


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


20130218000068920 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
02/18/2013 02:41:44 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

PROJECT NO. STPBH-0025(507)
CPMS PROJ. NO. 100007536
TRACT NO. 7
DATE: 9/21/12

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Ten Thousand and no/00-----(\$10,000.00) 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), Paul F. Edwards and wife, Tommie Ann Edwards 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 NW ¼, Section 6, Township 21 South, Range 2 East, identified as Tract
No. 7 on Project No STPBH 0025(507) in Shelby County, Alabama and being more fully
described as follows:**

Parcel 1 of 2:

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 a P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 1958.33 feet to
a point on the centerline of project located at station 21+72.92;

Thence turn a deflection angle 90 degrees right and proceed in a northwesterly direction for a
distance of 32.17 feet, more or less, to a point (capped iron found) on the present R/W line of SR
25, which is located to the right of station 21+72.92, which is the point of BEGINNING;

Thence S 30°34'11" W and along the present R/W line of SR 25 distance of 178.11 feet to a point
(capped iron found) on the present R/W line of SR 25;

Thence N 82°36'20" W and along the grantor's property line a distance of 18.62 feet to a point on
the required property line (said line between a point that is offset 50.00' and perpendicular to
centerline of project at station 21+55.00 and a point that is offset 50.00' and perpendicular to
centerline of project at P.T. station 18+84.63);

Thence N 30°21'0" E and along the required R/W line a distance of 167.45 feet to a point on the
required R/W line (said point offset 50.00' and perpendicular to the centerline of project at
station 21+55.00;

Thence N 48°47'6" E and along the required R/W line a distance of 9.79 feet to a point on the grantor's property line (said line between a point that is offset 50.00' and perpendicular to centerline of project at station 21+55.00 and a point that is offset 45.00' and perpendicular to centerline of project at station 21+70.00);

Thence N 89°58'30" E and along the grantor's property line a distance of 17.08 feet; to the point and place of BEGINNING, containing 0.07 acres, more or less;

Parcel 2 of 2:

Commencing at the northwest corner of section 6, township 21 south, range 2 east being a gun barrel found in place, thence proceed in a 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 1638.90 feet to a point on the centerline of project located at station 24+92.35;

Thence turn a deflection angle 90 degrees left and proceed in a southeasterly direction for a distance of 34.10 feet, more or less, to a point (iron pin found) on the present R/W line of SR 25, which is located to the left of station 24+92.35, which is the point of BEGINNING;

Thence N 90°0'0" E and along the grantors property line a distance of 5.60 feet to a point on the required R/W line (said line between a point that is offset 34.27' more or less, and perpendicular to centerline of project at station 25+10.00 and a point that is offset 50.00' and perpendicular to centerline of project at station 24+60.00);

Thence S 12°53'14" W and along the required R/W line a distance of 36.88 feet to a point on the required R/W line (said point offset 50.00' and perpendicular to the centerline of project at station 24+60.00);

Thence S 52°7'6" W and along the required R/W line a distance of 43.07 feet to a point on the present R/W line of SR 25;

Thence N 30°24'37" E and along the present R/W line of SR 25 a distance of 72.35 feet; to the point and place of BEGINNING, containing 0.02 acres, more or less;



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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 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


13th day of February, 20 13.

Paul F. Edwards

Paul F. Edwards

Tommie Ann Edwards

Tommie Ann Edwards


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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Cynthia Holladay, a Notary Public, in and for said County in said State, hereby certify that Paul F. Edwards and Tommie Ann Edwards, 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 13th day of February 2013.

Cynthia Holladay
NOTARY PUBLIC

My Commission Expires 1/3/2017

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.

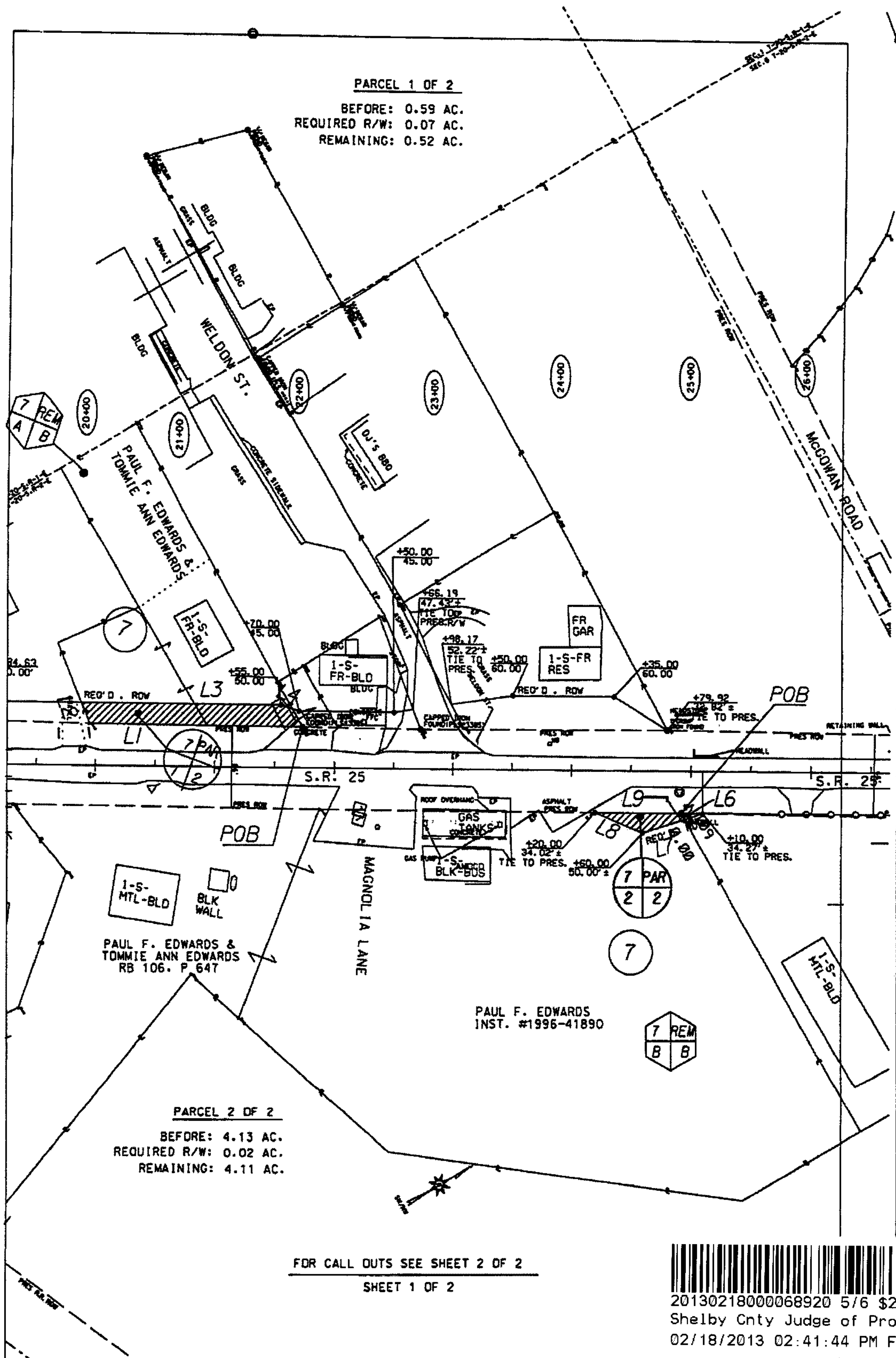
Given under my hand this _____ day of _____, A.D. 20_____.

NOTARY PUBLIC

My Commission Expires _____



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TRACT NUMBER 7
OWNER: PAUL F. EDWARDS &
TOMMIE ANN
TOTAL ACREAGE: 4.72
R/W REQUIRED: 0.09
REMAINDER: 4.63

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. STPBH-0025(507)
COUNTY: SHELBY
SCALE: 1" = 100'
DATE: 05-03-05
REVISED: 09-21-12

Real Estate Sales Validation Form

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

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

~~Grantor's~~
Grantor's Name: Paul F. Edwards & Tommie Ann Edwards
Mailing Address: P O Box 214
Wilsonville, AL 35186

Property Address: 30744 Hwy 25 N.
Wilsonville, AL 35186

Date of Sale 2/13/13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$10,000.00

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 – Tax Assessor Records

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 2/13/13

Sign Paul F. Edwards
(Grantor/Grantee/Owner/Agent) circle one

Print Paul F. Edwards

☐ Unattested

(Verified by)

