

THIS INSTRUMENT PREPARED BY
[Danny Stokes]
[3RD Division ROW]
[Birmingham, Al.]

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. NHF-I065(354)
CPMS PROJ. NO. 100058158
TRACT NO. 4
DATE: 11/07/12

FEE SIMPLE
WARRANTY DEED



20130412000151780 1/6 \$28.00
Shelby Cnty Judge of Probate, AL
04/12/2013 02:23:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Thousand Four Hundred and no/100-----(\$1,400.00) 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),
Robert Lee Ivy, 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:

ACCESS DENIAL CLAUSE

As a part of the consideration hereinabove stated there is also bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the right of way of the public way identified as Project No. NHF-I065(354), County of Shelby and all of the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor.

A part of the NE ¼ of NW ¼, Section 21, Township 21 South, Range 3 West, identified as Tract No. 4 on Project No NHF-I065(354) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the 1/2 inch in place rebar located on the present R/W line of Interstate I-65 (said point offset 155.21 feet left and perpendicular to the centerline of project at station 62+09.88,

thence N 21°51'25" W and along the present R/W line of Interstate 65 a distance of 21.50 feet to an existing iron pipe located on the present R/W line of Interstate 65;

thence N 16°6'57" W and along the present R/W line of Interstate 65 a distance of 74.33 feet to an iron pipe located on the present R/W line of Interstate 65, which is the point of BEGINNING;

thence S 61°27'42" W and along the grantor's property line a distance of 54.83 feet to a point on the acquired R/W line (said line between a point that is offset 240.00' and perpendicular to centerline of project at station 62+00.00 and a point that is offset 195.01' left, more or less and perpendicular to centerline of project at station 64+00.00);

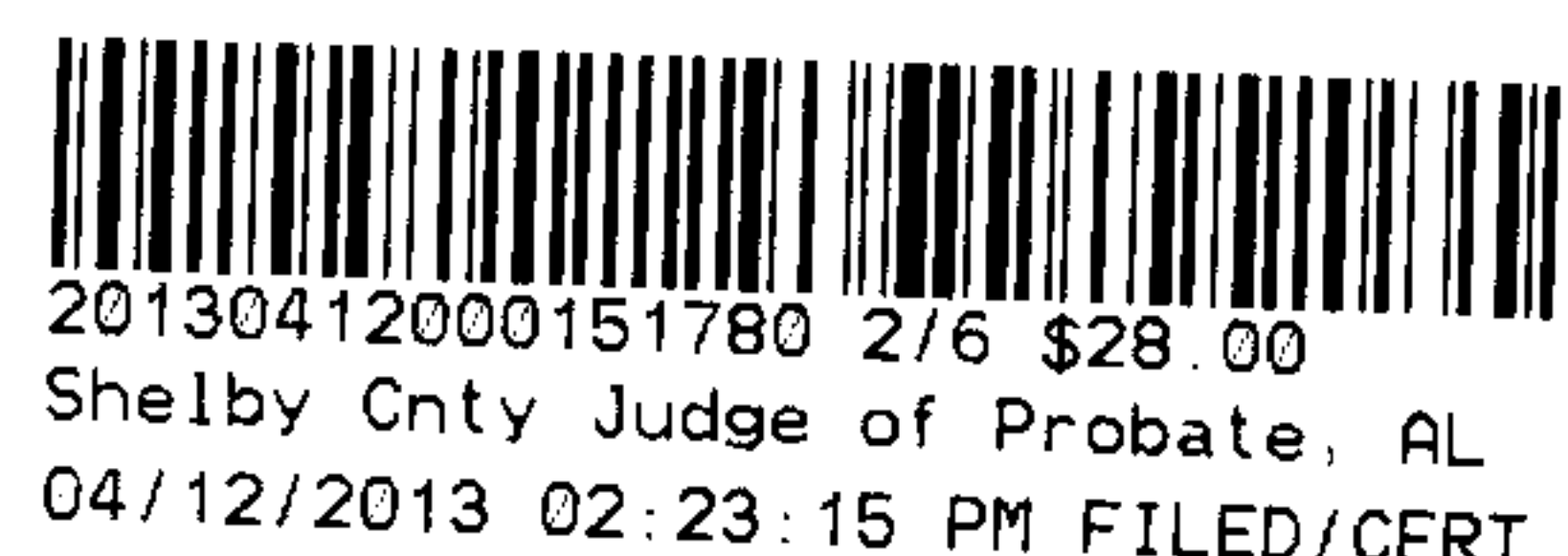
thence N 7°20'57" E and along the acquired R/W line a distance of 134.46 feet to a point on the acquired R/W line (said point offset 195.01' left, more or less and perpendicular to centerline of project at station 64+00.00);

thence S 16°6'57" E and along the present R/W line of Interstate 65 a distance of 111.55 feet; to the point and place of BEGINNING, containing 0.07 acres, more or less;

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

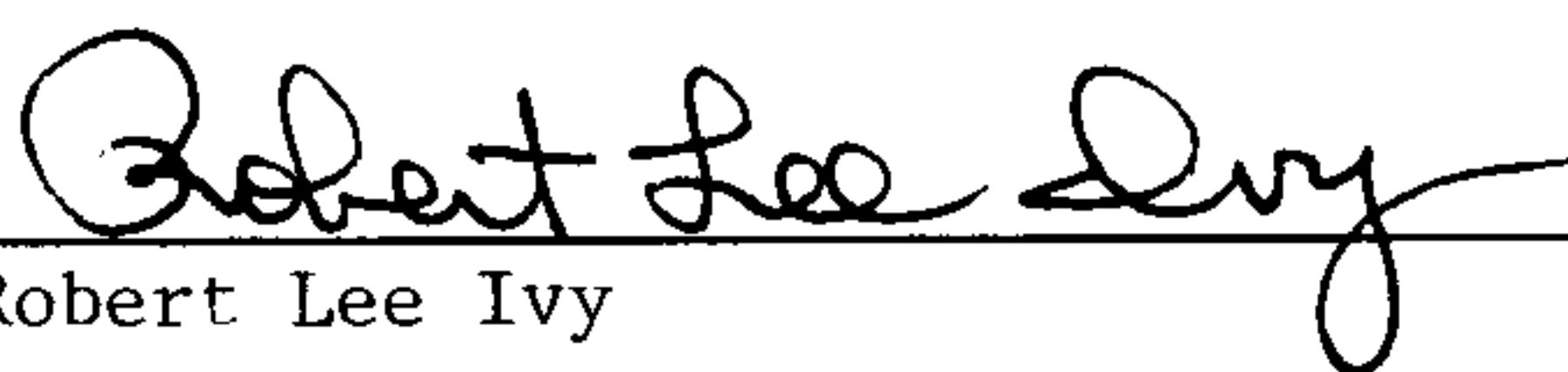
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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, 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
10th day of April, 2013.


20130412000151780 3/6 \$28.00
Shelby Cnty Judge of Probate, AL
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Robert Lee Ivy

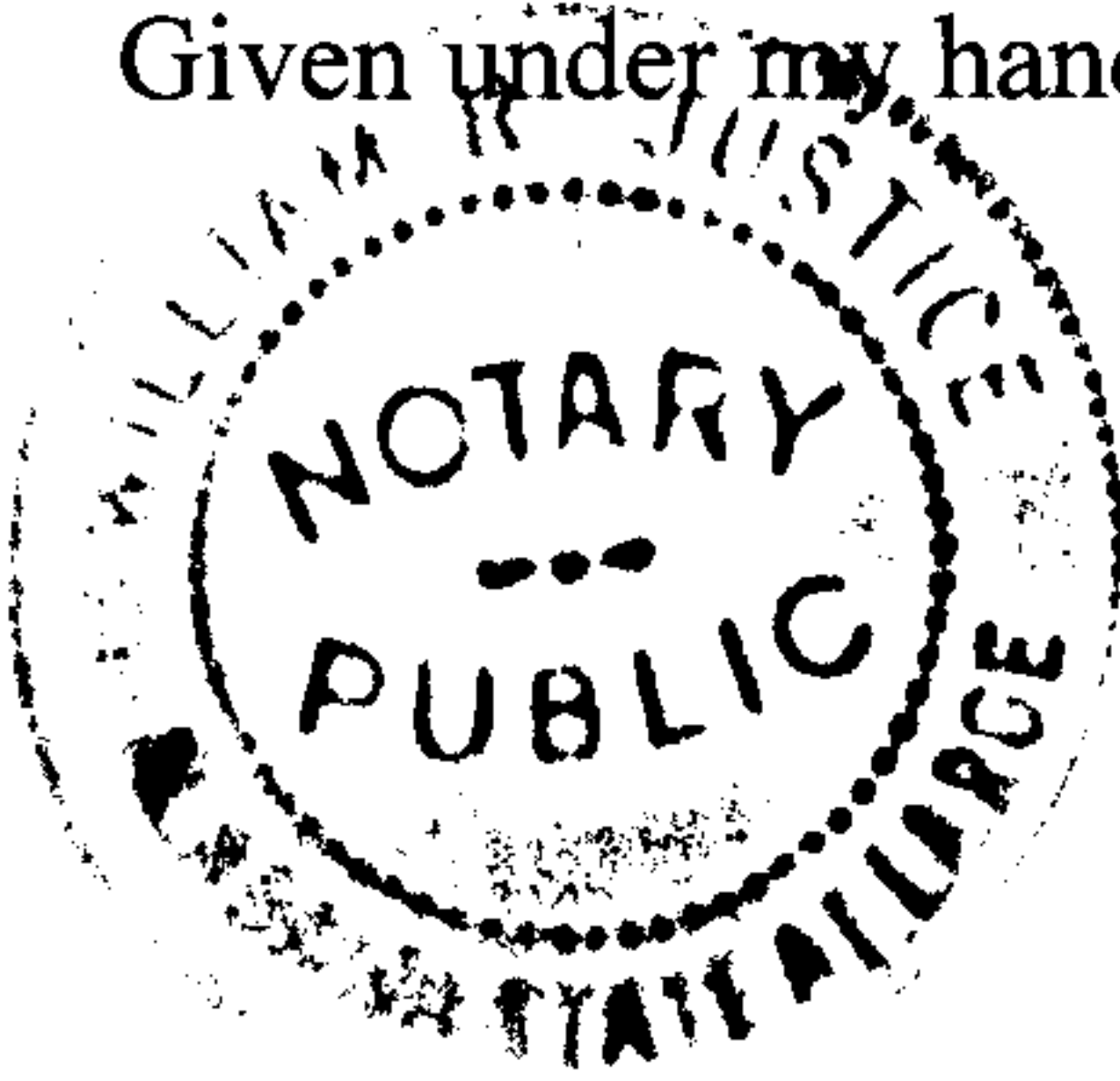
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Robert Lee Ivy, 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 April 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 _____

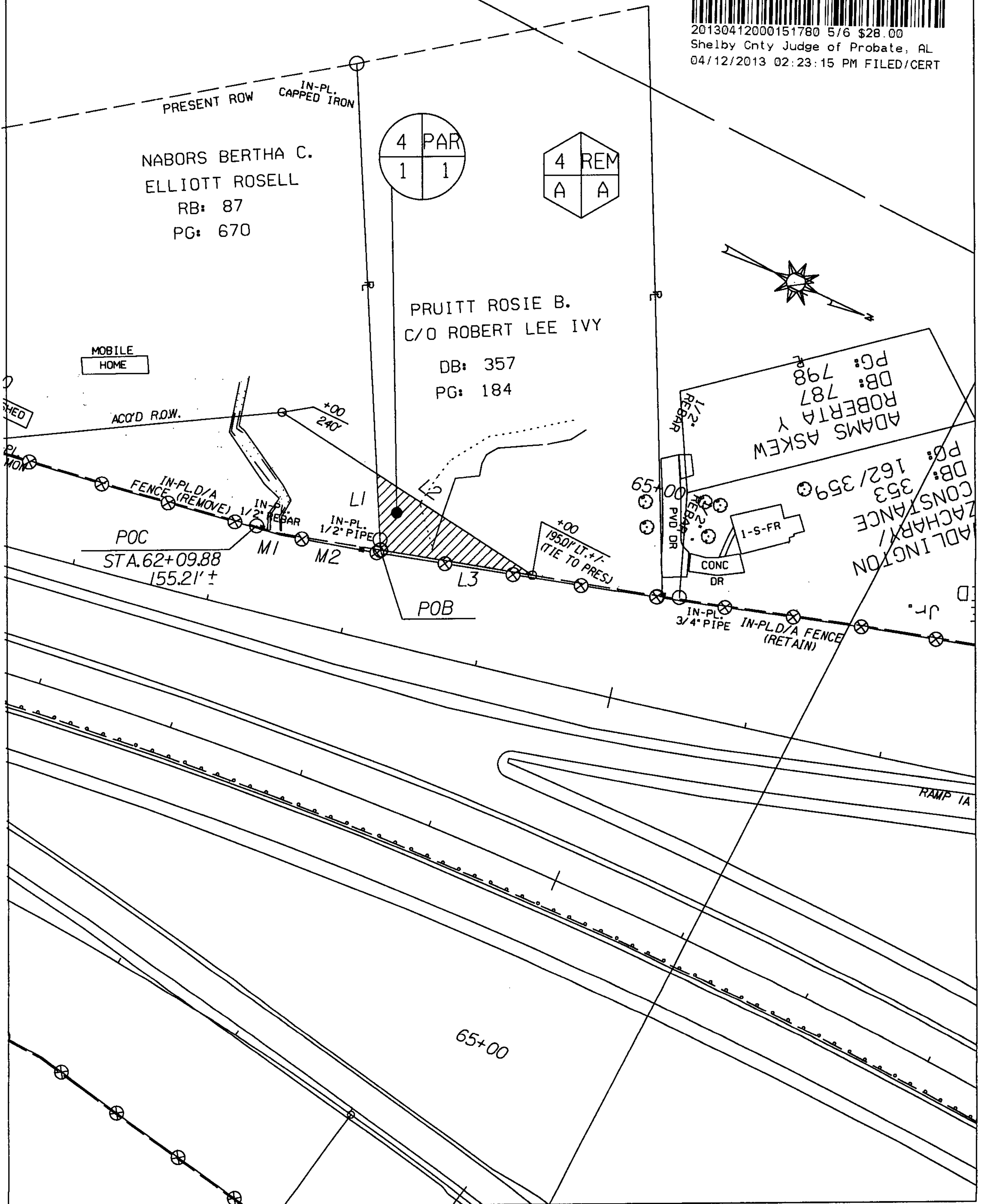
20130412000151780 4/6 \$28.00
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ROSIE B. PRUITT
C/O ROBERT LEE IVY
BK 357 PG 184

TRACT 4, PAR 1 OF 1
AREA = 0.07 AC.

COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	N 21° 51' 25" W	21.50'		
M2	N 16° 06' 57" W	74.33'		
L1	S 61° 27' 42" W	54.83'		
L2	N 07° 20' 57" E	134.46'		
L3	S 16° 06' 57" E	111.55'		

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TRACT NUMBER 4

OWNER: ROSIE B. PRUITT
C/O ROBERT LEE IVY

TOTAL ACREAGE: 1.50 AC.

R/W REQUIRED: 0.07 AC.

REMAINDER: 1.43 AC

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. NHF-1065(354)

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 11-07-12

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 : Robert Lee Ivy
Mailing Address 7810 South Vie Lane
Bessemer, AL 35022

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

Property Address: 13th Ave SE (Old Hwy 31)
Alabaster, AL 35007

Date of Sale 4-10-13

Total Purchase Price \$ 1,400.00

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 4-10-13

Sign Robert Lee Ivy
(Grantor/Grantee/Owner/Agent) circle one

Print _____

☐ Unattested

(Verified by)

