

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

STATE OF ALABAMA)	PROJECT NO.	STPBH-0025(507)
		CPMS PROJ. NO.	100007536
COUNTY OF SHELBY)	TRACT NO.	24
		DATE:	9/17/12

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~Two Thousand Three Hundred Fifty and no/100-- (\$2,350.00)~~ 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), Michael A. Martin , a married man 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 SE ¼ of SW ¼ , Section 31, Township 20 South, Range 2 East, identified as Tract No. 24 on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the northeast corner of section 6, township 20 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 northeasterly along the centerline of project for a distance of 180.33 feet to a point on the centerline of project located at station 44+44.89;


Thence turn a deflection angle 90 degrees right and proceed in a southeasterly direction for a distance of 32.73 feet, more or less to a point on the present R/W line of SR 25, that is right of and at a right angle to the centerline of project at station 44+44.89, which is the point of BEGINNING;

Thence N 25°40'57" E and along the present R/W line of SR 25 a distance of 130.00 feet to a point (existing iron pin) on the present R/W line of Hillside Drive;

Thence S 67°14'1" E and along the present R/W line of Hillside Drive a distance of 22.55 feet to a point on the required R/W line (said point offset 55.00 feet, more or less, and perpendicular to the centerline of project at station 45+73.93 ;

Thence following the curvature thereof an arc distance of 129.59 feet and along the required R/W line to a point on the required R/W line (said line between a point that is offset 55.00 feet and perpendicular to the centerline of project at station 41+00.00 and a point offset 55.00 feet and perpendicular to the centerline of project at station 45+73.93); (said arc having a chord bearing of S 25°46'10" W, a clockwise direction, a chord distance of 129.59 feet and a radius of 4805.00 feet);

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.


20130114000016730 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
01/14/2013 10:21:27 AM FILED/CERT

Thence N 68°18'29" W and along the Grantor's property line a distance of 22.38 feet; to the point and place of BEGINNING, containing 0.07 acres, more or less;

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

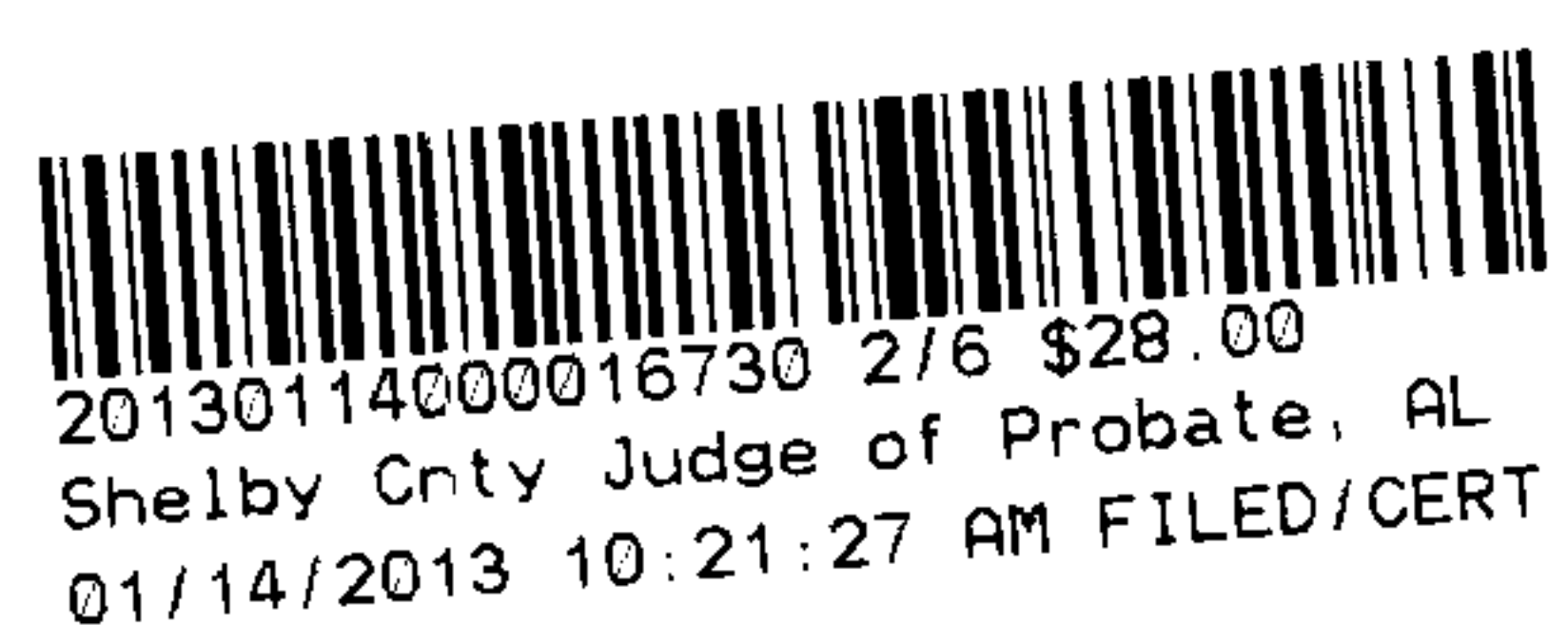
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 18th day of January, 2013.



Michael A. Martin



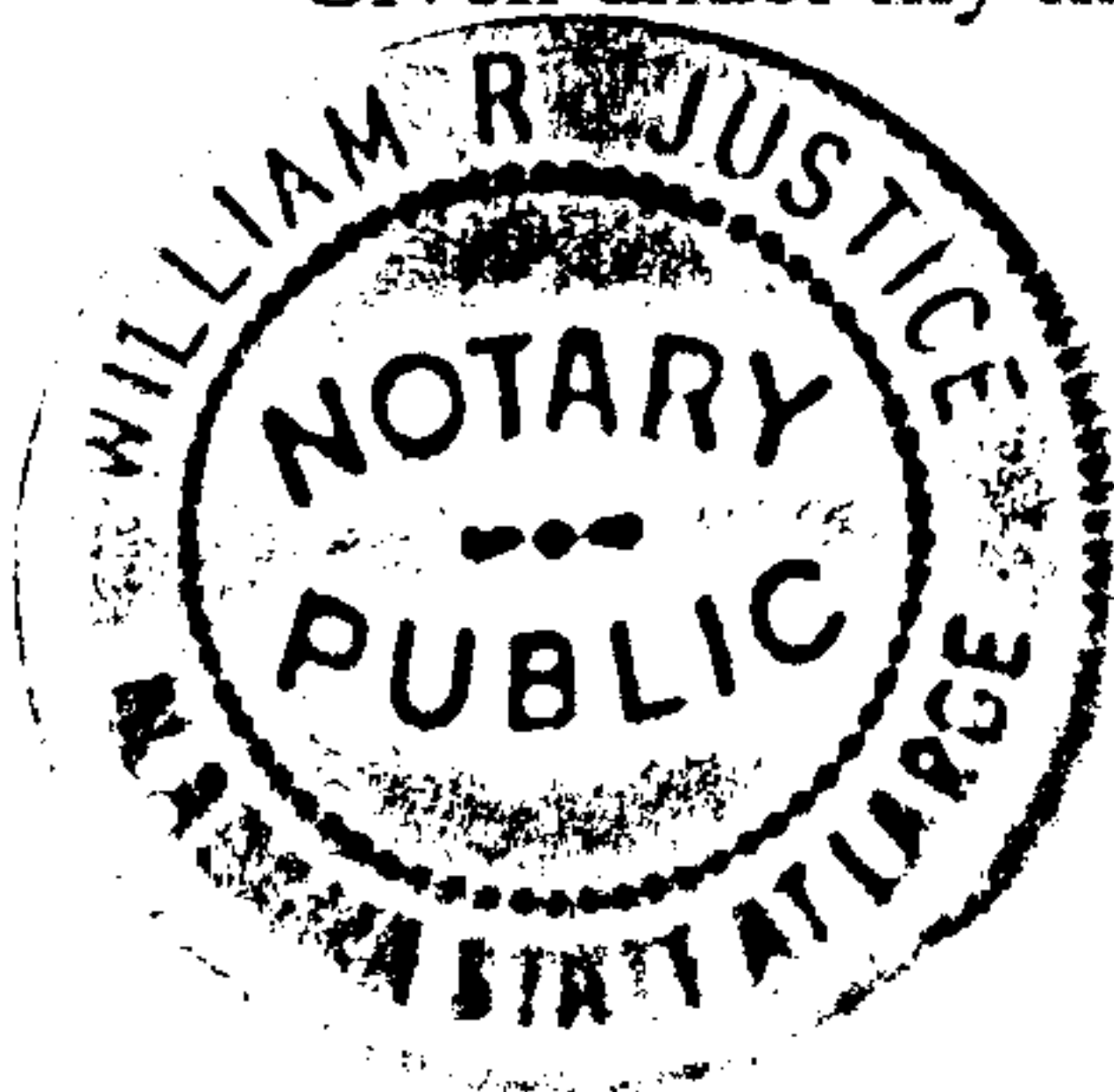
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, _____, a Notary Public, in and for said County in said State, hereby certify that Michael A. Martin, 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 10th day of January 2013.



William R. Justice
NOTARY PUBLIC

My Commission Expires 9/12/15

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

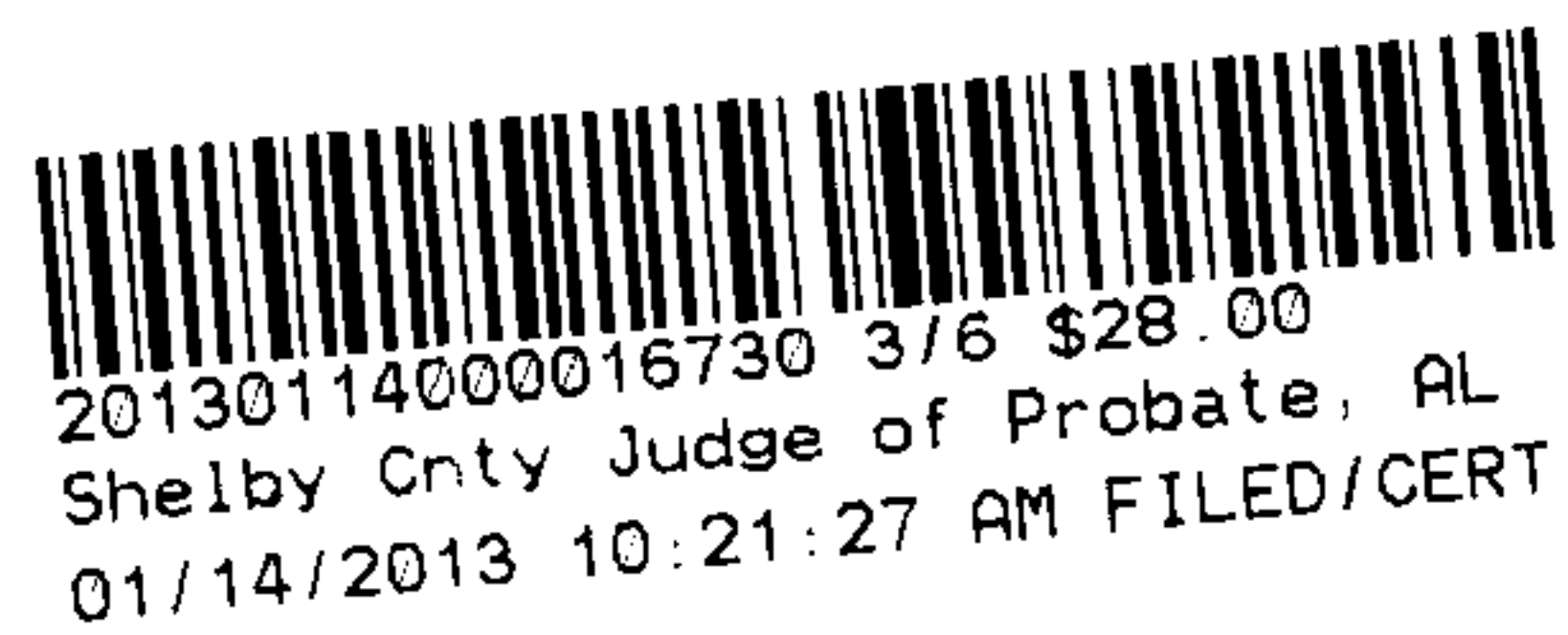
_____ County

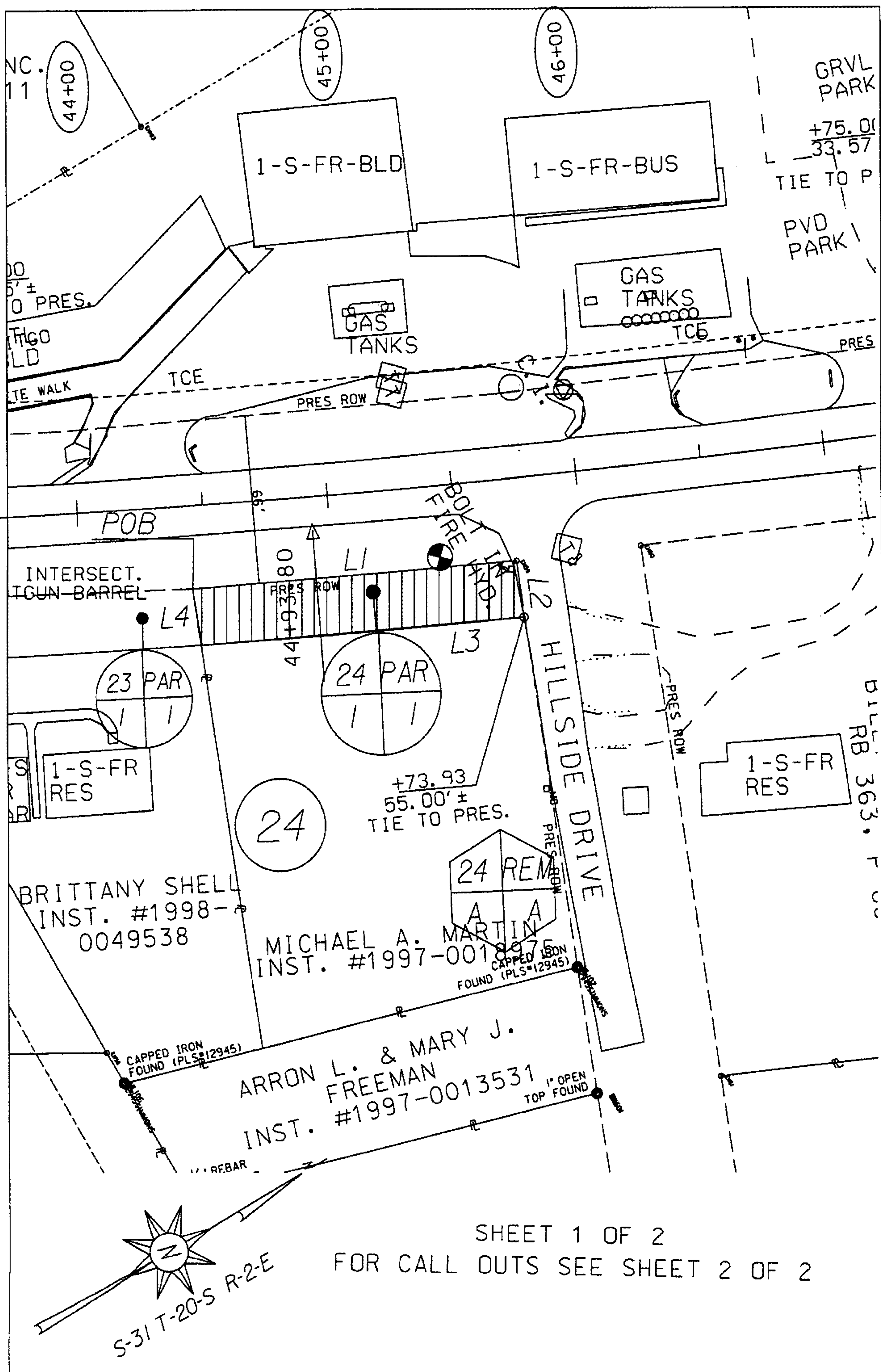
I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of the, Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, 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____.

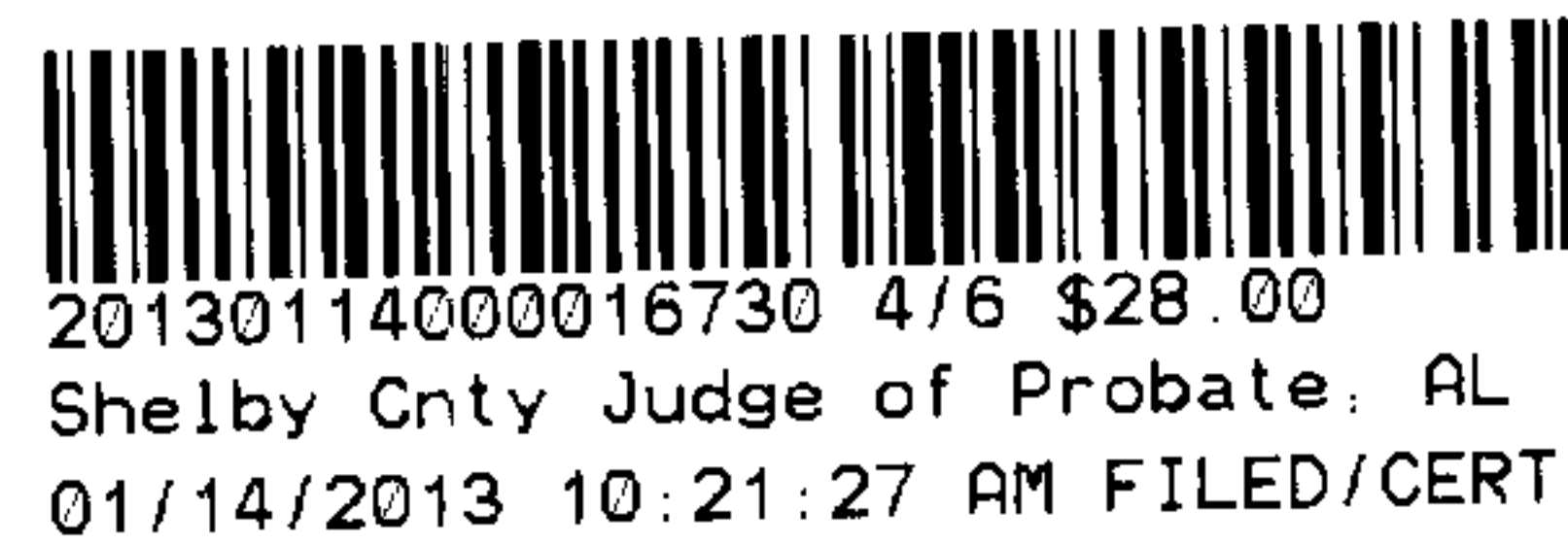
NOTARY PUBLIC

My Commission Expires _____

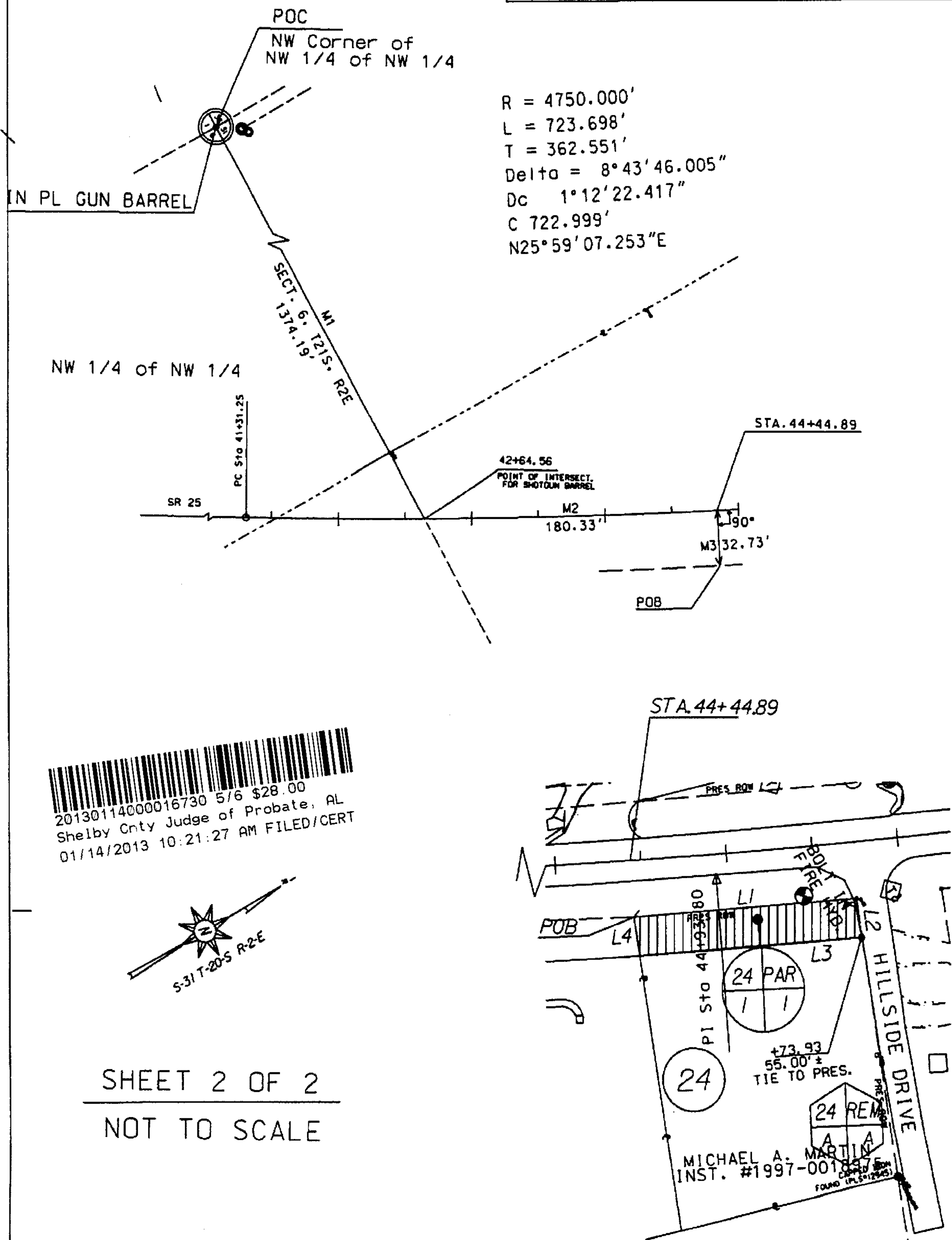




TRACT NUMBER 24	ALABAMA DEPT. OF TRANSPORTATION
OWNER: MICHAEL A. MARTIN	PROJ. NO. STPBH-0025(507)
TOTAL ACREAGE: 0.51	COUNTY: SHELBY
R/W REQUIRED: 0.07	SCALE: 1" = 50'
REMAINDER: 0.44	DATE: 08-05-2012
	REVISED:



TRACT 24, PAR 1 OF 1				
AREA = 0.07 AC.				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	—	1374.19'		
M2	—	180.33'		
M3	—	327.3'		
L1	N 25° 40' 57" E	130.00'		
L2	S 67° 14' 01" E	22.55'		
L3	S 25° 46' 10" W	129.59'	4805.00'	CW
L4	N 68° 18' 29" W	22.38'		



TRACT NUMBER 24
OWNER: MICHAEL A. MARTIN
TOTAL ACREAGE: 0.51
R/W REQUIRED: 0.07
REMAINDER: 0.44

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. STPBH-0025(507)
COUNTY: SHELBY
SCALE: N/A
DATE: 05-11-05
REVISED: 09-06-12

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 Michael A. Martin
Mailing Address P O Box 607
Wilsonville, AL 35186

Property Address: ROW
Parcel ID#58-17-9-31-3-002-036.001

Date of Sale 1/10/13

Total Purchase Price \$ 2,350.00

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 --

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 1/10/13

Sign Michael A. Martin
(Grantor/Grantee/Owner/Agent) circle one

Print Michael A. Martin

☐ Unattested

Walter R. Jenkins
(Verified by)