

THIS INSTRUMENT PREPARED BY
RONALD J. SMITH
ROW Bureau/Central Office
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36130

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. NH-0038(531)
CPMS PROJ. NO. 100059844
TRACT NO. 13
DATE: June 6, 2013

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Nine Thousand Five Hundred Thirty Six 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), Osgiliath, LLC 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 NW ¼ of SW ¼, Section 32, Township 18-S, Range 1-W, identified as Tract No. 13 on Project No NHF-0038() in Shelby County, Alabama and being more fully described as follows:

Commencing at a found capped rebar located on the southeast corner of the property referenced in Map Book 29, Page 1 in the Probate Office of Shelby County,

thence S 64°34'46" E and along the grantor's north property line a distance of 274.21 feet to a point on the grantor's said property line (said point on the acquired R/W line (said line offset 80' LT and parallel with centerline of project)), which is the point of BEGINNING;


thence S 64°34'46" E and along the grantor's said property line a distance of 24.08 feet to a point on the west present R/W line of SR-119;

thence S 20°52'57" W and along the said present R/W line of SR-119 a distance of 65.86 feet to a point on the north present R/W flare of SR-38;

thence S 60°46'11" W and along the said present R/W flare of SR-38 a distance of 40.54 feet to a point on the acquired R/W line (said point offset 80' LT and tied to the said present R/W flare of SR-38);

thence N 22°2'4" E and along the acquired R/W line a distance of 98.89 feet; to the point and place of BEGINNING, containing 0.047 acre(s), more or less.

And as shown on the right of way map of record in the 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.


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Shelby Cnty Judge of Probate, AL
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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, and hereby release the State of Alabama and all of 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 26th day of July, 2013.

Osgiliath, LLC

By: _____

John Thomas McPherson, Member


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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 _____

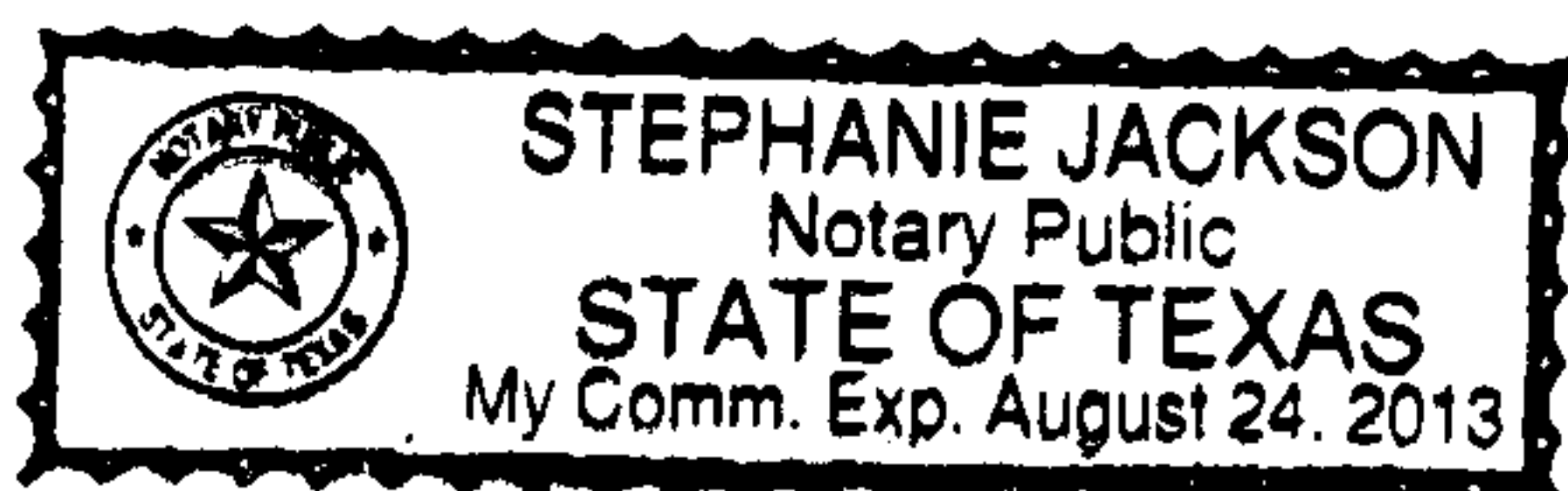
ACKNOWLEDGMENT FOR CORPORATION

STATE OF TX

Dallas County

I, Stephanie Jackson, a Notary Public in and for said County, in said State, hereby certify that John Thomas McPherson whose name as member of Osgiliath, LLC, a limited liability company, 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 company.

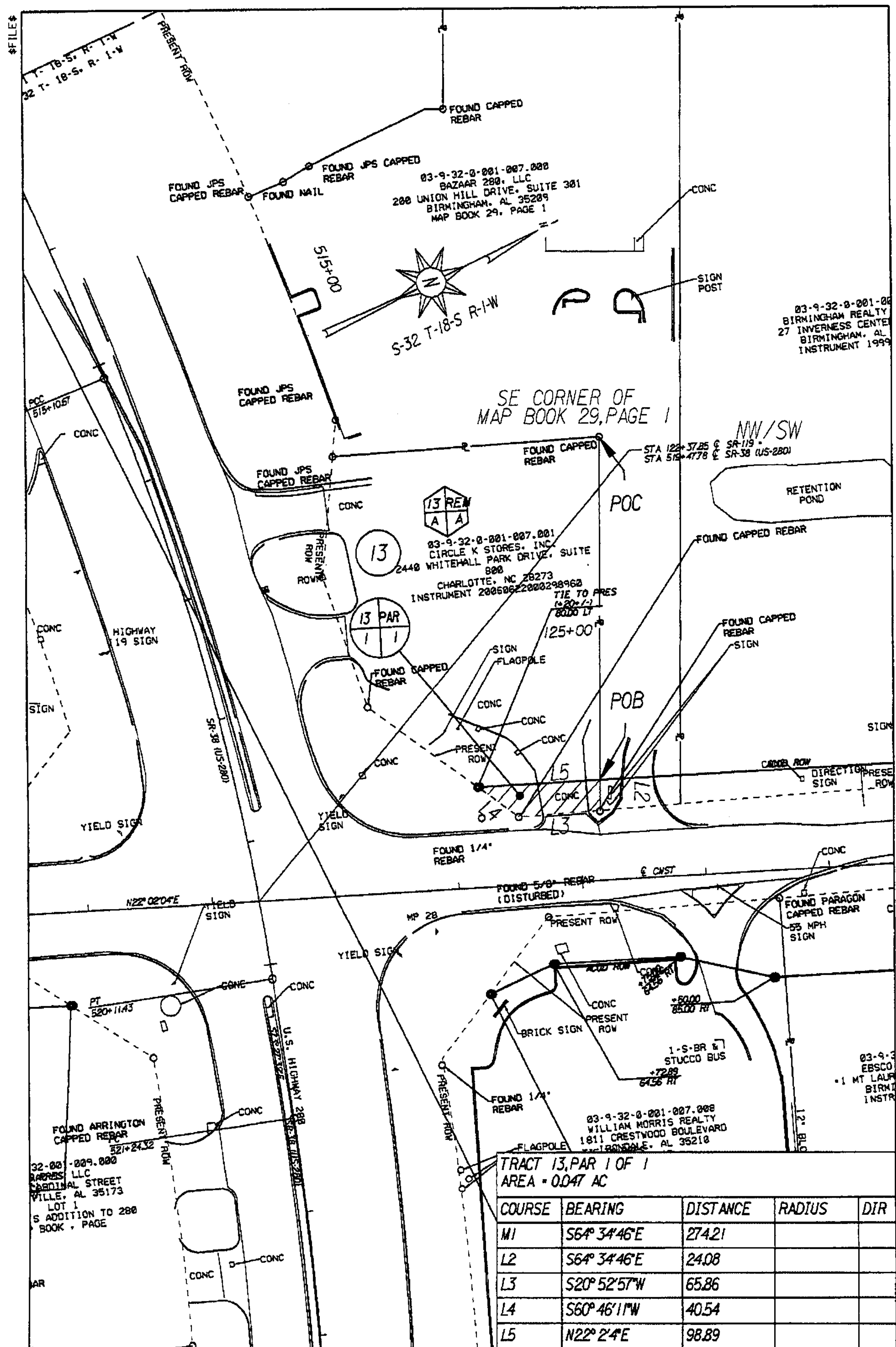
Given under my hand this 26 day of July, A.D. 2013.



[Signature]
NOTARY PUBLIC

My Commission Expires Aug 24 2013

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Real Estate Sales Validation Form

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

Grantor's Name Osgiliath, LLC
Mailing Address ~~5051 Cardinal St~~
~~Tomball, TX 75067~~

5015 Addison Circle, Suite 279
Addison, TX 75001

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

Property Address: 5376 Hwy 280 East
Birmingham, AL 35242

Date of Sale 7-26-13

Total Purchase Price \$ 69,536.00

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

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 7/26/2013

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

John Thomas McPherson

Unattested

(Verified by)



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