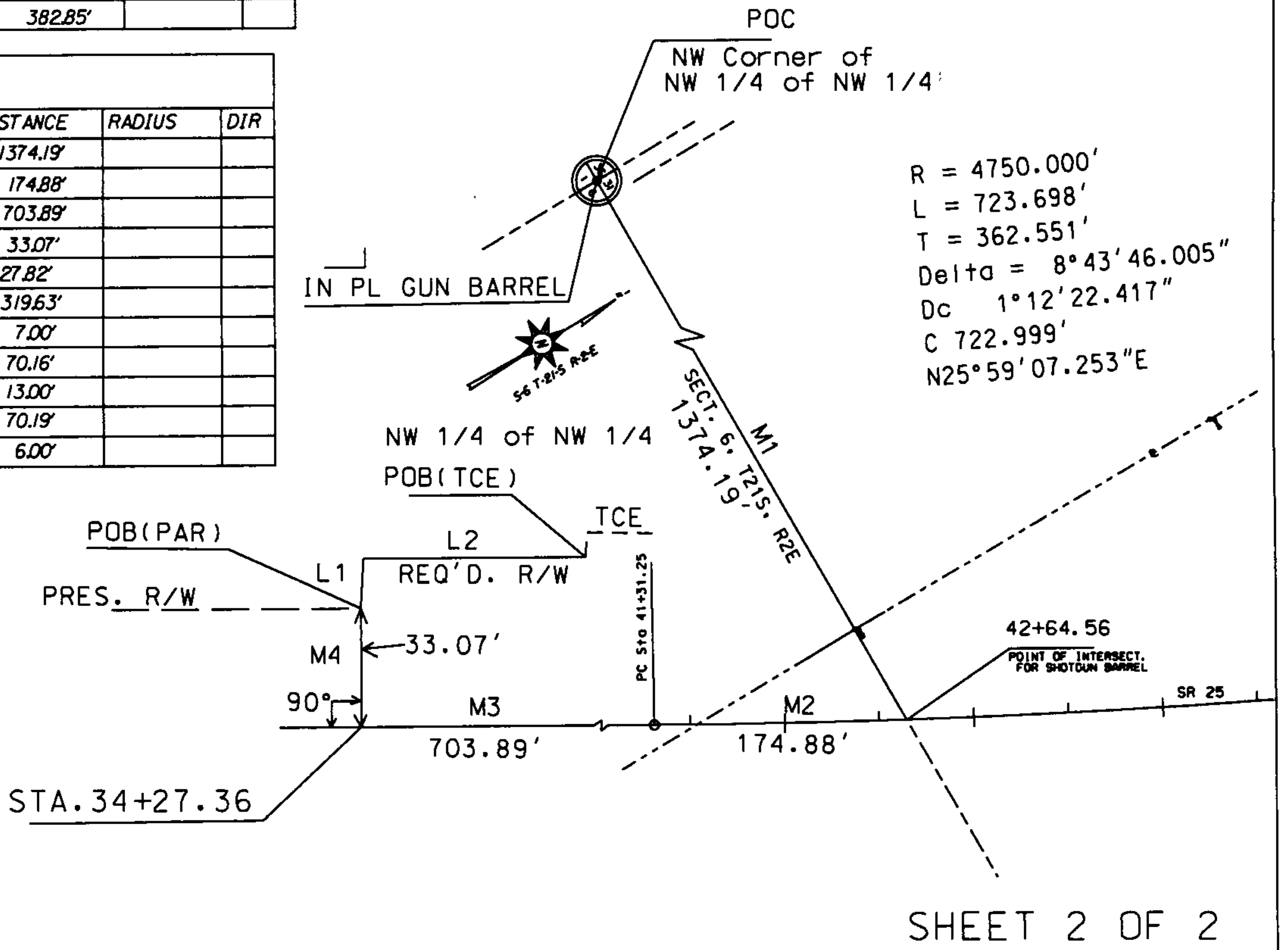
Barcode and filing information:  
20130114000016720 6/8 \$37.00  
Shelby Cnty Judge of Probate, AL  
01/14/2013 10:21:26 AM FILED/CERT

TRACT NUMBER 12A  
OWNER: JAMES W. BLACKMON  
JOHNATHAN W. DAVIS  $\frac{1}{10}$  INT  
JAM CHAPIN BLACKMAN &  
CAROL ANN BLACKMAN  $\frac{2}{10}$  INT.  
TOTAL ACREAGE: 5.67  
R/W REQUIRED: 0.22  
REMAINDER: 5.45

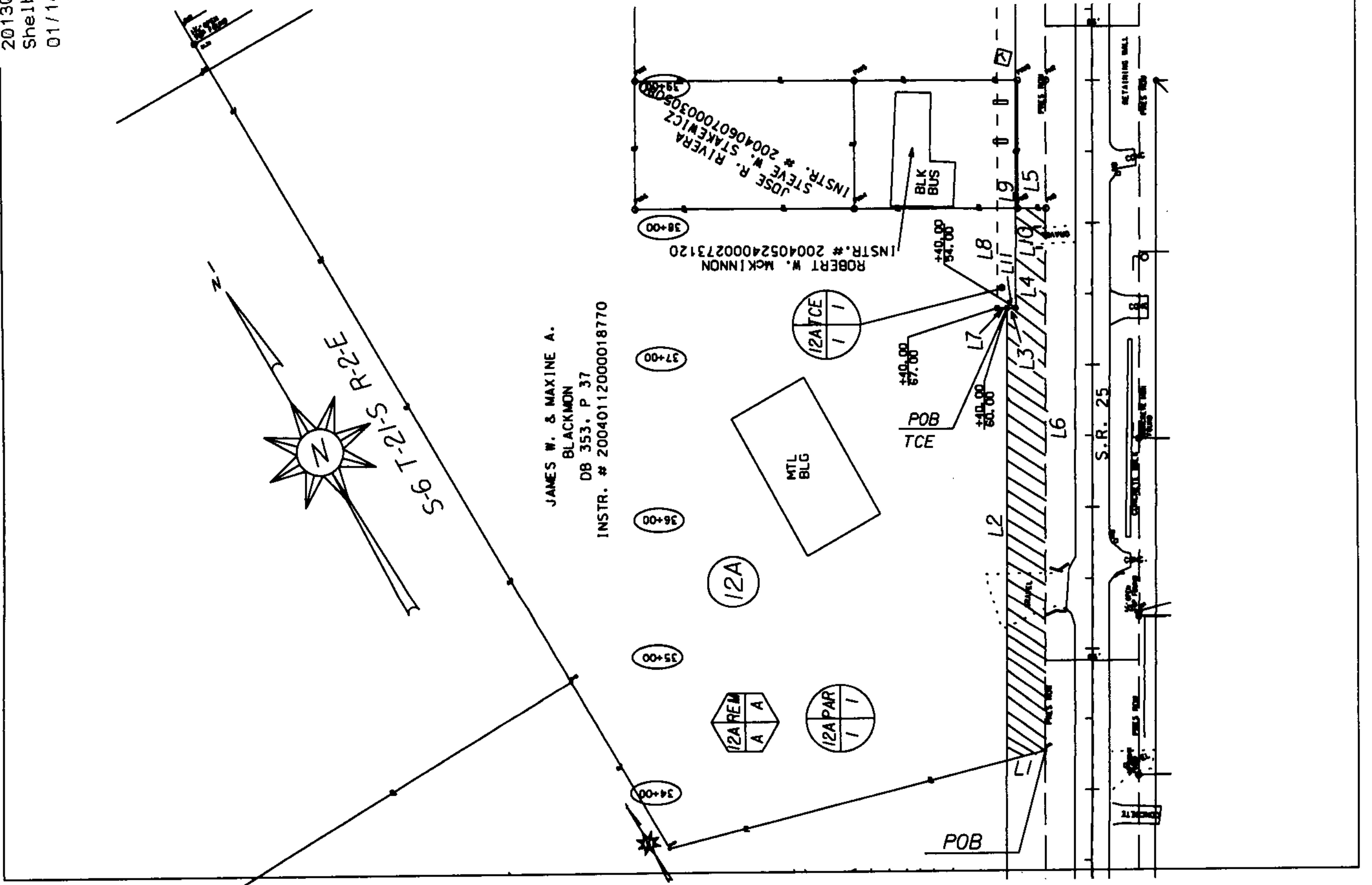
ALABAMA DEPT. OF TRANSPORTATION  
PROJ. NO. STPBH-0025( 507)  
COUNTY: SHELBY  
SCALE: 1" = 100'  
DATE: 10-02-12  
REVISED:

TRACT 12, PAR 1 OF 1 AREA = 0.22				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	---	1374.19'		
M2	---	174.88'		
M3	---	703.89'		
M4	---	33.07'		
L1	N 74° 11' 49" W	27.82'		
L2	N 30° 21' 00" E	319.63'		
L3	S 59° 39' 10" E	6.00'		
L4	N 30° 21' 00" E	70.19'		
L5	S 59° 43' 05" E	21.43'		
L6	S 30° 25' 31" W	382.85'		

TRACT 12, TCE 1 OF 1 AREA = 0.02 AC. (912 SF)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	---	1374.19'		
M2	---	174.88'		
M3	---	703.89'		
M4	---	33.07'		
L1	N 74° 11' 49" W	27.82'		
L2	N 30° 21' 00" E	319.63'		
L7	N 59° 32' 40" W	7.00'		
L8	N 30° 21' 00" E	70.16'		
L9	S 59° 43' 05" E	13.00'		
L10	S 30° 21' 00" W	70.19'		
L11	N 59° 39' 10" W	6.00'		



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Shelby Cnty Judge of Probate, AL  
01/14/2013 10:21:26 AM FILED/CERT



TRACT NUMBER 12A  
OWNER: JAMES W. BLACKMON  
JOHNATHAN W. DAVIS 1/40 INT  
JAM CHAPIN BLACKMAN &  
CAROL ANN BLACKMAN 2/40 INT.

TOTAL ACREAGE: 5.67  
R/W REQUIRED: 0.22  
REMAINDER: 5.45

ALABAMA DEPT. OF TRANSPORTATION  
PROJ. NO. STPBH-0025( 507)  
COUNTY: SHELBY  
SCALE: N/A  
DATE: 10-02-12  
REVISED:



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name State of Alabama  
Mailing Address P. O. Box 2745  
Birmingham, AL 35202

Grantee's Name James W. Blackmon & wife, Maxine A. Blackmon; Carol Ann Blackmon Chapin; James W. Blackmon, Jr.; and, Jonathan W. Davis  
Mailing Address P O Box 500  
Wilsonville, AL 35186

ROW

Property Address: Parcel ID#58-19-3-06-2-001-007.000

Date of Sale 1/8/13

Total Purchase Price \$ 12,897.50

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 1/8/13

Sign James W. Blackmon  
(Grantor/Grantee/Owner/Agent) circle one

Print James W. Blackmon

☐ Unattested

Keller J. J. J.  
(Verified by)