

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

STATE OF ALABAMA)

PROJECT NO. STPBH-0025(507)

COUNTY OF SHELBY)

CPMS PROJ. NO. 100007536

TRACT NO. 3

DATE: 10/09/12

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixteen Thousand Eight Hundred and no/100 (\$16,800.00) 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), Coosa Valley Milling 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:

A part of the SE ¼ of NE ¼, Section 1, Township 21 South, Range 1 East, and a part of the SW ¼ of NW ¼, Section 6, Township 21 South, Range 2 East, identified as Tract No. 3 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 at P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 2246.62 feet to a point on the centerline of project located at P.T. station 18+84.63;

Thence proceed southwesterly along the centerline of said project for a distance of 31.26 feet to a point on the centerline of project located at station 18+53.37;

Thence turn a deflection angle 90 degrees left and proceed in a southeasterly direction for a distance of 32.16 feet, more or less, to a point (1" rebar found) on the present R/W line of SR 25, which is located to the left of station 18+53.37, which is the point of BEGINNING;

Thence S 31°33'24" E and along the grantor's property line a distance of 19.33 feet to a point on the required R/W line (said line between a point that is offset 50.00 feet and perpendicular to the centerline of project at station 18+50.00 and a point offset 50.00 feet and perpendicular to the centerline of project at station 17+50.00);


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Thence S 37°35'14" W and along the required R/W station a distance of 102.63 feet to a point on the required R/W line (said point offset 50.00 feet and perpendicular to the centerline of project at station 17+50.00);

Thence S 46°8'12" W and along the required R/W line a distance of 107.36 feet to a point on the required R/W line (said point offset 50.00 feet and perpendicular to the centerline of project at station 16+50.00);

Thence S 54°53'14" W and along the required R/W line a distance of 107.34 feet to a point on the required R/W line (said point offset 50.00 feet and perpendicular to the centerline of project at station 15+50.00);

Thence N 69°24'9" W and along the required R/W line a distance of 21.31 feet to a point (existing Bellsouth easement) on the present R/W line of SR 25 (said point offset 33.05 feet, more or less and perpendicular to the centerline of project at station 15+37.39);

Thence following the curvature and along the present R/W line of SR 25, thereof an arc distance of 331.99 feet (said arc having a chord bearing of N 46°23'03" E, a counterclockwise direction, a chord distance of 328.25 feet and a radius of 637.18 feet); to the point and place of BEGINNING, containing 0.12 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 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 at P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 2246.62 feet to a point on the centerline of project located at P.T. station 18+84.63;

Thence proceed southwesterly along the centerline of said project for a distance of 31.26 feet to a point on the centerline of project located at station 18+53.37;

Thence turn a deflection angle 90 degrees left and proceed in a southeasterly direction for a distance of 32.16 feet, more or less, to a point (1" rebar found) on the present R/W line of SR 25, which is located to the left of station 18+53.37;


Thence following the curvature and along the present R/W line of SR 25, thereof an arc distance of 331.99 feet (said arc having a chord bearing of S 46°23'03" W, a clockwise direction, a chord distance of 328.25 feet and a radius of 637.18 feet);

Thence S 62°39'42" W and along the present R/W line of SR 25 a distance of 30.00 feet to a point (existing Bellsouth easement) on the present R/W line of SR 25 (said point offset 32.32 feet, more or less, and perpendicular to the centerline of project at station 15+08.79), which is the point of BEGINNING;

Thence S 11°56'36" W and along the required R/W line a distance of 35.40 feet to a point on the present R/W line of County Road 61 (said point offset 60.00 feet, more or less and perpendicular to the centerline of project at station 14+87.76);

Thence N 14°6'19" W and along the present R/W line of County Road 61 a distance of 28.73 feet to a point (existing iron pin) on the present R/W line of SR 25;

Thence N 64°43'3" E and along the present R/W line of SR 25 a distance of 15.85 feet; to the point and place of BEGINNING, containing 0.01 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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

23rd day of April, 20 13.

COOSA VALLEY MILLING COMPANY, INC.

By: _____

Robt M. Quinn



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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

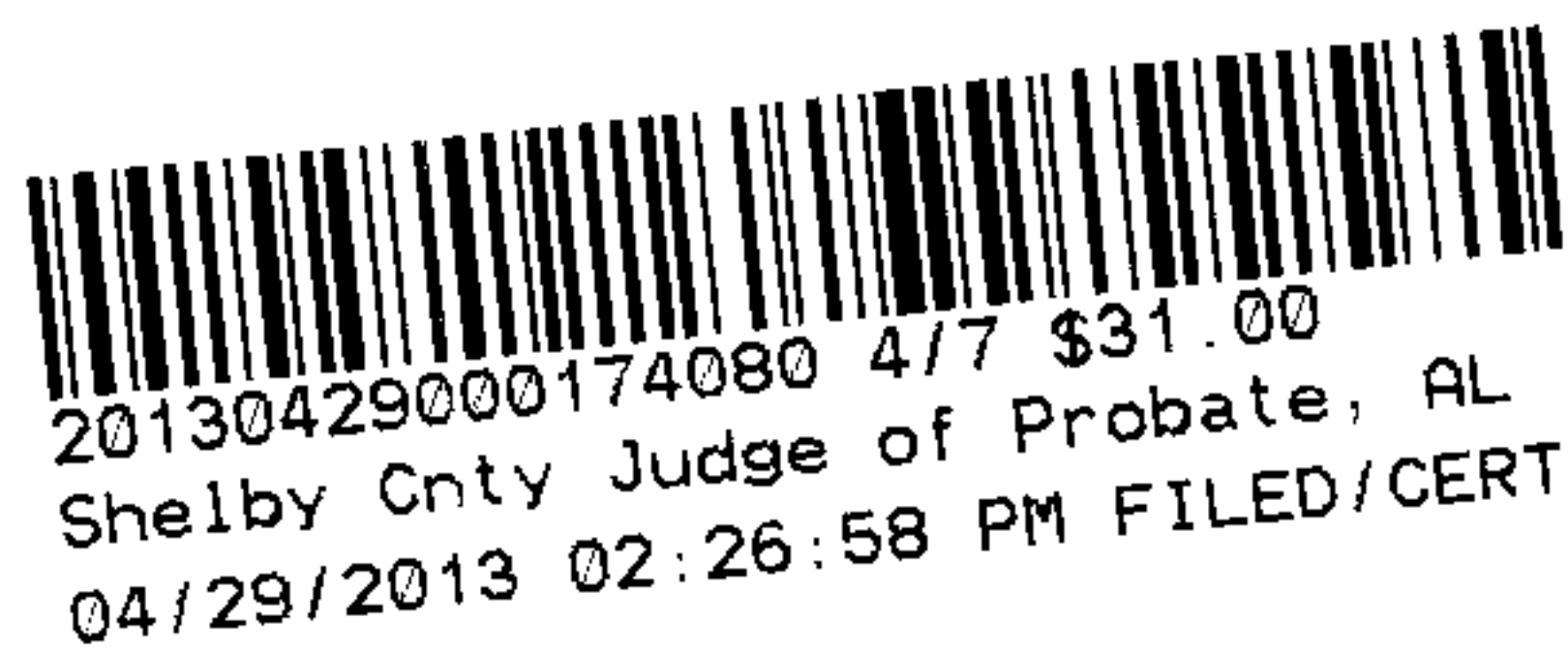
SHELBY _____ County

I, Dana M. Askew, a Notary Public in and for said County, in said State, hereby certify that Frank L. McEwen whose name as Frank L. McEwen, President of Coosa Valley ~~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.

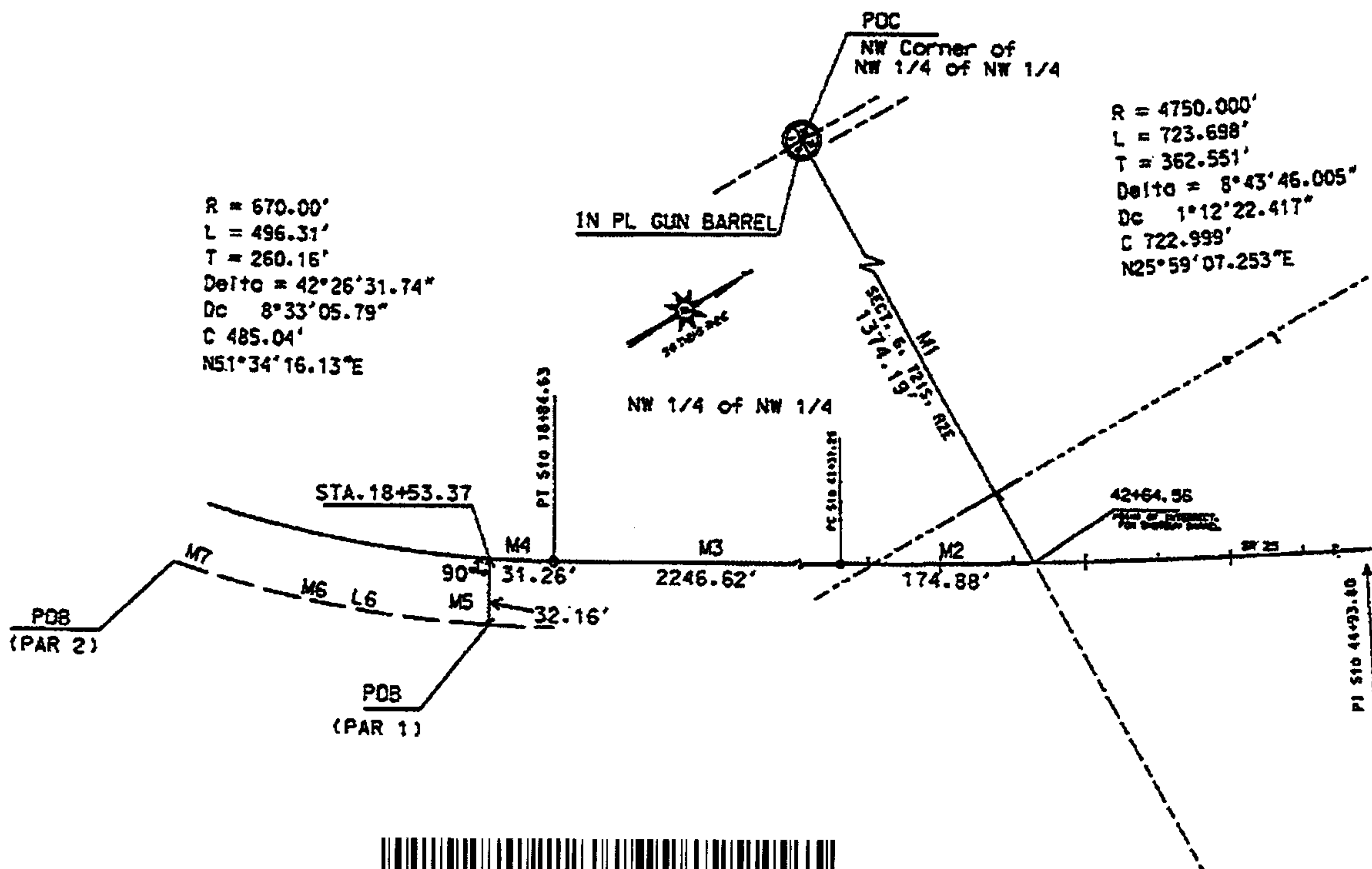
Dana M. Askew
NOTARY PUBLIC

My Commission Expires 8/1/15



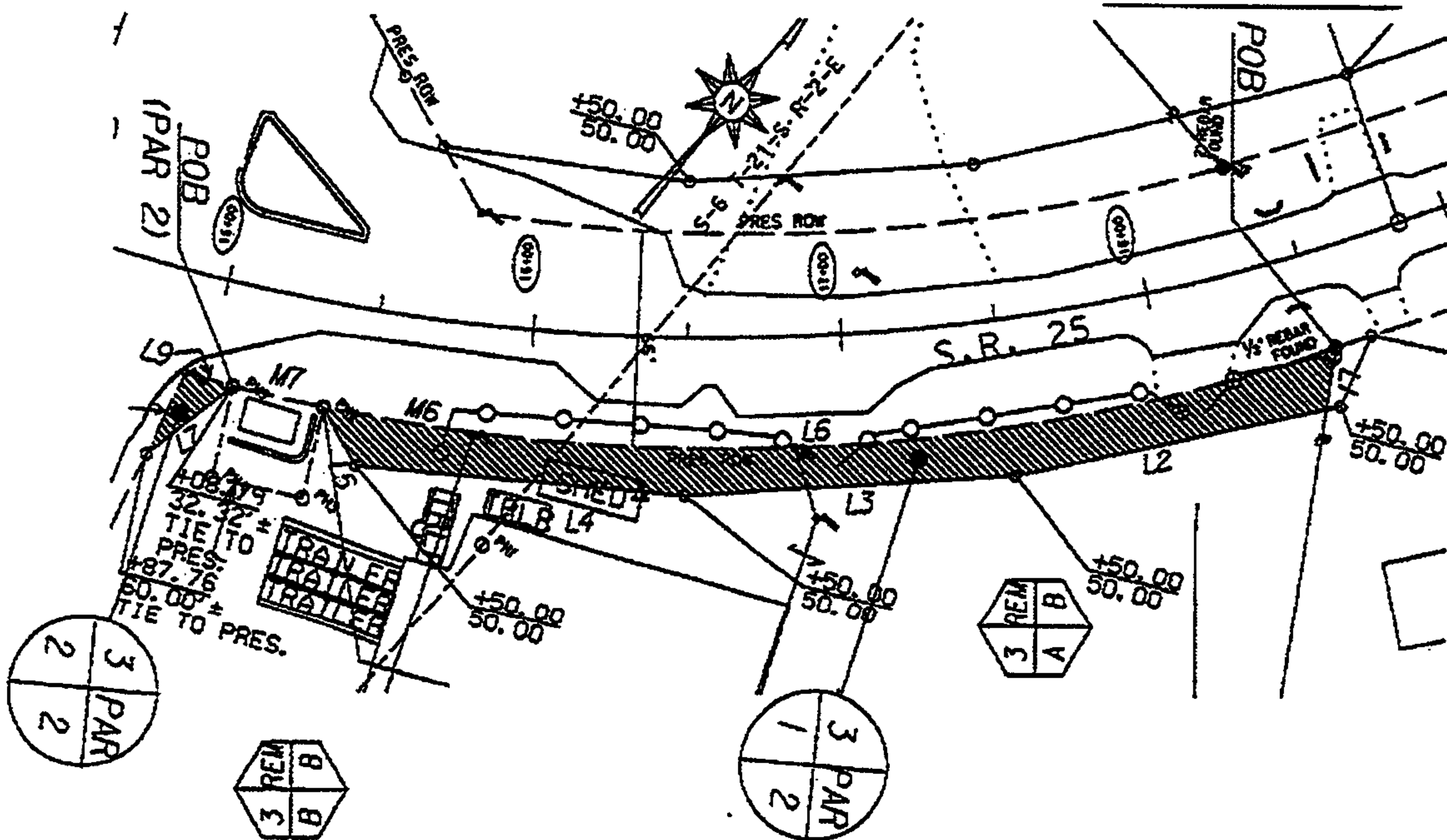
TRACT 3, PAR 1 OF 2 AREA - 0.12 AC.				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	---	1374.19'		
M2	---	174.88'		
M3	---	2246.62'		
M4	---	31.26'		
M5	---	32.16'		
L1	S 31°33'24" E	19.33'		
L2	S 37°35'14" W	102.63'		
L3	S 46°08'12" W	107.36'		
L4	S 54°53'14" W	107.34'		
L5	N 69°24'09" W	21.31'		
L6	N 46°23'03" E	328.25'	637.18'	CW

TRACT 3, PAR 2 OF 2 AREA - 0.01 AC.				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	---	1374.19'		
M2	---	174.88'		
M3	---	2246.62'		
M4	---	31.26'		
M5	---	32.16'		
M6	S 46°23'03" W	328.25'	637.18'	CW
M7	S 62°39'42" W	30.00'		
L7	S 11°56'36" W	35.40'		
L8	N 14°08'19" W	28.73'		
L9	N 64°43'03" E	15.85'		



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SHEET 2 OF 2



TRACT NUMBER 3
OWNER: COOSA VALLEY MILLING
CO., INC.

TOTAL ACREAGE: 1.68
R/W REQUIRED: 0.13
REMAINDER: 1.55

ALABAMA DEPT. OF TRANSPORTATION
PROJ. NO. STPBH-0025(507)
COUNTY: SHELBY
SCALE: 1" = N/A
DATE: 10-9-12
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 : Coosa Valley Milling Company, Inc. Grantee's Name: State of Alabama Dept. of Transportation
Mailing Address P O Box 439 Mailing Address: P O Box 2745
Wilsonville, AL 35186 Birmingham, AL 35202

Property Address: 30620 Alabama 25
Wilsonville, AL 35186

Date of Sale 4/23/13

Total Purchase Price \$ 16,800.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other – Tax Assessor Records
☒ Closing Statement

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 Frank L. McEwen
(Grantor) Grantee/Owner/Agent) circle one

Print Frank L. McEwen

☐ Unattested

(Verified by)

