


THIS INSTRUMENT PREPARED BY

[Danny Stokes]
[3RD Division ROW]
[Birmingham, AL.]


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. NHF-I065(354)

CPMS PROJ. NO. 100058158

TRACT NO. 1

DATE: 11/07/12

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventeen Thousand Three Hundred Fifty and no/100 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), Cheney Lime & Cement Company, Inc. 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 SE ¼ of NW ¼, Section 21, Township 21 South, Range 3 West, identified as Tract No. 1 on Project No NHF-I065(354) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the in place ROW monument located on the present R/W line of Interstate 65 (said point offset 104.47', more or less, left of and perpendicular to the centerline of project at station 44+12.85)

thence N 21°17'25" W and along the present R/W line of Interstate 65 a distance of 111.32' to a point on the present R/W line of Interstate 65;

thence N 25°57'17" W and along the present R/W line of Interstate 65 a distance of 169.24' to a point on the present R/W line of Interstate 65, which is the point of BEGINNING;

thence N 43°39'9" W and along the acquired R/W line a distance of 194.30 feet to a point on the acquired R/W line (said point offset 210.00' and perpendicular to centerline of project at p.c.station 48+85.06) ;

thence following the curvature thereof an arc distance of 483.14 feet and along the acquired R/W line to a point on the acquired R/W line (said line between a point that is offset 210.00' and perpendicular to centerline of project at p.c. station 48+85.06 and a point that is offset 210.00' and perpendicular to centerline of project at station 49+00.00) (said arc having a chord bearing of N 22°28'31" W, a clockwise direction, a chord distance of 482.85 feet and a radius of 4025.00 feet);


thence S 88°57'50" E and along the grantor's property line a distance of 65.34 feet to a point (capped iron) on the present R/W line of Interstate 65 ;

thence following the curvature thereof an arc distance of 638.08 feet and along the present R/W line of Interstate 65 (said arc having a chord bearing of S 23°23'53" E, a counterclockwise direction, a chord distance of 638.04 feet and a radius of 15676.49 feet); to the point and place of BEGINNING containing 0.85 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.

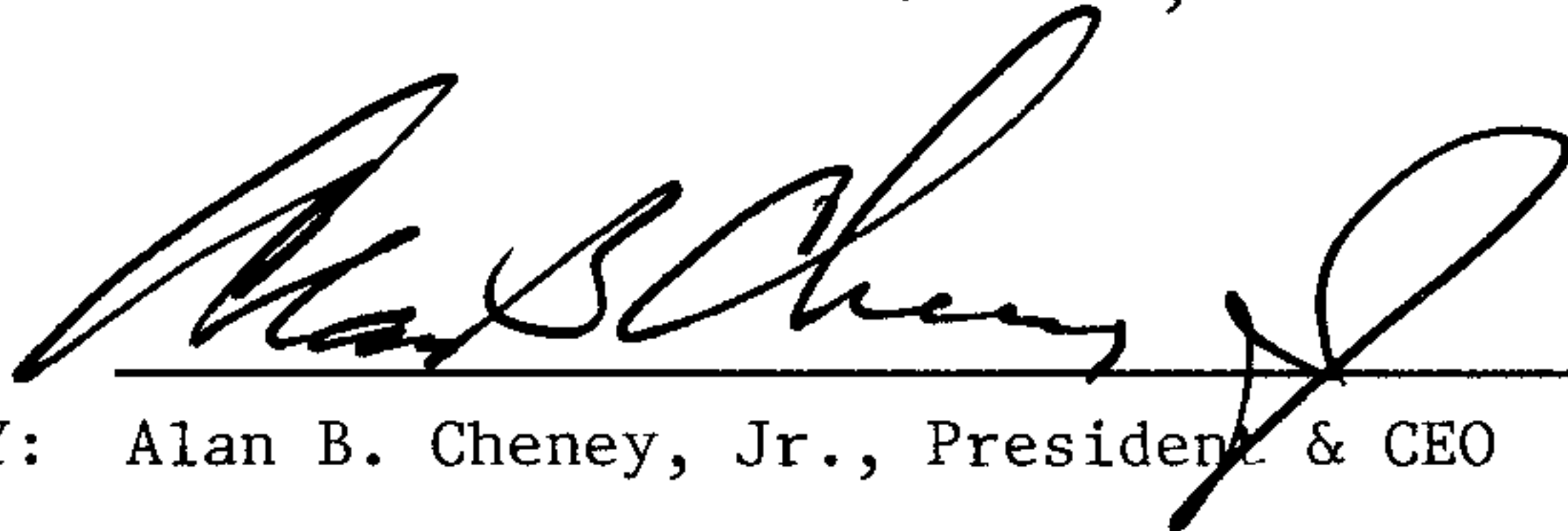
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping,



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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 23RD day of April, 2013.

CHENEY LIME & CEMENT COMPANY, INC.


BY: Alan B. Cheney, Jr., President & CEO


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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name (s) is/are signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20_____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY County

I, William R Justice, a Notary Public in and for said County, in said State, hereby certify that Alan B. Cheney, Jr. whose name as President & CEO 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 23rd day of April, A.D. 20¹³.

William R Justice
NOTARY PUBLIC

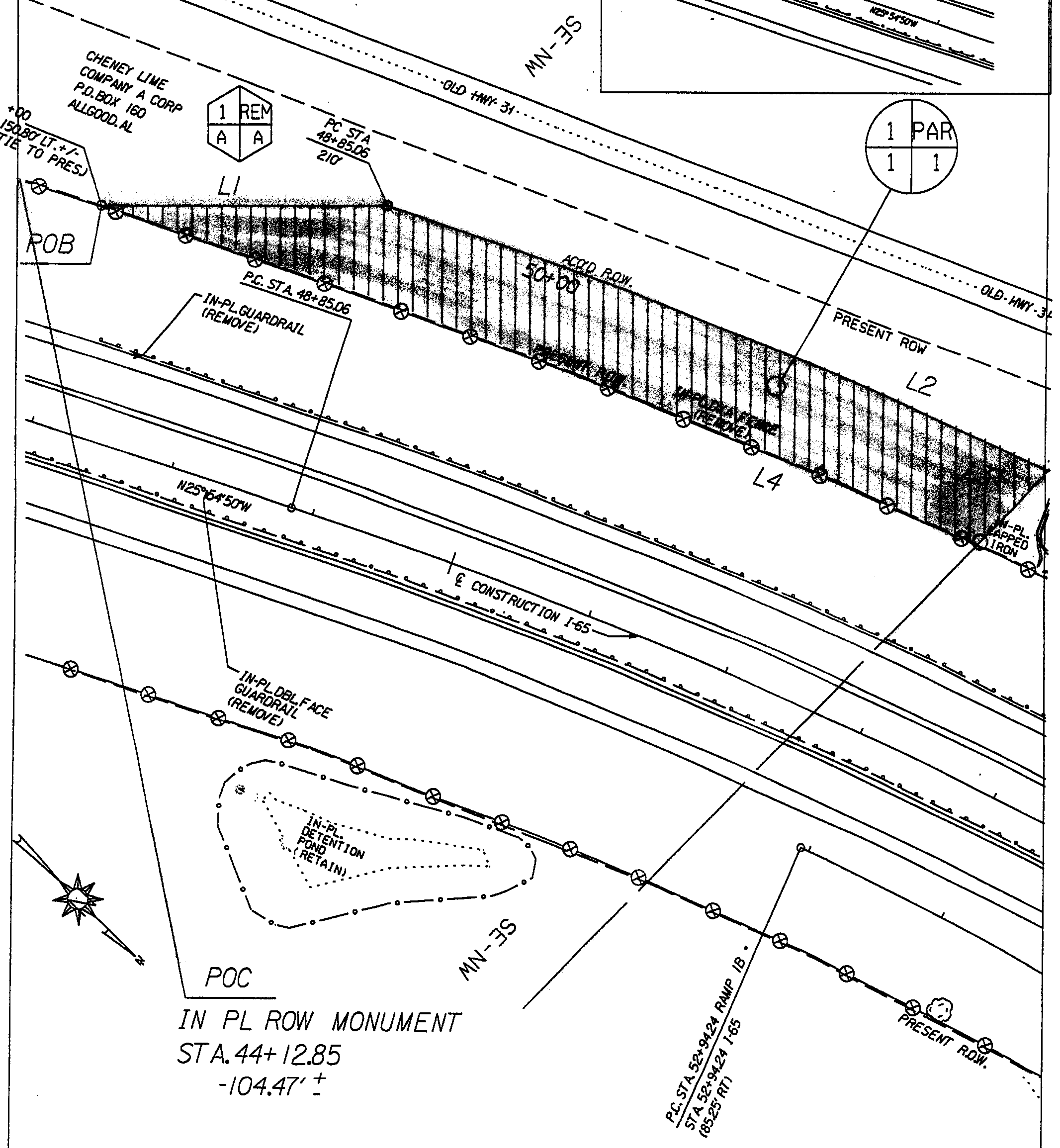
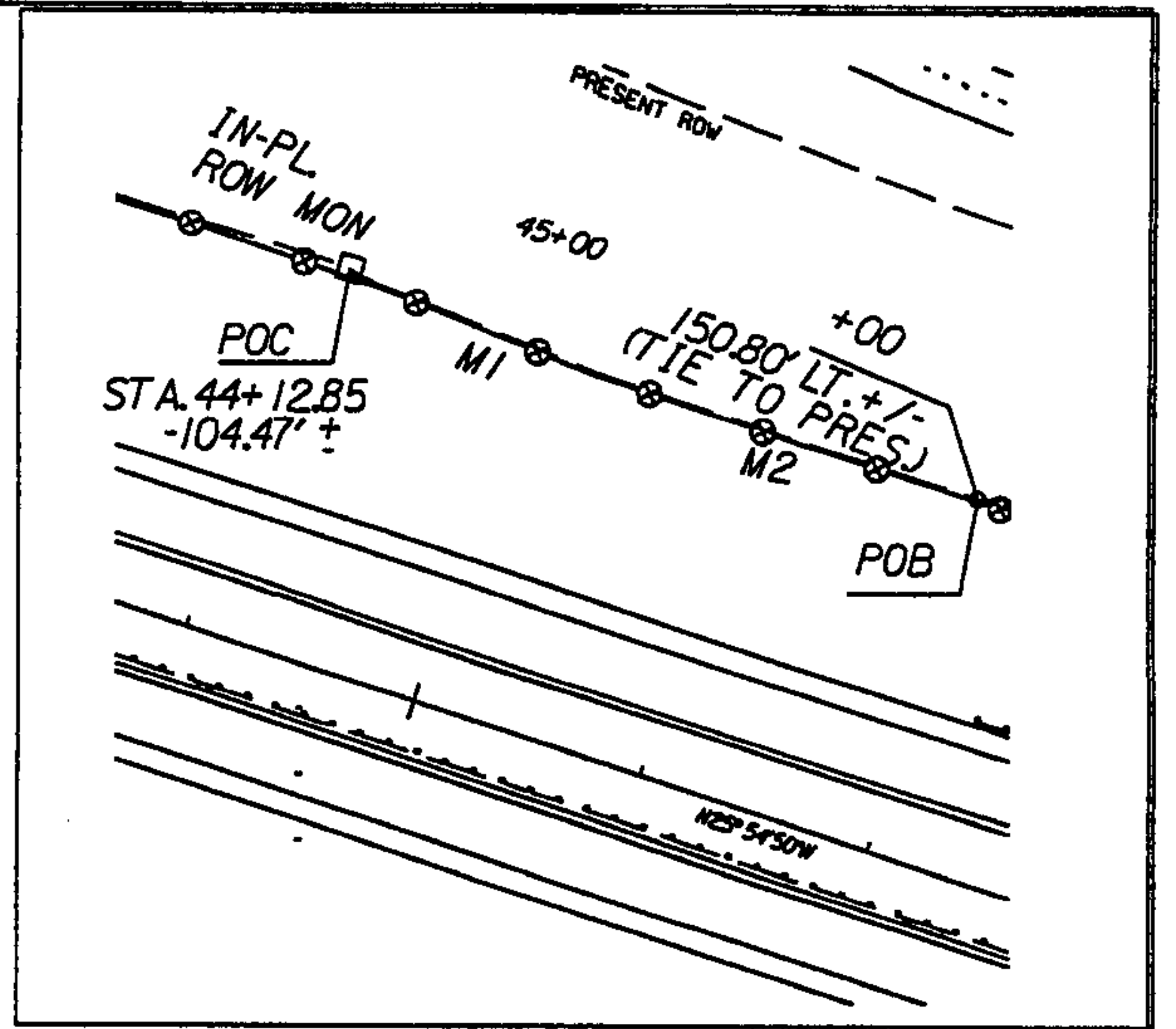
My Commission Expires 9/12/15



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TRACT 1, PAR 1 OF 1 AREA - 0.85 AC.				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	N 21° 17' 25" W	111.32'		
M2	N 25° 57' 17" W	169.24'		
L1	N 43° 39' 09" W	194.30'		
L2	N 22° 28' 31" W	482.85'	4025.00'	CW
L3	S 88° 57' 50" E	65.34'		
L4	S 23° 23' 53" E	638.04'	15676.49'	CCW

CHENEY LIME A CORP
BK 206 PG 612



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TRACT NUMBER 1	ALABAMA DEPT. OF TRANSPORTATION
OWNER: CHENEY LIME A COPR	PROJ. NO. NHF-1065(354)
TOTAL ACREAGE: 9.70 AC.	COUNTY: SHELBY
R/W REQUIRED: 0.85 AC.	SCALE: 1" = 100'
REMAINDER: 8.85 AC.	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 : Cheney Lime & Cement Co., Inc.
Mailing Address P. O. Box 160
Allgood, AL 35013

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

Property Address: I-65
Alabaster, AL 35007

Date of Sale 4-23-13

Total Purchase Price \$ 17,350.00

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 – 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 4-23-13

* Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Alan B Cheney Jr.

Unattested

(Verified by)

Form RT-1



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