

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. 6
DATE: June 5, 2013

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Fifteen Thousand One Hundred Sixty 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),
Greystone Petro, LLC, a limited liability company 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 SW ¼ of SW ¼, Section 32, Township 18-S, Range 1-W, identified as Tract No. 6
on Project No NH-0038(531) in Shelby County, Alabama and being more fully described as
follows:**

Parcel:

Commencing at a found pk nail located at the NW corner of the property listed in Map Book 29,
Page 86 in the Probate Office of Shelby County;

thence S 68°3'36" E and along the grantor's south property line a distance of 303.56 feet to a point
on the acquired R/W line (said line between a point that is offset 50.41' LT and perpendicular to
centerline of project at station 113+03.27 and a point that is offset 49.84' LT and perpendicular to
centerline of project at station 113+46.10), which is the point of BEGINNING;

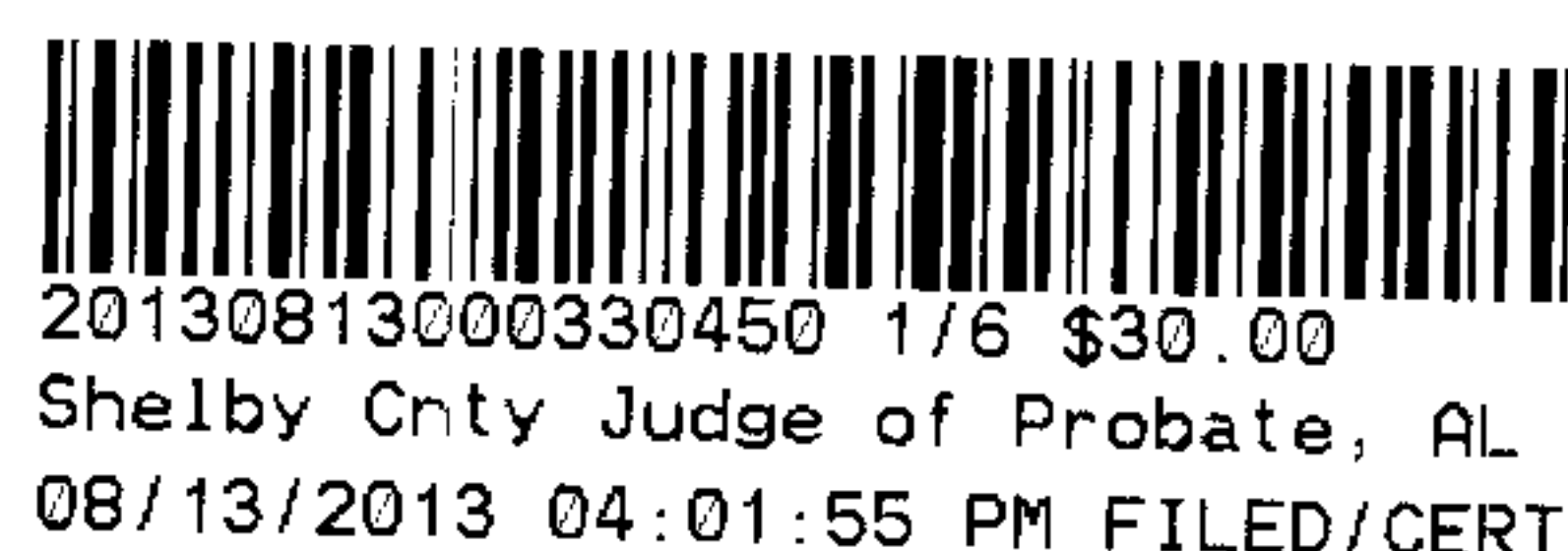
thence N 22°43'28" E and along the acquired R/W line a distance of 26.25 feet to a point on the
acquired R/W line (said point offset 49.84' LT and perpendicular to centerline of project at station
113+46.10);

thence N 21°45'18" E and along the acquired R/W line a distance of 188.85 feet to a point on the
grantor's north property line;

thence S 67°28'1" E and along the grantor's said property line a distance of 14.78 feet to a point on
the west present R/W line of SR-119;

thence S 21°59'16" W and along the said present R/W line a distance of 214.94 feet to a point on
the grantor's south property line;

thence N 68°3'36" W and along the grantor's said property line a distance of 14.35 feet; to the point
and place of BEGINNING, containing 0.071 acre(s), more or less.



Temporary Construction Easement:

BEGINNING at a point on the required easement line (said point offset 72.90' LT and perpendicular to centerline of project at station 114+50.97);

thence N 22°44'30" E and along the required easement line a distance of 75.00 feet to a point on the required easement line (said point offset 71.89' LT and perpendicular to centerline of project at station 115+25.96);

thence N 62°43'22" E and along the required easement line a distance of 12.03 feet to a point on the grantor's north property line;

thence S 67°28'1" E and along the grantor's said property line a distance of 13.50 feet to a point on the acquired R/W line (said line between a point that is offset 49.84' LT and perpendicular to centerline of project at station 113+46.10 and a point that is offset 50.59' LT and perpendicular to centerline of project at station 115+50.68);

thence S 21°45'18" W and along the acquired R/W line a distance of 188.85 feet to a point on the acquired R/W line (said point offset 49.84' LT and perpendicular to centerline of project at station 113+49.84);

thence S 22°43'28" W and along the acquired R/W line a distance of 26.25 feet to a point on the grantor's south property line;

thence N 68°3'36" W and along the grantor's south property line a distance of 5.24 feet to a point on the required easement line (said line between a point that is offset 56.16' LT and perpendicular to centerline of project at station 112+00.66 and a point that is offset 55.33' LT and perpendicular to centerline of project at station 114+00.90);

thence N 22°2'4" E and along the required easement line a distance of 80.25 feet to a point on the required easement line (said point offset 55.33' LT and perpendicular to centerline of project at station 114+00.90);

thence N 2°54'17" E and along the required easement line a distance of 53.83 feet; to the point and place of BEGINNING, containing 0.070 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 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.



20130813000330450 2/6 \$30.00
Shelby Cnty Judge of Probate, AL
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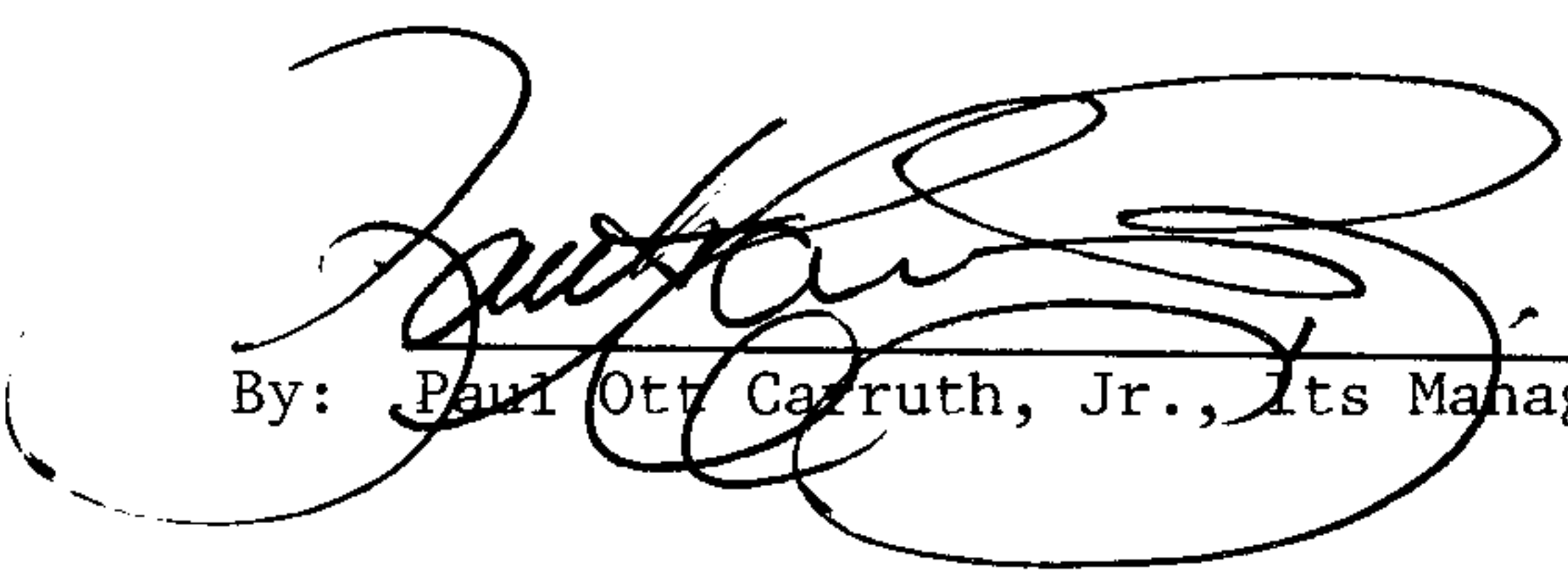
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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 13th day of August, 20 13.

GREYSTONE PETRO, LLC


By: Paul Ott Carruth, Jr., Its Managing Member


20130813000330450 3/6 \$30.00
Shelby Cnty Judge of Probate, AL
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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 _____

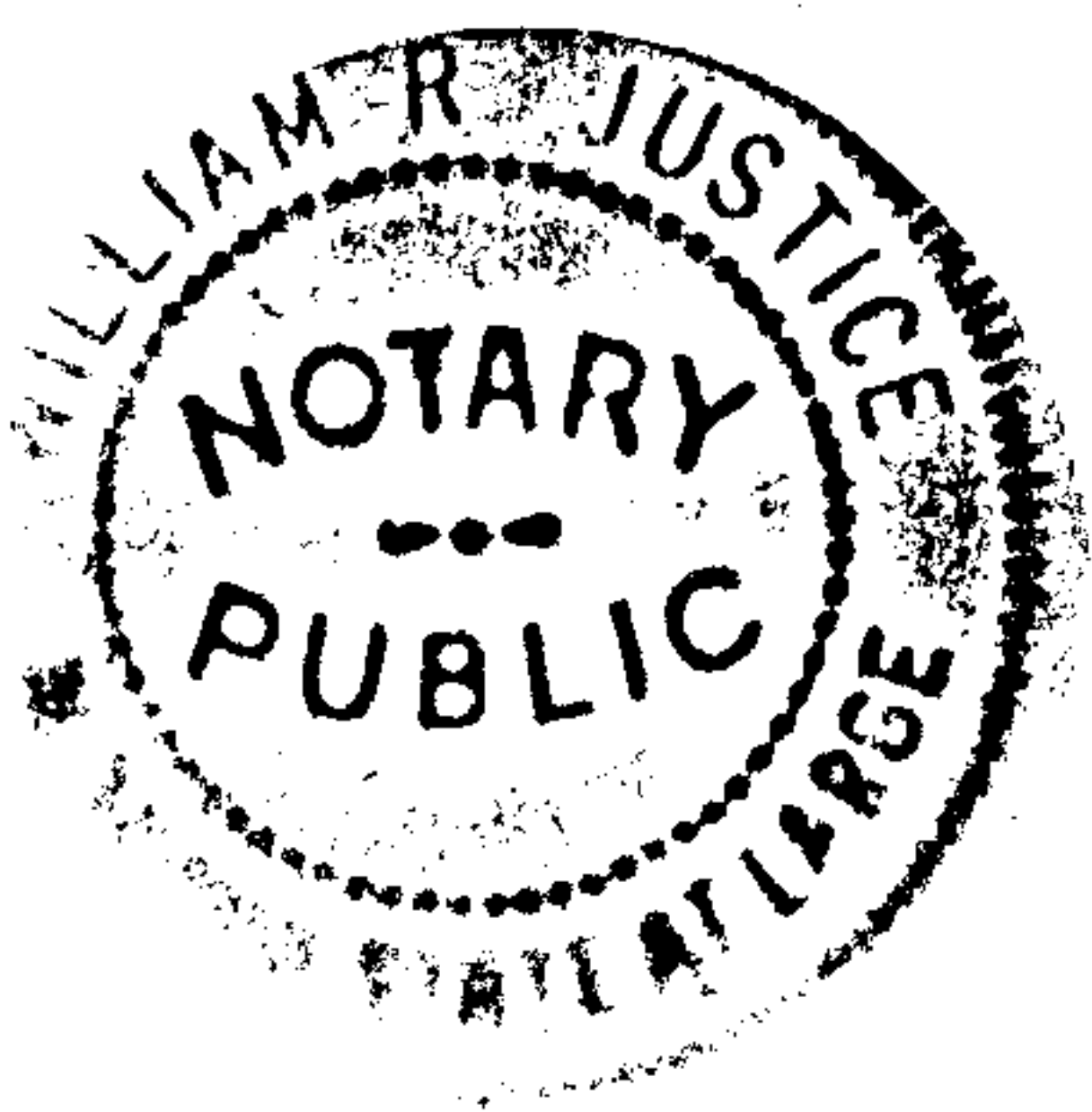
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY County

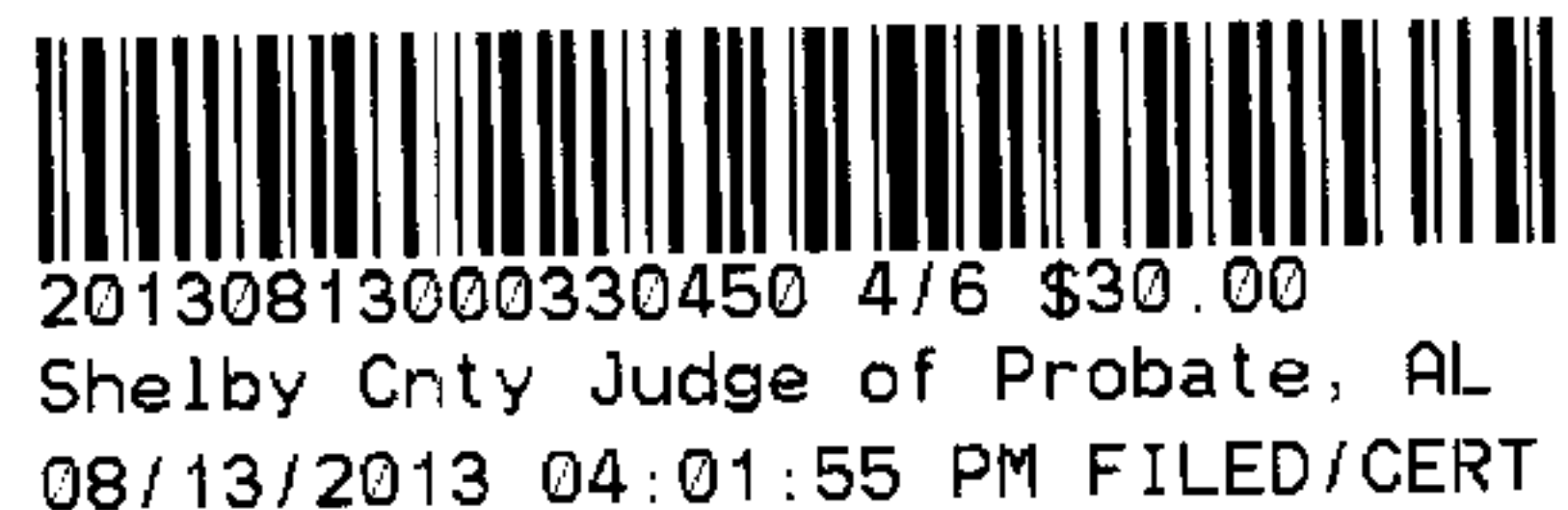
I, William R. Justice, a Notary Public in and for said County, in said State, hereby certify that Paul Ott Carruth, Jr. whose name as Managing Member of Greystone Petro, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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 13th day of August, A.D. 20 13.



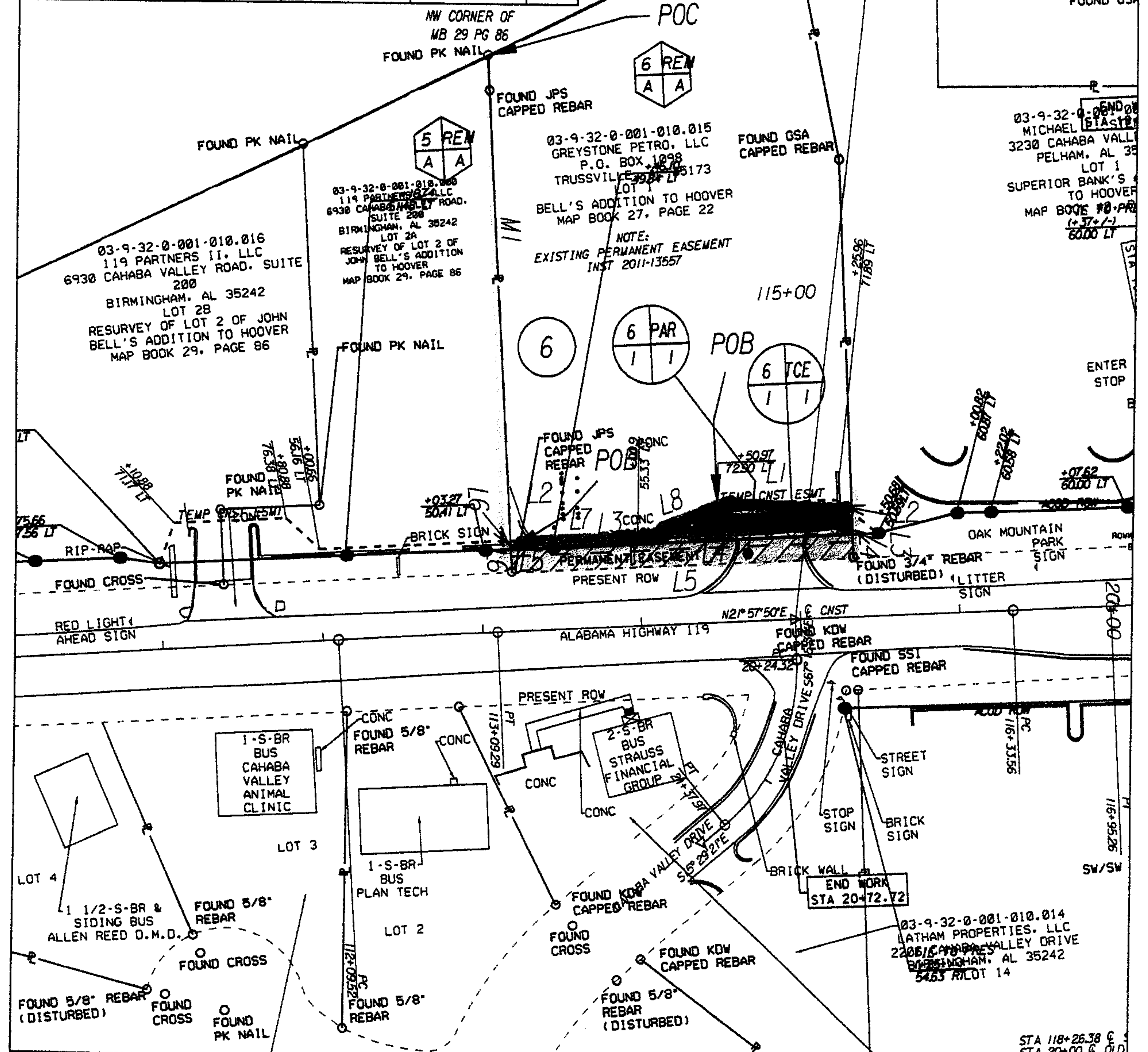
William R. Justice
NOTARY PUBLIC

My Commission Expires 9/12/15



TRACT 6, TCE 1 OF 1
AREA = 0.070 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N22° 44' 30" E	75.00		
L2	N62° 43' 22" E	12.03		
L3	S67° 28' 1" E	13.50		
L4	S21° 45' 18" W	188.85		
L5	S22° 43' 28" W	26.25		
L6	N68° 3' 36" W	5.24		
L7	N22° 2' 4" E	80.25		
L8	N2° 54' 17" E	53.83		



TRACT 6, PAR 1 OF 1
AREA = 0.071 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	S68° 3' 36" E	303.56		
L2	N22° 43' 28" E	26.25		
L3	N21° 45' 18" E	188.85		
L4	S67° 28' 1" E	147.8		
L5	S21° 59' 16" W	214.94		
L6	N68° 3' 36" W	14.35		

Tract #:	6	Scale:	1" = 100'
Grantor(s):	Greystone Petro	State:	Alabama
		County:	Shelby
Total Before:	1.759 AC	Project:	NH-0038(531)
Total Parcels:	0.071 AC	CPMS #:	100059844
Total TCE:	0.070 AC	Date:	05-Jun-13
Total Remainder:	1.688 AC		
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1

Real Estate Sales Validation Form

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

Grantor's Name : Greystone Petro, LLC
Mailing Address P O Box 1908 1098
Trussville, AL 35173

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

Property Address: 6950 Cahaba Valley Road
Birmingham, AL 35242

Date of Sale 8-13-13
Total Purchase Price \$ 115,160.00
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 9/13/13

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
Print Paul Ott Carruth, Jr.

☐ Unattested

(Verified by)