

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. 2  
DATE: June 6, 2013

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Thirteen Thousand Four Hundred Ten and no/100 (\$13,410.00) 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),  
Cadence Place, LLC f/k/a Hawthorn Place, LLC, an Alabama  
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 NE ¼ of NE ¼, Section 6, Township 19-S, Range 1-W, identified as Tract No. 2  
on Project No NHF-0038(531) in Shelby County, Alabama and being more fully described as  
follows:**

Commencing at a found 1" crimp located at the southwest corner of the property referenced in Map  
Book 9, Page 130 in the Probate Office of Shelby County;

thence N 0°30'50" W and along the grantor's east property line a distance of 801.24 feet to a point  
on the acquired R/W line (said line between a point offset 49.88' RT and parallel with centerline of  
project at station 102+00.23 and a point offset 48.37' RT and parallel with centerline of project at  
station 104+67.11), which is the point of BEGINNING;


thence following the curvature thereof an arc distance of 136.48 feet and along the acquired R/W  
line to a point on the acquired R/W line (said point offset 49.88' RT and perpendicular to centerline  
of project at station 102+00.23) (said arc having a chord bearing of S 24°18'38" W, a clockwise  
direction, a chord distance of 136.48 feet and a radius of 4821.39 feet);

thence S 34°11'12" W and along the acquired R/W line a distance of 25.56 feet to a point on the  
east present R/W line of SR-119;

thence following the curvature thereof an arc distance of 59.56 feet and along the said present R/W  
line to a point on the said present R/W line (said arc having a chord bearing of N 22°51'47" E, a  
counterclockwise direction, a chord distance of 59.56 feet and a radius of 1949.86 feet);

thence N 21°59'16" E and along the said present R/W line a distance of 125.99 feet to a point on  
the grantor's east property line;

thence S 0°30'50" E and along the grantor's said property line a distance of 26.19 feet; to the point  
and place of BEGINNING, containing 0.028 acre(s), more or less.

  
20130829000353450 1/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/29/2013 01:49:28 PM FILED/CERT

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 28 day of August, 2013.

CADENCE PLACE, LLC f/k/a HAWTHORN PLACE, LLC

BY:

  
John Benner, Its Member



20130829000353450 2/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/29/2013 01:49:28 PM FILED/CERT



ACKNOWLEDGMENT

STATE OF ALABAMA            )  
  
COUNTY OF \_\_\_\_\_)

I, \_\_\_\_\_, a Notary Public, in and for said County in said State,  
hereby certify that \_\_\_\_\_, whose name (s)  
\_\_\_\_\_, 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

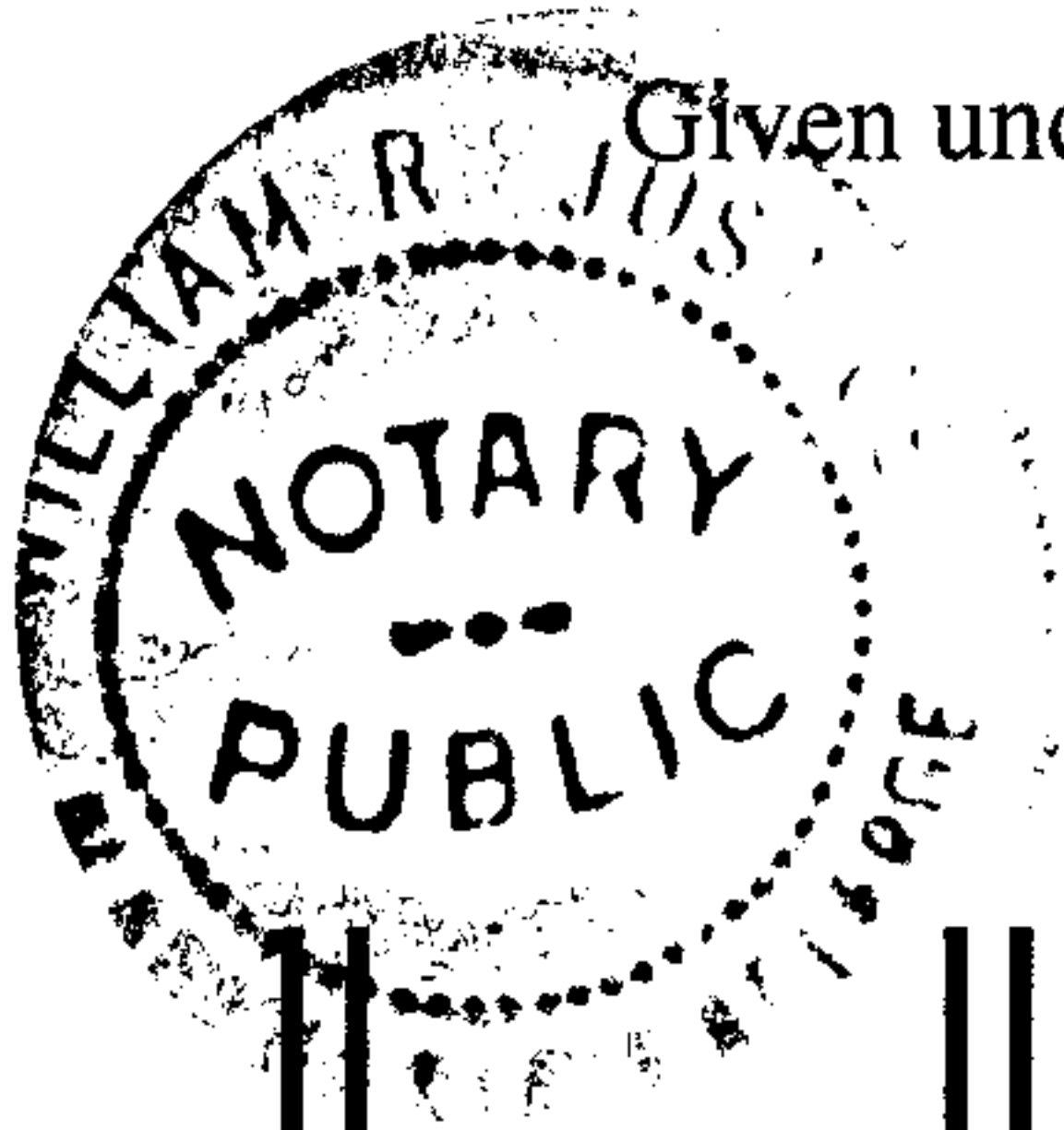
STATE OF ALABAMA

\_\_\_\_\_ Shelby \_\_\_\_\_ County

I, William R. Justice, a Notary Public in and for said  
County, in said State, hereby certify that John Benner whose  
name as Member of the Cadence Place, LLC f/k/a Hawthorn Place, LLC, an  
Alabama 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 corporation.

Alabama limited liability  
Company

Given under my hand this 28th day of August, A.D. 2013.



William R Justice  
Official Title Notary Public

to  
STATE OF ALABAMA

WARRANTY DEED

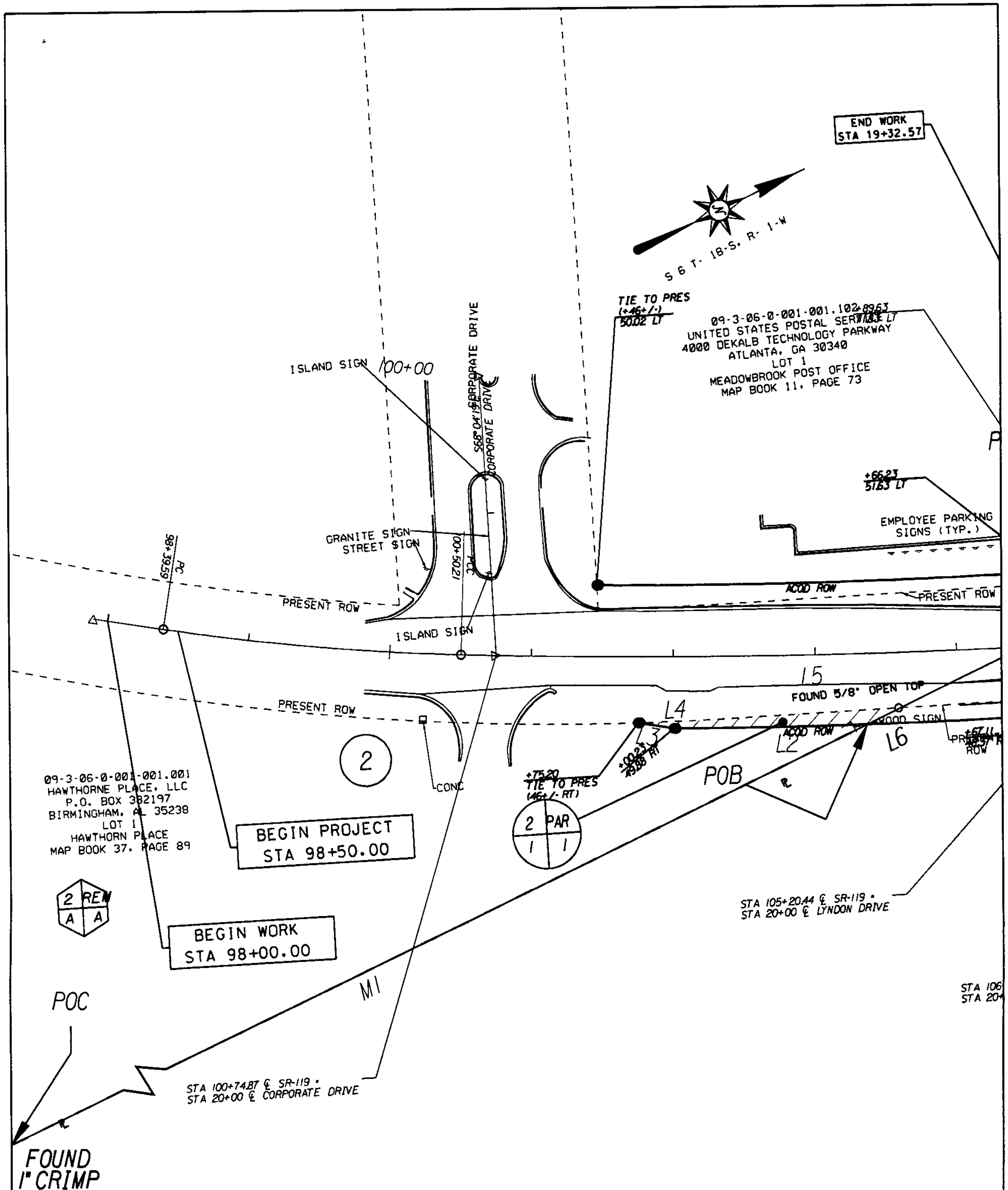
STATE OF ALABAMA

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.



\$-111.5



TRACT 2, PAR 1 OF 1				
AREA = 0.028 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
M1	N0° 30' 50" W	801.24		
L2	S24° 18' 38" W	136.48	4821.39	CW
L3	S34° 11' 12" W	25.56		
L4	N22° 51' 47" E	59.56	1949.86	CCW
L5	N21° 59' 16" E	125.99		
L6	S0° 30' 50" E	26.19		

09-3-05-0-001-008.000  
MADISON AT SHOAL RUN, LLC  
P.O. BOX 450233  
ATLANTA, GA 31145  
LOT 2  
SHOAL RUN  
MAP BOOK 9, PAGE 130

20130829000353450 4/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
08/29/2013 01:49:28 PM FILED/CERT

Tract #:	2	Scale:	1" = 100'
Grantor(s):	Hawthorne Place, LLC	State:	Alabama
Total Before:	6.731 AC	County:	Shelby
Total Parcels:	0.028 AC	Project:	NH-0038(531)
Total Remainder:	6.703 AC	CPMS #:	100059844
THIS IS NOT A BOUNDARY SURVEY		Date:	06-Jun-13
		Sketch:	1 OF 2



Tract #:	2	Scale:	NTS
Grantor(s):		State:	Alabama
Hawthorne Place, LLC		County:	Shelby
Total Before:	6.731 AC	Project:	NH-0038(531)
Total Parcels:	0.028 AC	CPMS #:	100059844
Total Remainder:	6.703 AC	Date:	06-Jun-13
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 : Cadence Place, LLC f/k/a  
Hawthorn Place, LLC  
 Mailing Address 2644 Old Rocky Ridge Rd.  
Birmingham, AL 35216

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

Property Address: Corner of 119 & Doug Baker Blvd.  
Birmingham, AL

Date of Sale 8-28-13  
 Total Purchase Price \$ 13,410.00  
 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 8/28/13

Signature [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one  
 Print JOHN BENNER MANNING

☐ Unattested

(Verified by)