

THIS INSTRUMENT PREPARED BY
Nathanael McCall
ROW Bureau/Central Office
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36130

STATE OF ALABAMA

PROJECT NO. BR-0053(529)

COUNTY OF SHELBY

CPMS PROJ. NO. 100048008

TRACT NO. 1

DATE: 11 OCTOBER 2012

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Seven Thousand Five Hundred & no/100-- ^(\$7,500.00) 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), Fred Jemison, 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 and SW ¼ of SE ¼, Section 24, and part of the NE ¼ of NW ¼,
Section 25, Township 18S, Range 2E, identified as Tract No. 1 on Project No. BR-0053(529)
in Shelby County, Alabama and being more fully described as follows:**

Parcel 1 of 2:

Commencing at the SE corner of the SE 1/4 of the SW 1/4 of section 24;

thence in a northerly direction along the quarter section line a distance of 240 feet, more or less, to
a point on the grantor's southwest property line;

thence in a northwesterly direction along said present R/W line a distance of 436 feet, more or less,
to a point on the east present R/W line of US-231 (said point being perpendicular to the centerline
of project at station 15+61.04), which is the point and place of BEGINNING;

thence N 63°57'45" W and along the grantor's south property line a distance of 39.47 feet to a
point on the east present R/W line of US-231;

thence N 34°54'5" E and along the said present R/W line a distance of 77.77 feet to a point on said
present R/W line;


thence S 54°59'38" E and along said present R/W line a distance of 29.18 feet to a point on said
present R/W line;

thence N 35°23'42" E and along said present R/W line a distance of 783.60 feet to a point on the
grantor's north property line;

thence S 64°35'53" E and along the grantor's said property line a distance of 45.92 feet to a point
on the acquired R/W line (said line offset 100' RT and parallel with centerline of project);

thence S 35°46'48" W and along the acquired R/W line a distance of 774.38 feet to a point on the
acquired R/W line (said point offset 100' RT and perpendicular to centerline of project at station
16+50.00);

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


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Shelby Cnty Judge of Probate, AL
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thence S 53°49'45" W and along the acquired R/W line a distance of 93.56 feet to the point and place of BEGINNING, containing 0.86 acre(s), more or less.

Parcel 2 of 2:

Commencing at the NE corner of the NE 1/4 of the NW 1/4 of section 25;

thence in a westerly direction along the section line a distance of 693 feet, more or less, to a point on the acquired R/W line, which is the point and place of BEGINNING;

thence S 19°42'19" W and along the acquired R/W line a distance of 16.47 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at PT station 10+15.12);

thence following the curvature thereof an arc distance of 164.98 feet and along the acquired R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 34°30'51" W, a counterclockwise direction, a chord distance of 164.97 feet and a radius of 3725.86 feet);

thence N 64°13'52" W and along the grantor's said property line a distance of 32.88 feet to a point on the east present R/W line of US-231;

thence N 34°7'8" E and along said present R/W line a distance of 210.39 feet to a point on the grantor's north property line;

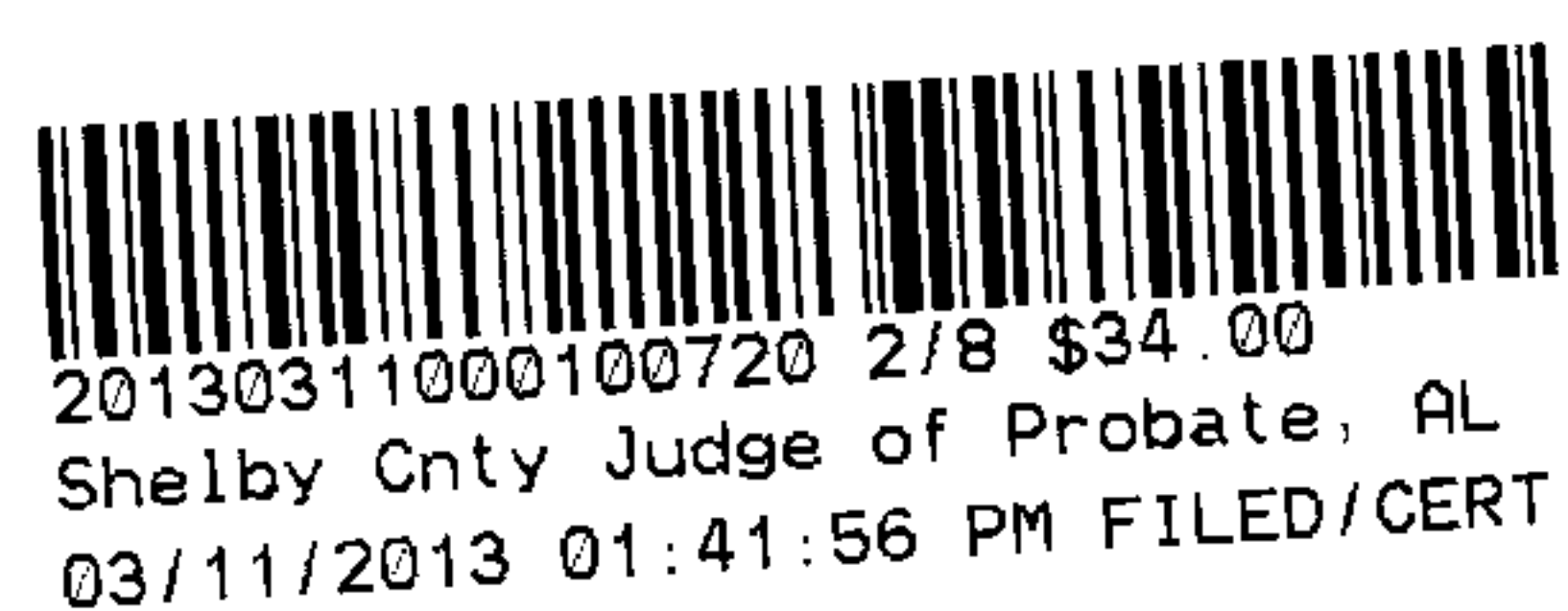
thence S 63°57'44" E and along the grantor's said property line a distance of 22.63 feet to a point on the acquired R/W line (said point offset 72.47' RT and perpendicular to centerline of project at station 10+58.61);

thence S 19°42'19" W and along the acquired R/W line a distance of 28.78 feet, to the point and place of BEGINNING, containing 0.15 acre(s), more or less.

And as shown on the right of way map of record in the State of Alabama Department of Transportation 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 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 11th day of March, 2013.


Fred Jensen


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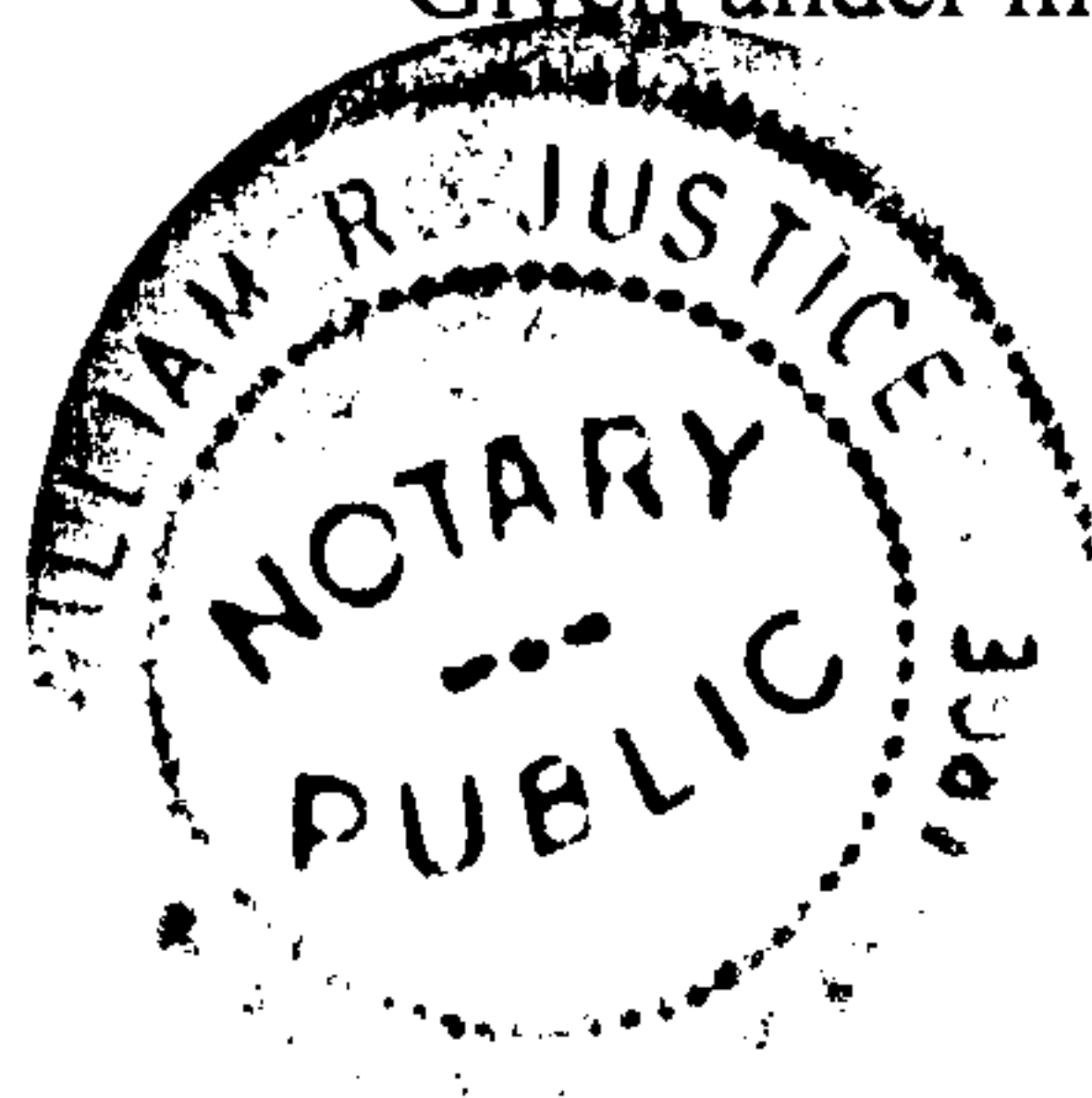
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public, in and for said County in said State,
hereby certify that Fred Jemson, whose name (s)
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 executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March 20 13



Nellie R. Guster
NOTARY PUBLIC

My Commission Expires 9/12/15

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

County _____

I, _____, a _____ 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_____.

Official Title

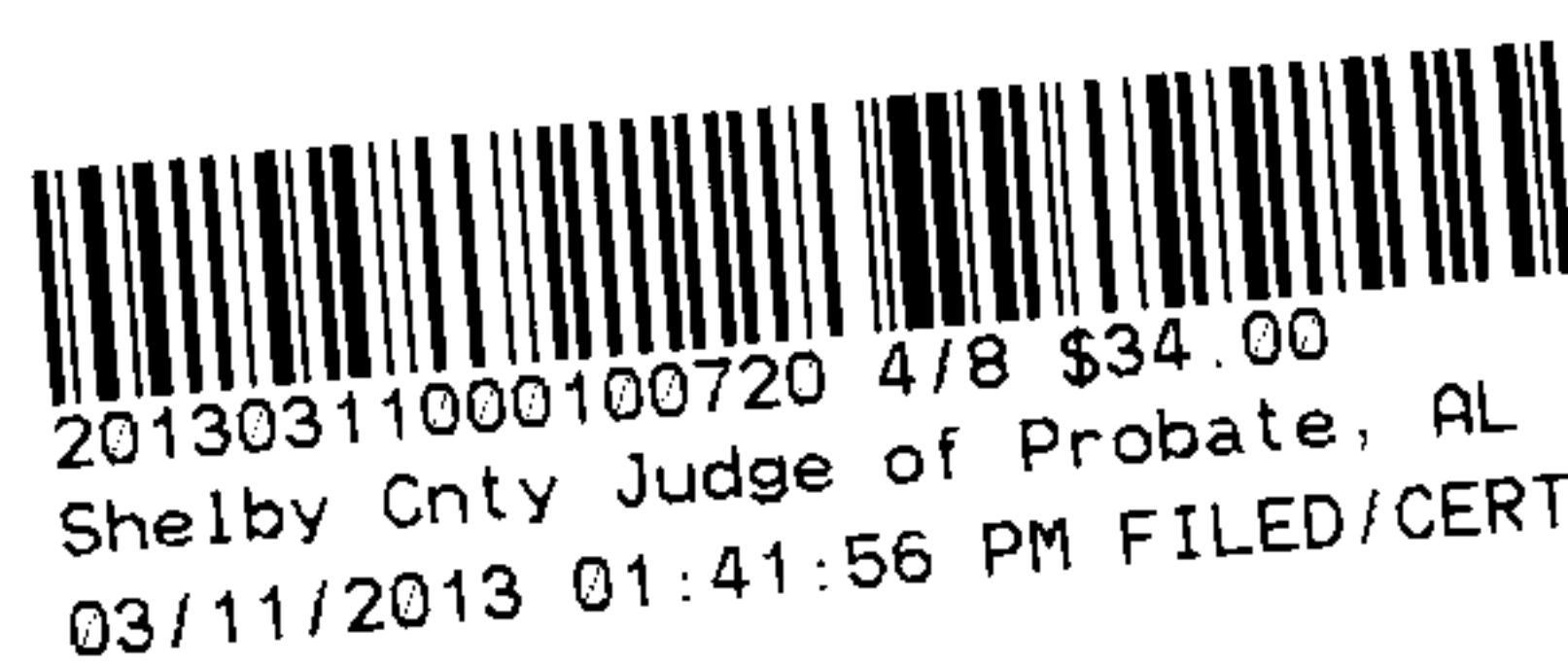
to
STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

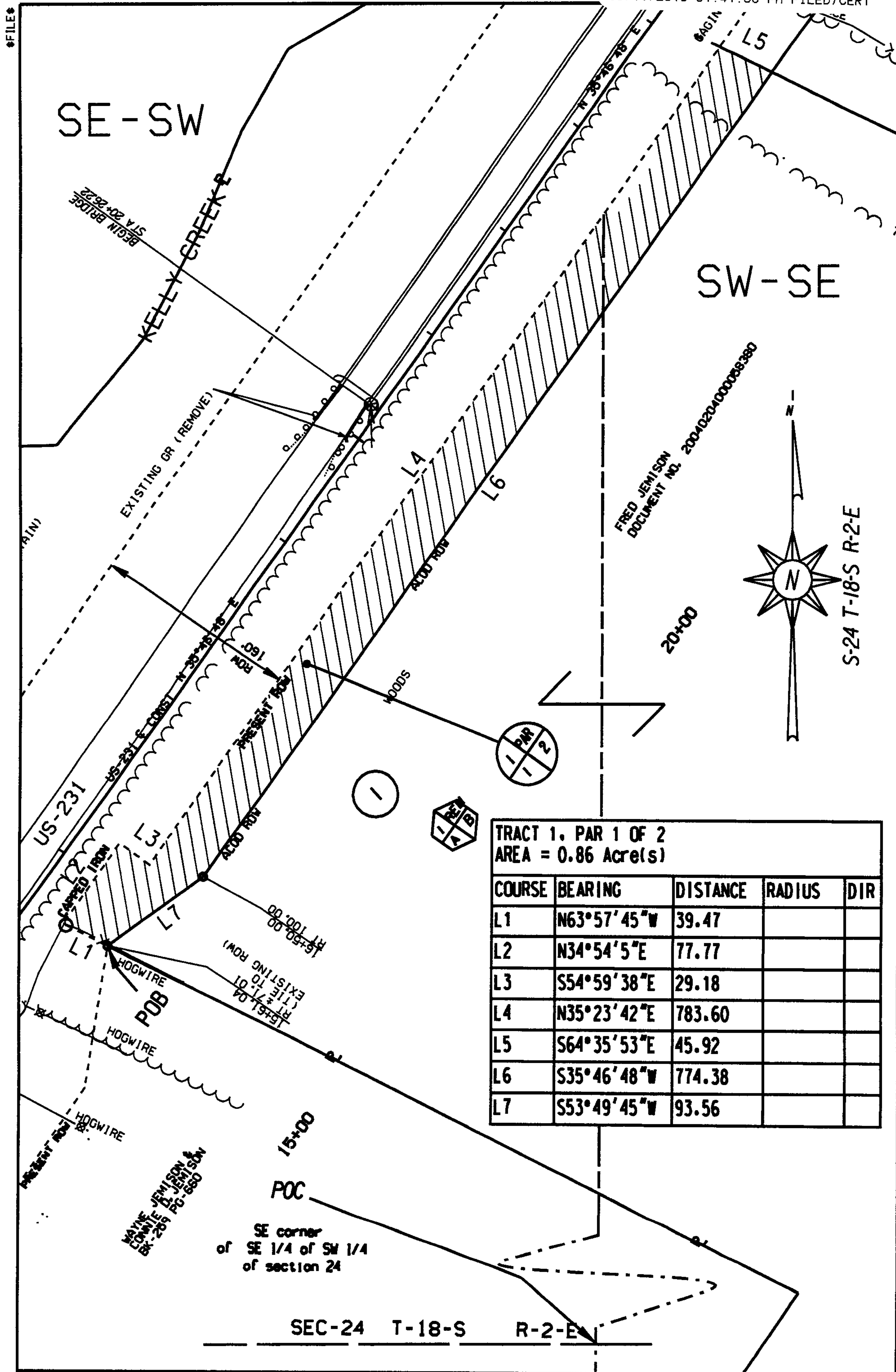
County of _____
 I, _____
 Judge of Probate in and for said County,
 Hereby certify that the within
 Conveyance was filed in my office at
 _____ o'clock _____ M., on the _____
 day of _____, 20____,
 and duly recorded in Deed Record _____
 page _____.
 Dated _____ day of _____, 20____.

Judge of Probate
County, Alabama.





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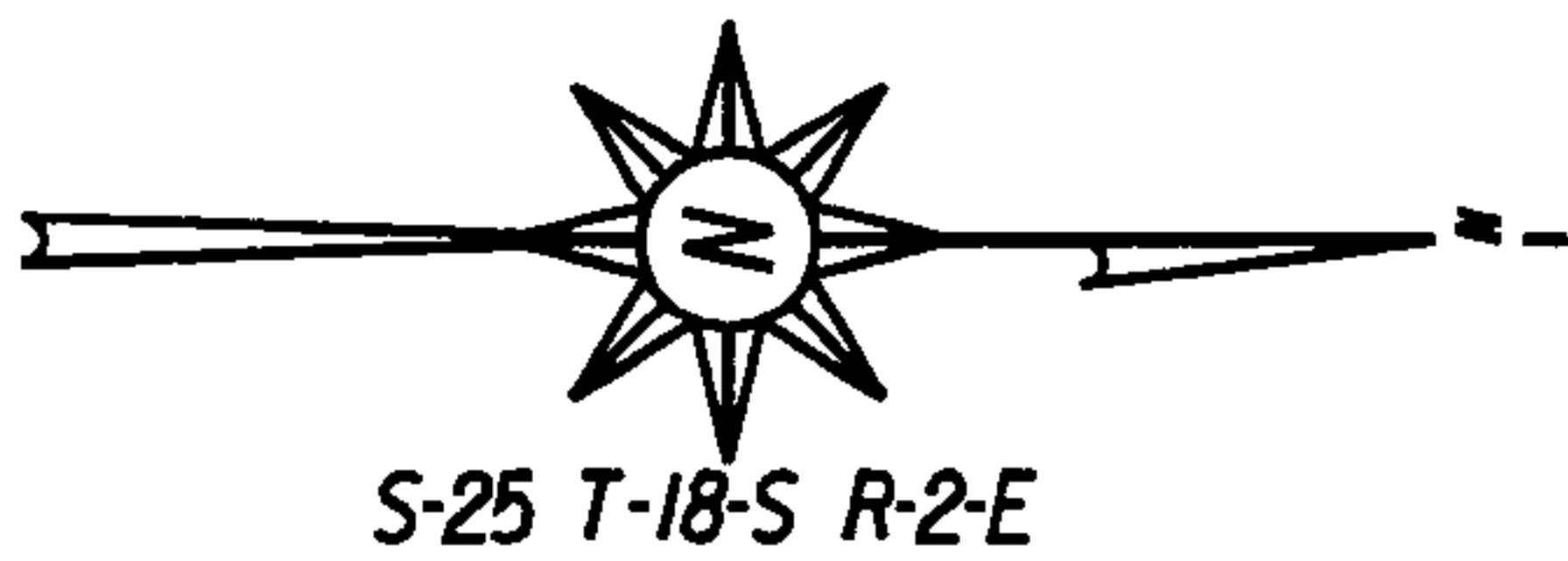
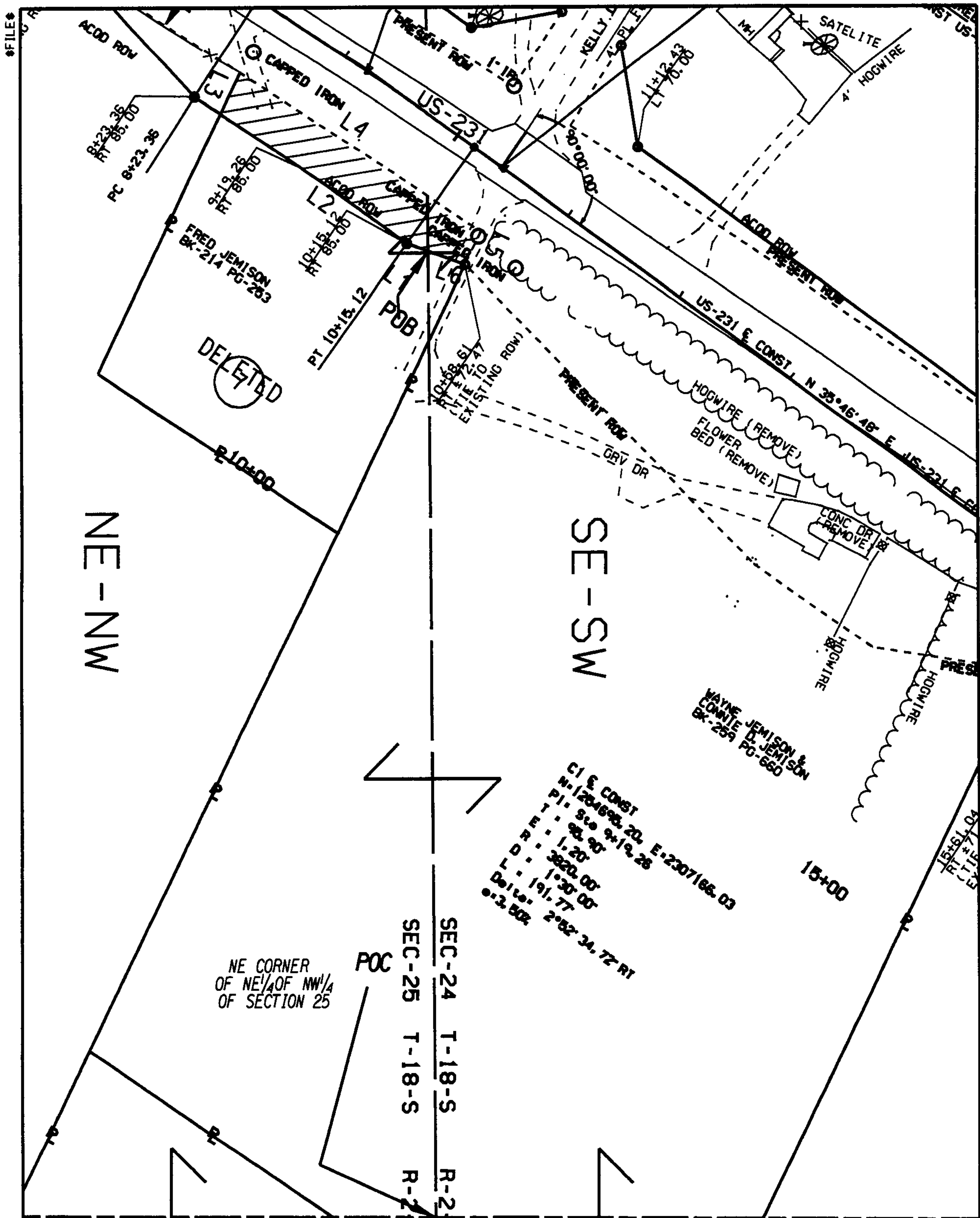


TRACT 1, PAR 1 OF 2 AREA = 0.86 Acre(s)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N63°57'45"W	39.47		
L2	N34°54'5"E	77.77		
L3	S54°59'38"E	29.18		
L4	N35°23'42"E	783.60		
L5	S64°35'53"E	45.92		
L6	S35°46'48"W	774.38		
L7	S53°49'45"W	93.56		

Tract #	1	Scale:	1" = 100'
Grantor(s):		State:	Alabama
Fred Jemison		County:	Shelby
Total Before:	56.20 AC	Project:	BR-0053(529)
Total Acquired	1.01 AC	CPMS #:	100048008
Total Remainder:	55.19 AC	Date:	11-Oct-12
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 3

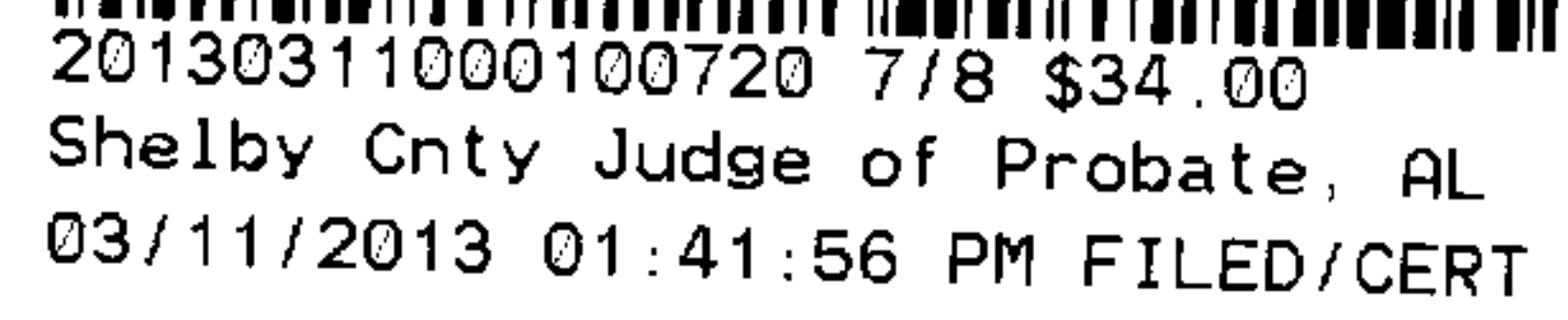


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TRACT 1. PAR 2 OF 2 AREA = 0.15 Acre(s)				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S19°42'19"W	16.47		
L2	S34°30'51"W	164.97	3725.86	CCW
L3	N64°13'52"W	32.88		
L4	N34°7'8"E	210.39		
L5	S63°57'44"E	22.63		
L6	S19°42'19"W	28.78		

Tract #	1	Scale:	1" = 100'
Grantor(s):		State:	Alabama
Fred Jemison		County:	Shelby
Total Before:	56.20 AC	Project:	BR-0053(529)
Total Acquired	1.01 AC	CPMS #:	100048008
Total Remainder:	55.19 AC	Date:	11-Oct-12
THIS IS NOT A BOUNDARY SURVEY		Sketch:	2 OF 3



Tract *	1	Scale:	NTS
Grantor(s):		State:	Alabama
Fred Jemison		County:	Shelby
Total Before:	56.20 AC	Project:	BR-0053(529)
Total Acquired	1.01 AC	CPMS *:	100048008
Total Remainder:	55.19 AC	Date:	11-Oct-12
THIS IS NOT A BOUNDARY SURVEY		Sketch:	3 OF 3

Real Estate Sales Validation Form

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

Grantor's Name : Fred Jemison
Mailing Address 22 Lee Lane
Vincent, AL 35178

Grantee's Name: State of Alabama Department of Transportation
Mailing Address: P O Box 2745
Birmingham, AL 35202

Property Address: US Hwy 231 North
Vincent, AL 35178

Date of Sale 3-11-13

Total Purchase Price \$ 7,500.00

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 – 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 3-11-13

Sign Fred Jemison
(Grantor/Grantee/Owner/Agent) circle one

Print Fred Jemison

☐ Unattested

William R. Justice
(Verified by)

