

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

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. BR-0053(529)  
CPMS PROJ. NO. 100048008  
TRACT NO. 3  
DATE: 27 SEPTEMBER 2012

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
One Thousand Two Hundred Fifty and no/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), Dr. William J. Slappey, Jr., unmarried  
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 NE ¼ of NW ¼, Section 25, Township 18S Range 2E, identified as Tract No. 3  
on Project No. BR-0053(529) in Shelby County, Alabama and being more fully described as  
follows:**

**Parcel 1 of 1:**

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

thence in a southerly direction along the quarter section line a distance of 708 feet, more or less, to  
a point on the west present R/W of US-231;

thence in a northerly direction along the said present R/W a distance of 607 feet, more or less, to a  
point on the acquired R/W line (said point being perpendicular to the centerline of the project at  
station 7+00.00), which is the point of BEGINNING;

thence N 8°43'17" E and along the acquired R/W line a distance of 54.81 feet to a point on the  
acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station  
7+50.00);

thence N 32°54'13" E and along the acquired R/W line a distance of 55.92 feet to a point on the  
grantor's north property line;

thence S 57°21'17" E and along the grantor's said property line a distance of 23.12 feet to a point  
on the west present R/W line of US-231;

thence S 33°15'56" W and along said present R/W line a distance of 106.03 feet to the point and  
place of BEGINNING, containing 0.04 acre(s), more or less.

**Temporary Construction Easement 1 of 1:**

BEGINNING at a point on the required easement line (said point offset 53.08' LT and perpendicular to centerline of project at station 7+12.30;

thence N 56°54'10" W and along the required easement line a distance of 66.96 feet to a point on the required easement line (said point offset 120' LT' and perpendicular to centerline of project at station 7+12.53);

thence N 32°57'24" E and along the required easement line a distance of 70.21 feet to a point on the required easement line (said point offset 120' LT and perpendicular to centerline of project at station 7+82.74);

thence S 57°5'47" E and along the required easement line a distance of 49.97 feet to a point on the required easement line (said point offset 70' LT and perpendicular to centerline of project at station 7+82.74);

thence S 32°54'13" W and along the acquired R/W line a distance of 32.74 feet to a point on the required easement line (said point offset 70' LT and perpendicular to centerline of project at station 7+50.00);

thence S 8°43'17" W and along the acquired R/W line a distance of 41.31 feet to the point and place of BEGINNING, containing 0.09 acre(s), more or less.

**It is expressly understood that all rights, title and interest to the above-described easement(s) shall revert to the grantor upon completion of said project**

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.



20130530000220070 2/7 \$31.00  
Shelby Cnty Judge of Probate, AL  
05/30/2013 11:54:03 AM FILED/CERT

**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 29<sup>th</sup> day of May, 2013.

W. Slappey, Jr. MO  
Dr. William J. Slappey, Jr.

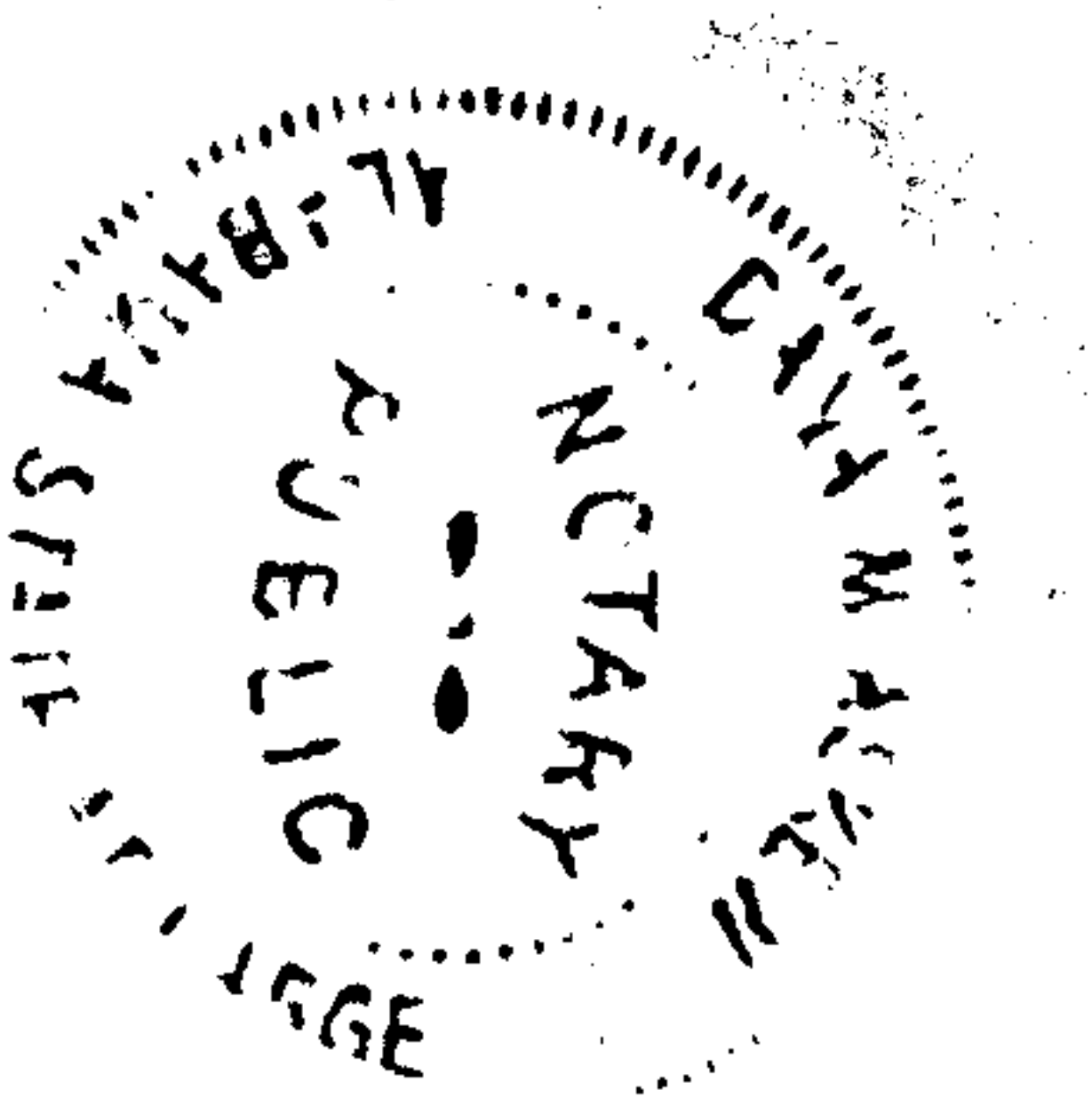
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, Dana m. Askeu, a Notary Public, in and for said County in said State, hereby certify that Dr. William J. Slappey, Jr., 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 29<sup>th</sup> day of May 2013.



Dana m. Askeu  
NOTARY PUBLIC

My Commission Expires 8/14/15

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

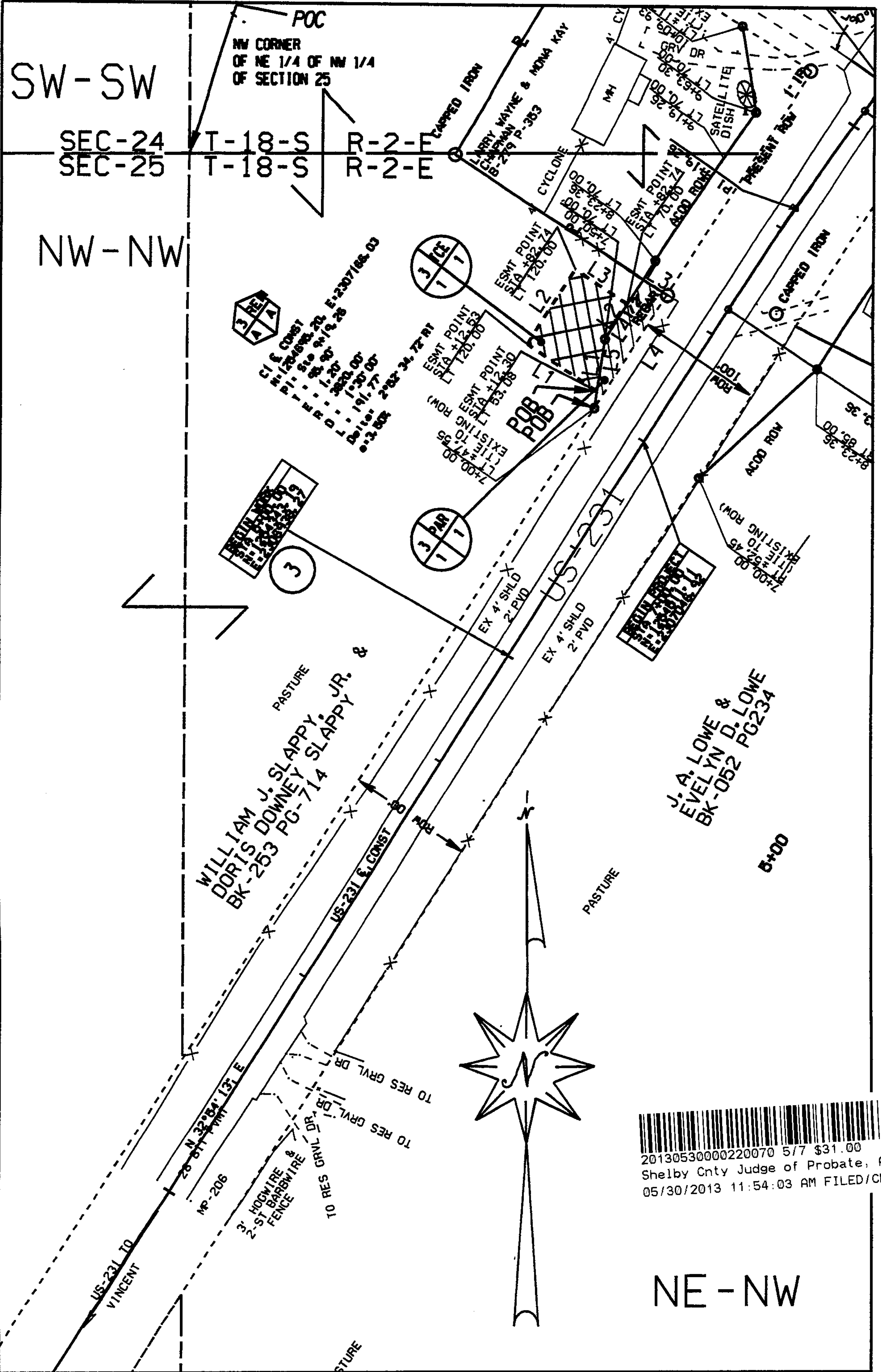
County of \_\_\_\_\_  
I, \_\_\_\_\_, Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and duly recorded in Deed Record \_\_\_\_\_ page \_\_\_\_\_, Dated \_\_\_\_\_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

Judge of Probate

\_\_\_\_\_  
County, Alabama.



FILE



20130530000220070 5/7 \$31.00  
Shelby Cnty Judge of Probate, AL  
05/30/2013 11:54:03 AM FILED/CERT

Tract #:	3	Scale:	1" = 100'
Grantor(s):	William J. Slappy, JR. & Doris Downey Slappy	State:	Alabama
Total Before:	328.00 AC	County:	Shelby
Total Parcels:	0.04 AC	Project:	BR-0053(529)
Total Remainder:	327.96 AC	CPMS #:	100048008
THIS IS NOT A BOUNDARY SURVEY		Date:	27-Sep-12
		Sketch:	1 OF 2

TRACT 3, TCE 1 OF 1  
 AREA = 0.09 Acre(s)

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N56°54'10"W	66.96		
L2	N32°57'24"E	70.21		
L3	S57°5'47"E	49.97		
L4	S32°54'13"W	32.74		
L5	S8°43'17"W	41.31		



20130530000220070 6/7 \$31.00  
 Shelby Cnty Judge of Probate, AL  
 05/30/2013 11:54:03 AM FILED/CERT

TRACT 3, PAR 1 OF 1  
 AREA = 0.04 Acre(s)

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N8°43'17"E	54.81		
L2	N32°54'13"E	55.92		
L3	S57°21'17"E	23.12		
L4	S33°15'56"W	106.03		

Tract #:	3	Scale:	1" = 100'
Grantor(s):		State:	Alabama
William J. Slappy, JR. & Doris Downey Slappy		County:	Shelby
Total Before:	328.00 AC	Project:	BR-0053(529)
Total Parcels:	0.04 AC	CPMS #:	100048008
Total Remainder:	327.96 AC	Date:	27-Sep-12
THIS IS NOT A BOUNDARY SURVEY		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 : Dr. William J. Slappey, Jr.  
Mailing Address 2476 Altadena Road  
Birmingham, AL 35243

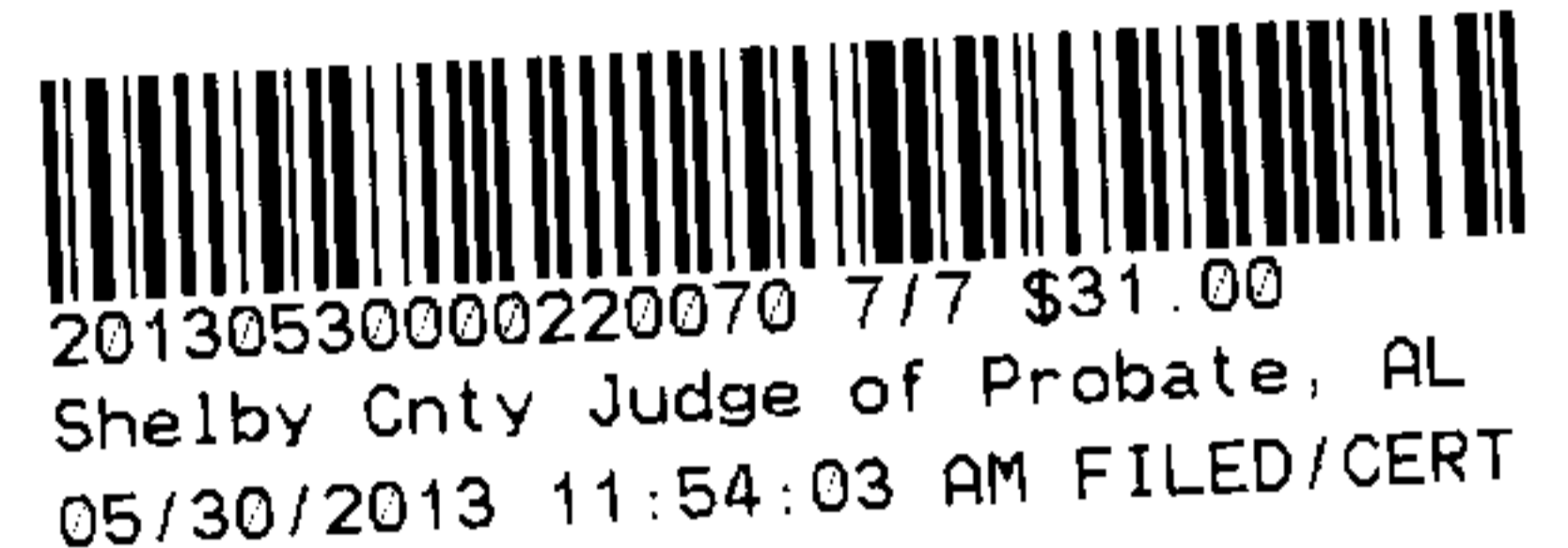
Grantee's Name: State of Alabama Dept. of Transportation  
Mailing Address: P O Box 2745  
Birmingham, AL 35202

Property Address: Hwy 231 North  
Vincent, AL 35178

Date of Sale 5-29-17  
Total Purchase Price \$ 1,250.00  
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 5-29-17

Sign W. Slappey Jr MD  
(Grantor/Grantee/Owner/Agent circle one)

Print WILLIAM JACKSON SLAPPEY JR. MD

☐ Unattested

\_\_\_\_\_  
(Verified by)