

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. 14
DATE: June 6, 2013

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$360,405.00 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),
William Morris Realty Greystone, L.L.C. 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. 14 on Project No NHF-0038() in Shelby County, Alabama and being more fully described as follows:

COMMENCING at a found capped rebar at the southwest corner of the property referenced in Document No. 20070824000400020 in the Probate Office of Shelby County;

thence in a northwesterly direction along the north present R/W line of SR-38 (US-280) a distance of 265', more or less, to a point on the east present R/W flare of SR-119,

thence in a northerly direction along the said present R/W flare a distance of 64', more or less, to a point on the acquired R/W line (said point offset 85' RT and tied to the said present R/W flare), which is also the point of BEGINNING;

thence N 27°23'19" W and along the said present R/W flare a distance of 77.76 feet to a point on the east present R/W line of SR-119;

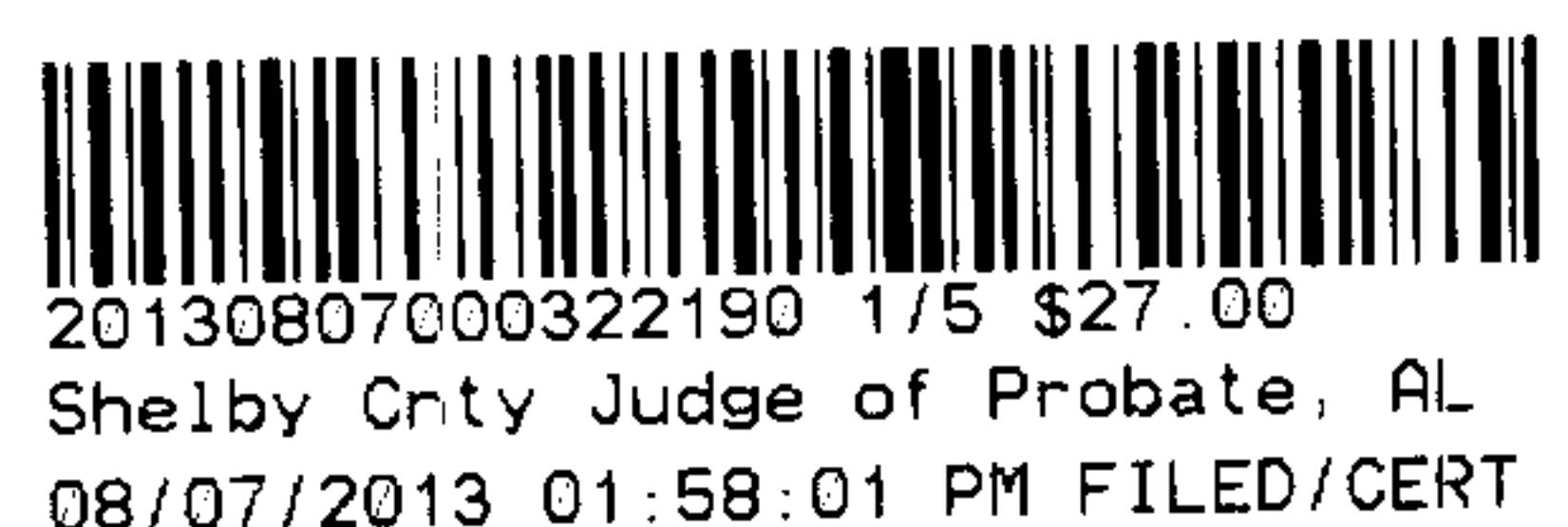
thence N 20°44'52" E and along the said present R/W line a distance of 187.58 feet to a point on the grantor's north property line;

thence S 68°51'44" E and along the grantor's said property line a distance of 63.28 feet to a point on the acquired R/W line (said line offset 85' RT and parallel with centerline of project);

thence S 22°2'4" W and along the acquired R/W line a distance of 9.36 feet to a point on the acquired R/W line (said point offset 85' RT and perpendicular to centerline of project at station 126+50.00);

thence S 37°16'52" W and along the acquired R/W line a distance of 77.74 feet to a point on the acquired R/W line (said point offset 64.56' RT and perpendicular to centerline of project at station 125+75.00);

thence S 22°2'4" W and along the acquired R/W line a distance of 102.11 feet to a point on the acquired R/W line (said point offset 64.56' RT and perpendicular to centerline of project at station 124+72.89);



thence S 0°48'23" W and along the acquired R/W line a distance of 56.46 feet; to the point and place of BEGINNING, containing 0.220 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.

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

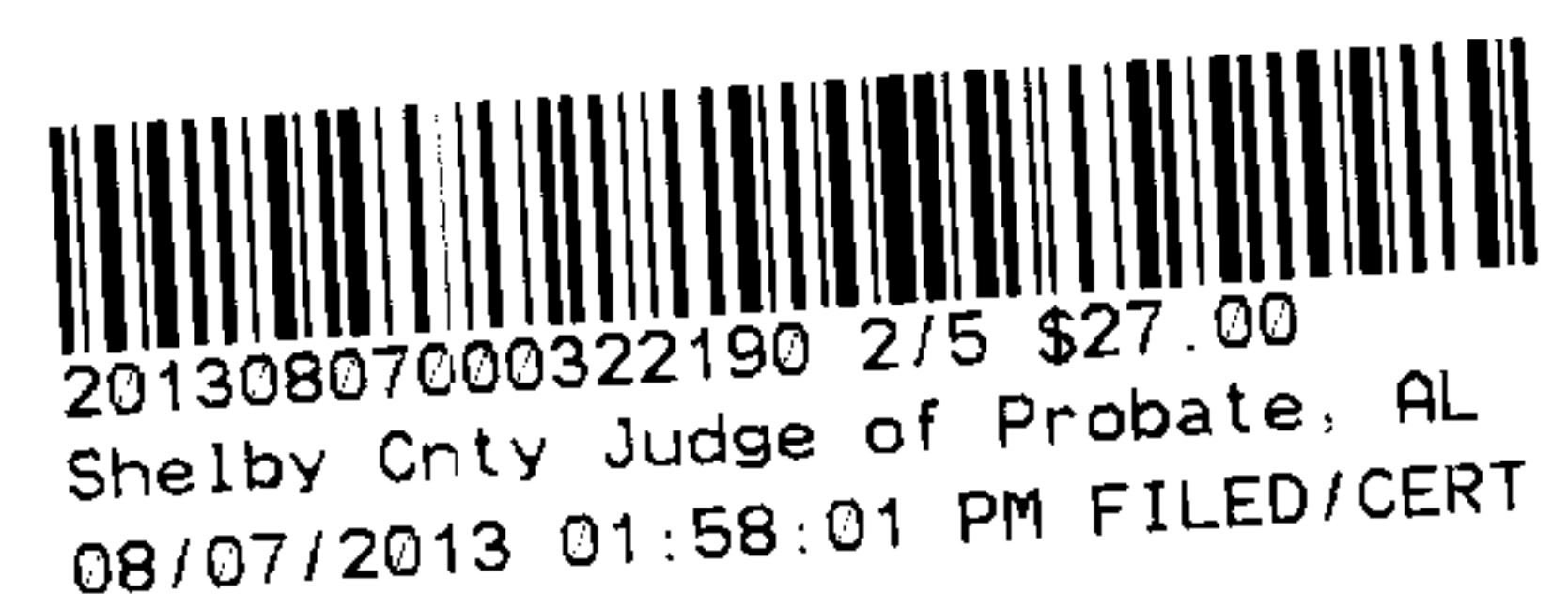
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 30 day of July, 2013.

William Morris Realty Graystone, L.L.C.

by William C. Morris, Sr.
William C. Morris, Sr. as Manager



ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA


Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William C. Morris Sr., whose name as Manager (title) of William Morris Realty Co., Inc., 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 the 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 and official seal, this the day of July 30, 2013.


Notary Public

My Commission Expires: 04/24/2017


20130807000322190 3/5 \$27.00
Shelby Cnty Judge of Probate, AL
08/07/2013 01:58:01 PM FILED/CERT

Real Estate Sales Validation Form


This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	William Morris Realty Greystone, L.L.C.	Grantee's Name	State of Alabama Highway Dept
Mailing Address	1811 Crestwood Blvd. Irondale, AL. 35210	Mailing Address	1020 Bankhead Hwy. W Birmingham, AL. 35204
Property Address	5401 Highway 280 E Hoover, AL. 35242	Date of Sale	July 30, 2013
		Total Purchase Price	\$ 360,405.00
		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


20130807000322190 5/5 \$27.00
Shelby Cnty Judge of Probate, AL
08/07/2013 01:58:01 PM FILED/CERT

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 7/30/13

Print William C. Morris, Sr.

☐ Unattested

Sign William C. Morris Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one