

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. 2

DATE: 27 SEPTEMBER 2012

**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 Department of Transportation, the receipt of which is hereby acknowledged, I  
(we), the undersigned grantor(s), John H. DeLoach, III, 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 SW ¼ of SE ¼ and NW ¼ of SE ¼, Section 24, Township 18S, Range 2E,  
identified as Tract No. 2 on Project No. BR-0053(529) in Shelby County, Alabama and being  
more fully described as follows:**

**Parcel 1 of 2:**

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

thence in a westerly direction and along the quarter section line a distance of 1022 feet, more or  
less, to a point on the acquired R/W line ( said line offset 100' RT and perpendicular to the  
centerline of project), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 104.33 feet to a point on the acquired R/W  
line (said point offset 100' RT and perpendicular to centerline of project at station 25+87.68) (said  
arc having a chord bearing of S 35°31'8" W, a clockwise direction, a chord distance of 104.33 feet  
and a radius of 11535.69 feet);

thence S 35°46'48" W and along the acquired R/W line a distance of 163.30 feet to a point on the  
grantor's south property line;

thence N 64°35'53" W and along the grantor's said property line a distance of 45.92 feet to a point  
on the east present R/W line of US-231;

thence N 35°26'22" E and along said present R/W line a distance of 912.29 feet to a point on said  
present R/W line;

thence N 54°3'57" W and along said present R/W line a distance of 29.77 feet to a point on said  
present R/W line;

thence N 36°18'46" E and along said present R/W line a distance of 247.31 feet to a point on the  
acquired R/W line (said point being perpendicular to centerline of project at station 36+75.00);

The herein described property constitutes no part of the homestead of the Grantor or his spouse



thence S 3°9'57" W and along the acquired R/W line a distance of 87.65 feet to a point on the acquired R/W line (said point offset 100' RT and perpendicular to centerline of project at station 35+00.00);

thence following the curvature thereof an arc distance of 201.75 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 100' RT and perpendicular to centerline of project at station 32+94.66) (said arc having a chord bearing of S 33°16'18" W, a counterclockwise direction, a chord distance of 201.74 feet and a radius of 5539.81 feet);

thence following the curvature thereof an arc distance of 608.82 feet and along the acquired R/W line (said arc having a chord bearing of S 33°45'15" W, a clockwise direction, a chord distance of 608.75 feet and a radius of 11577.65 feet); to the point and place of BEGINNING, containing 1.11 acre(s), more or less.

**Parcel 2 of 2:**

Commencing from the SW corner of the NW 1/4 of the SE 1/4 of section 24; thence in a easterly direction and along the quarter section line a distance of 35 feet, more or less, to a point on the west present R/W of US-231;

thence in a northeasterly direction and along said present R/W a distance of 723 feet, more or less, to a point on the said present R/W (said point being perpendicular to centerline of project at station 32+71.19), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 23.28 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 90' LT and perpendicular to centerline of project at station 32+94.66) (said arc having a chord bearing of N 32°18'13" E, a counterclockwise direction, a chord distance of 23.28 feet and a radius of 11369.00 feet);

thence following the curvature thereof an arc distance of 259.35 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 90' LT and perpendicular to centerline of project at station 35+50.00) (said arc having a chord bearing of N 33°31'18" E, a clockwise direction, a chord distance of 259.33 feet and a radius of 5820.00 feet);

thence N 76°31'32" E and along the acquired R/W line a distance of 67.52 feet to a point on the west present R/W line of US-231 (said point being perpendicular to centerline of project at station 36+00.00);

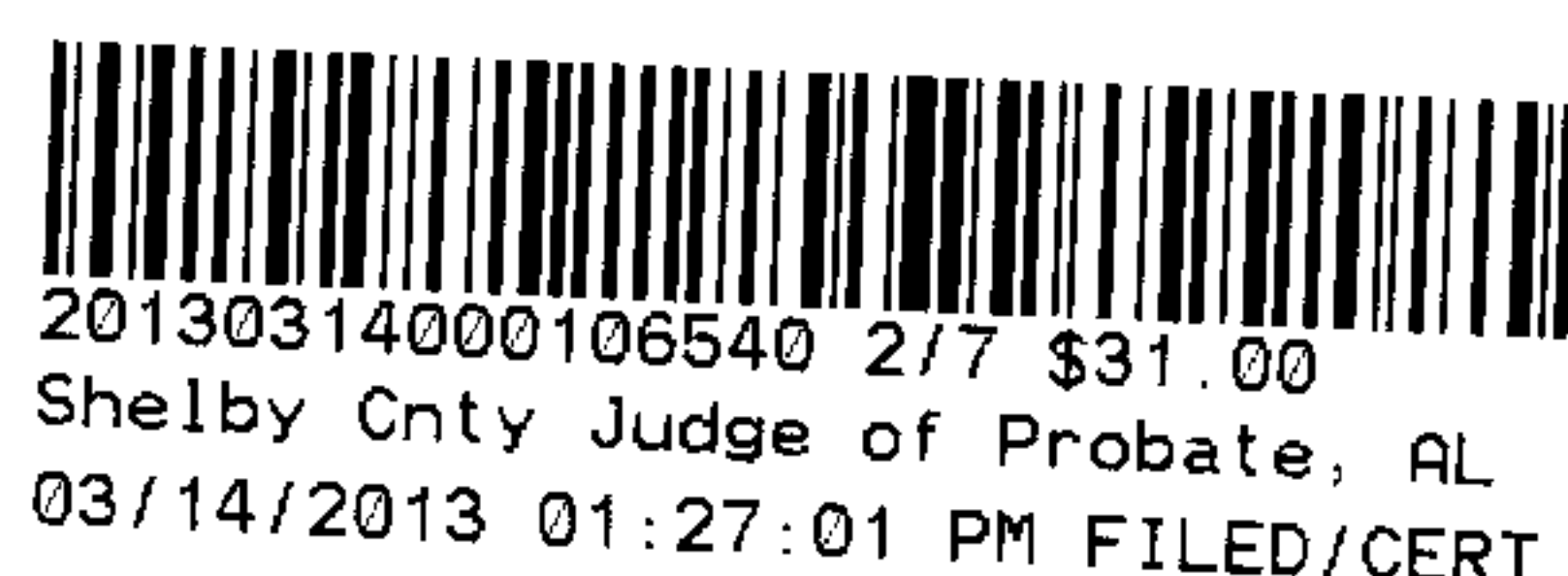
thence S 36°12'5" W and along said present R/W line a distance of 270.70 feet to a point on said present R/W line;

thence N 54°23'22" W and along said present R/W line a distance of 30.87 feet to a point on said present R/W line;

thence S 35°23'36" W and along said present R/W line a distance of 62.74 feet; to the point and place of BEGINNING, containing 0.23 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 14<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
John H. DeLoach III

\_\_\_\_\_



20130314000106540 3/7 \$31.00  
Shelby Cnty Judge of Probate, AL  
03/14/2013 01:27:01 PM FILED/CERT



ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, William R. Jutice, a Notary Public, in and for said County in said State, hereby certify that John H. DeLoach, III, 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 14<sup>th</sup> day of March 20 13.



William R. Jutice  
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\_\_\_\_.

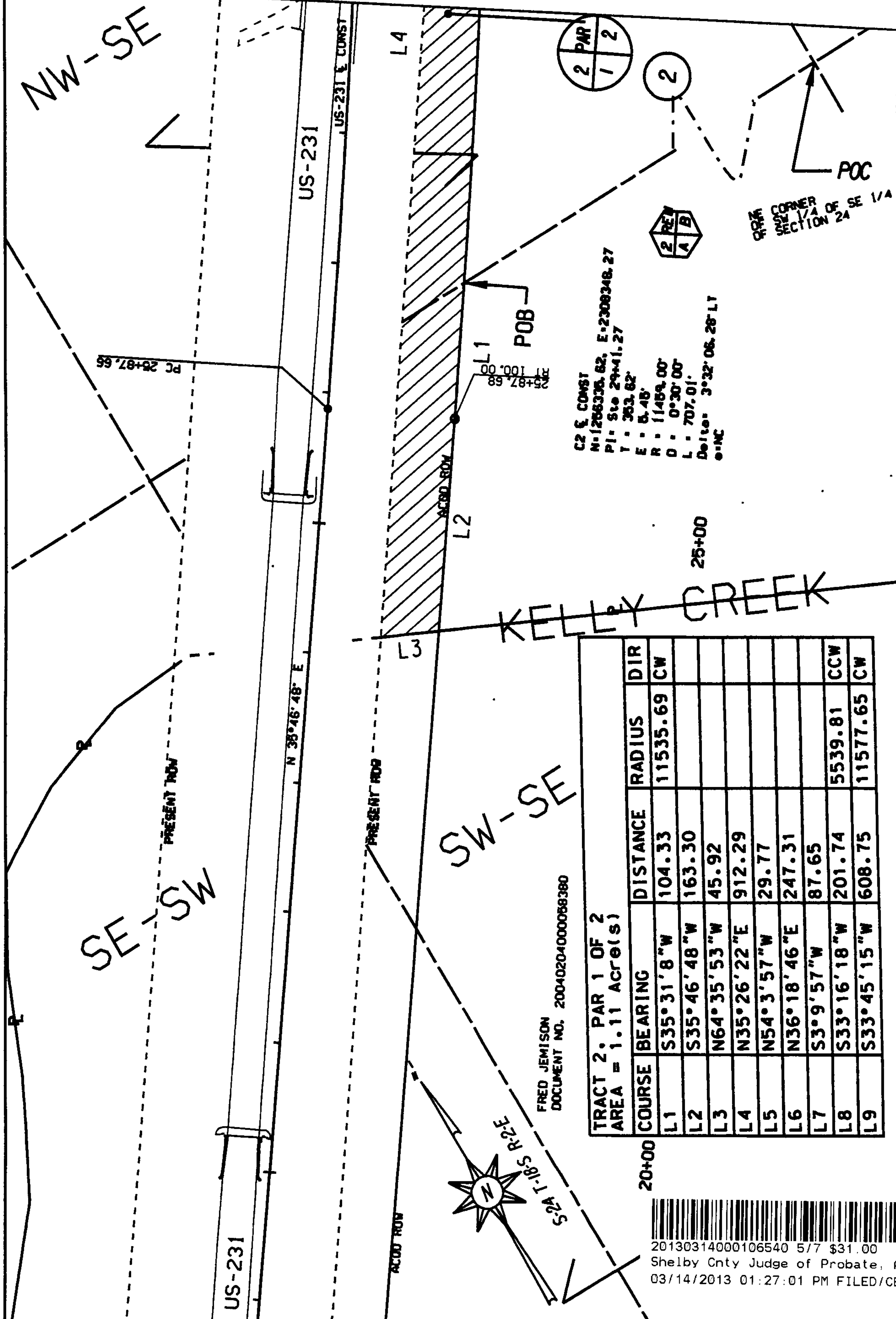
\_\_\_\_\_  
Official Title \_\_\_\_\_

|    |                  |               |                  |                                                                                                                                                                                                                                                                                                              |                                            |
|----|------------------|---------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| to | STATE OF ALABAMA | WARRANTY DEED | STATE OF ALABAMA | County of _____<br>I, _____<br>Judge of Probate in and for said County,<br>Hereby certify that the within<br>Conveyance was filed in my office at<br>_____ o'clock _____ M., on the _____ day of _____, 20____,<br>and duly recorded in Deed Record _____<br>page _____<br>Dated _____ day of _____, 20____. | Judge of Probate _____<br>County, Alabama. |
|----|------------------|---------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|



FILE

MATCH LINE STA 29+00

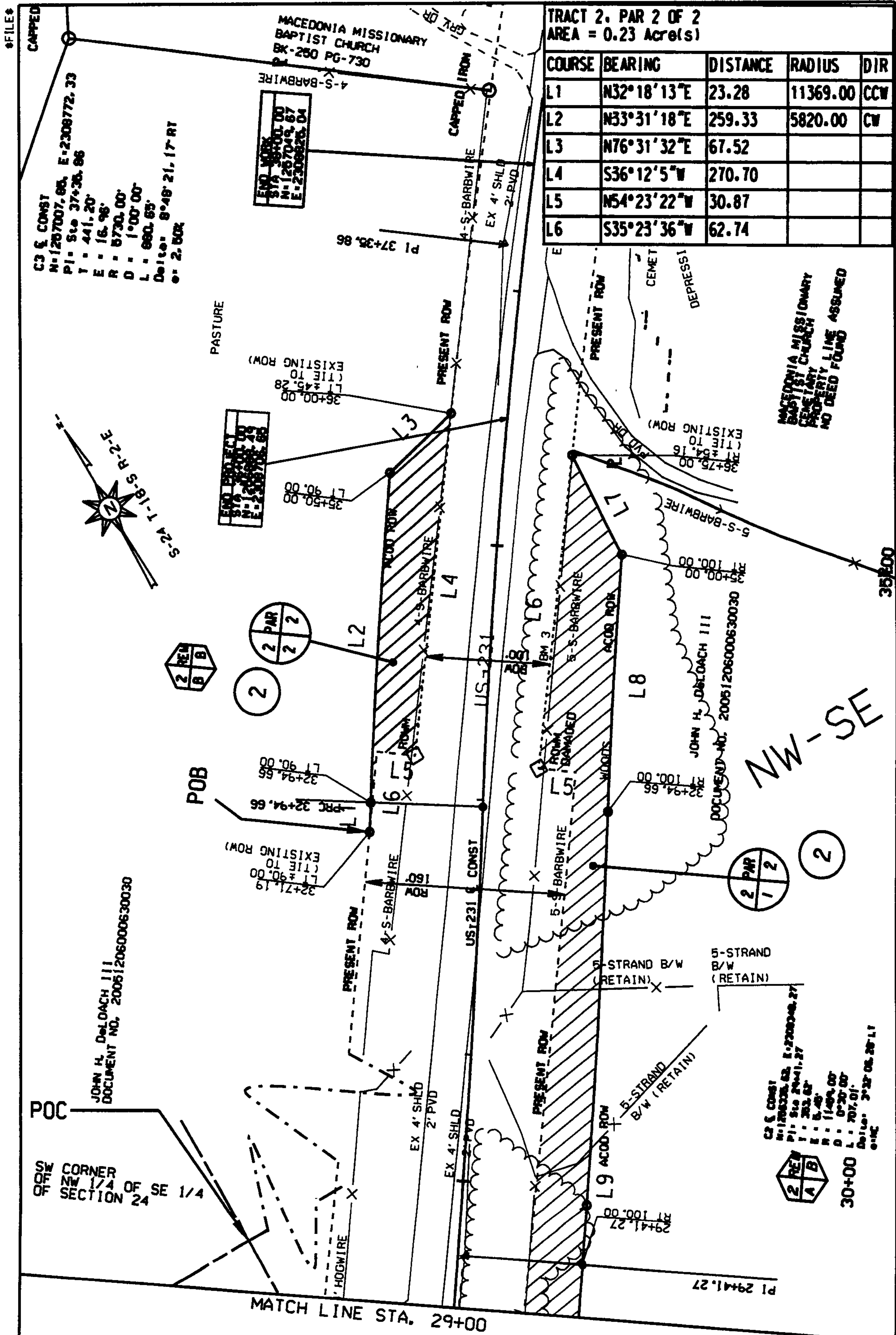


|                               |                     |          |              |
|-------------------------------|---------------------|----------|--------------|
| Tract #:                      | 2                   | Scale:   | 1" = 100'    |
| Grantor(s):                   | John H. DeLoach III | State:   | Alabama      |
| Total Before:                 | 321.30 AC           | County:  | Shelby       |
| Total Parcels:                | 1.34 AC             | Project: | BR-0053(529) |
| Total Remainder:              | 319.96 AC           | CPMS #:  | 100048008    |
| THIS IS NOT A BOUNDARY SURVEY |                     | Date:    | 27-Sep-12    |
|                               |                     | Sketch:  | 1 OF 2       |





20130314000106540 6/7 \$31.00  
Shelby Cnty Judge of Probate, AL  
03/14/2013 01:27:01 PM FILED/CERT



|                               |                     |          |              |
|-------------------------------|---------------------|----------|--------------|
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| Total Remainder:              | 319.96 AC           | CPMS #:  | 100048008    |
| THIS IS NOT A BOUNDARY SURVEY |                     | Date:    | 27-Sep-12    |
|                               |                     | Sketch:  | 2 OF 2       |



Real Estate Sales Validation Form

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

Grantor's Name : John H. DeLoach III  
Mailing Address 171 Hwy 468  
Vincent, AL 35178

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

Property Address: US 231  
SW1/4 of SE1/4 & NW 1/4 of SE 1/4  
Sec. 24-T18S-R2East

Date of Sale 3/14/13

Total Purchase Price \$ 10,000.00

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 3/14/13

\* Sign John H. DeLoach III  
(Grantor/Grantee/Owner/Agent) circle one

Print John H. DeLoach III

☐ Unattested

Mellon R. Jentles  
(Verified by)