


THIS INSTRUMENT PREPARED BY:
WILLIAM R. JUSTICE
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

FEE SIMPLE

WARRANTY DEED
TRACT NO. 3


20160624000218840 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
06/24/2016 09:06:28 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PARCEL NO. 23-1-11-2-004-016.000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Thousand and 00/00 dollar(s) (\$30,000.00), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Julia L. Roy, an unmarried woman has this day granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, Alabama the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of Project No. ACBRAA59499-ATRP(006) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

To Have and To Hold, unto Shelby County 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 Shelby County 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 that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County 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

23rd day of June 2016.

Julia L. Roy
Julia L. Roy



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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julia L. Roy 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 23rd day of June, 2016.

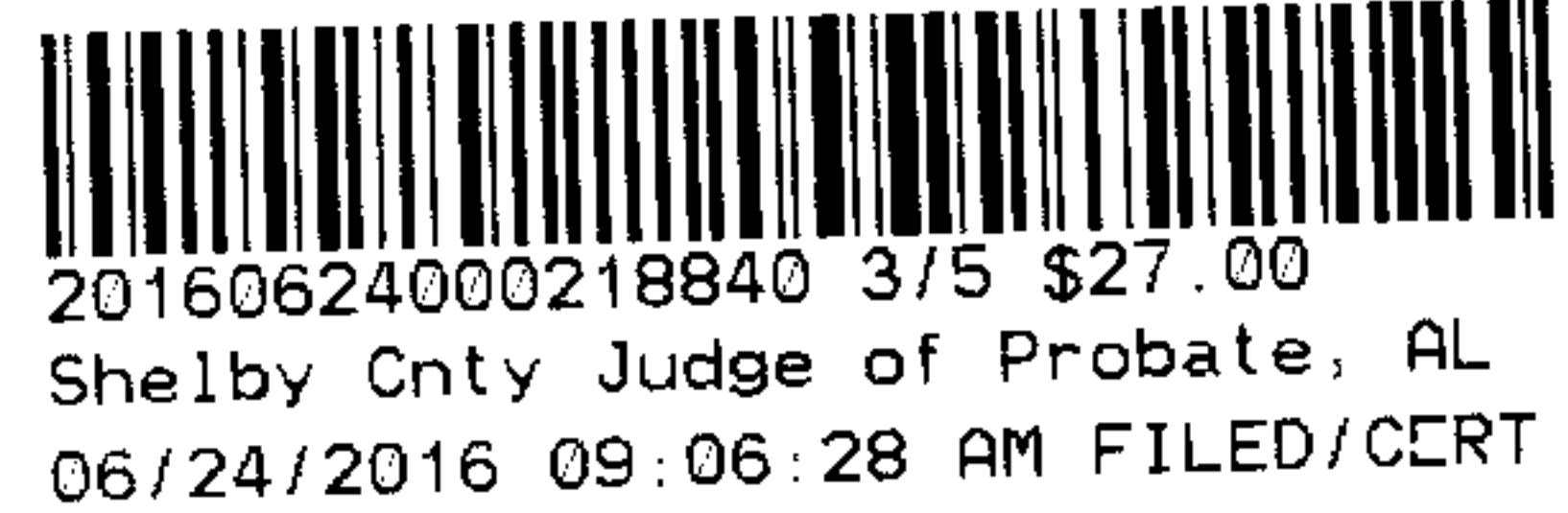
William R. Justice
Notary Public

My Commission Expires: 9-11-19



Grantee's Address:
Shelby County Commission
506 Highway 70
Columbiana, AL 35051

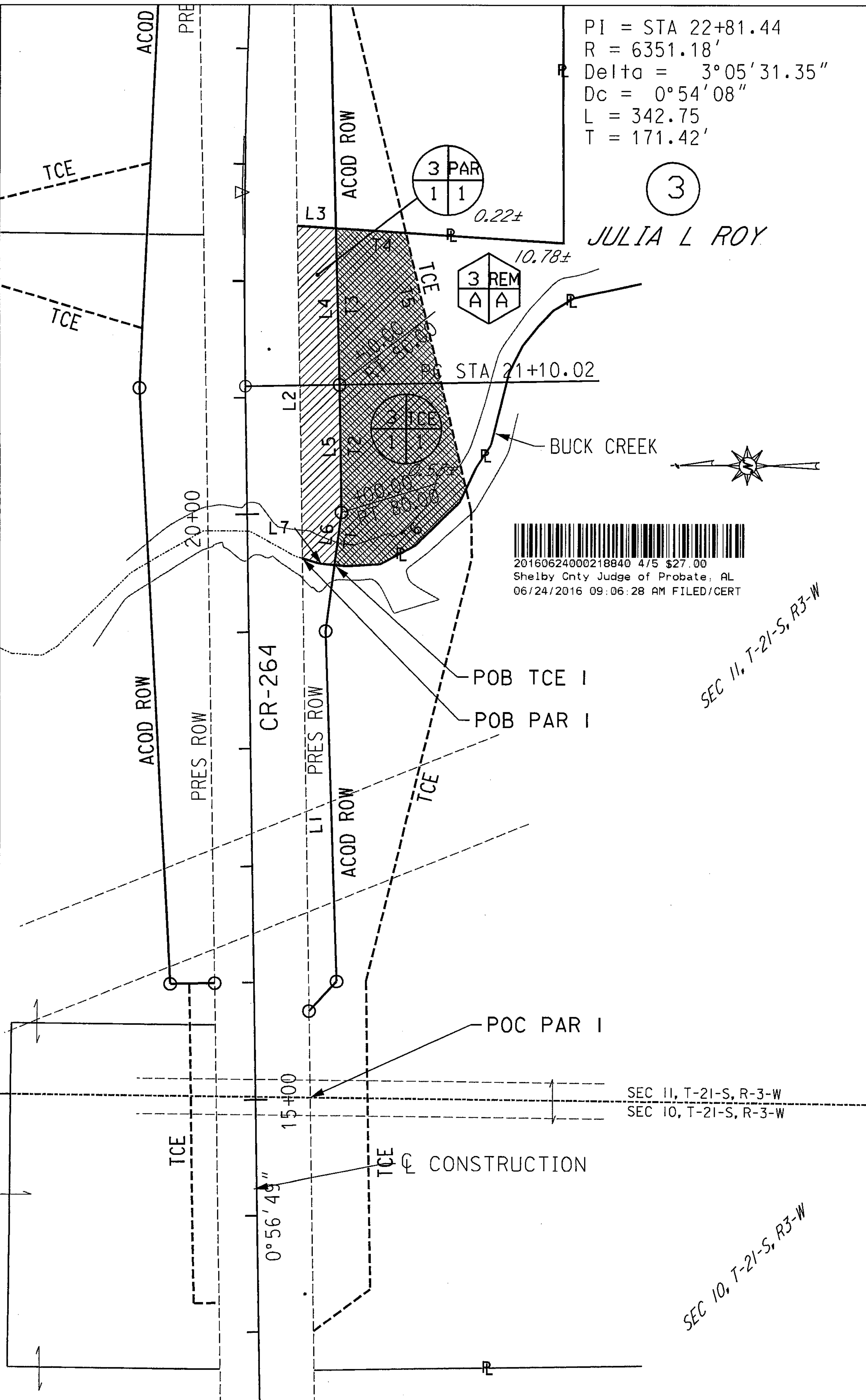
EXHIBIT "A"
LEGAL DESCRIPTION



A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 11, Township 21 South, Range 3 West, being identified at Tract 3 on Project ACBRAA59499-ATRP(001) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a point where the west line of said Section 11 intersects the present south R/W line of CR-264, thence N 89°2'48" E and along said R/W line a distance of 460.78 feet to a point on the grantor's west property line, which is also the centerline of Buck Creek and the POINT OF BEGINNING; thence N 89°2'48" E and along said present R/W line a distance of 283.90 feet to a point on the grantor's east property line; thence S 3°41'20" W and along said property line a distance of 32.83 feet to a point on the acquired R/W line; thence S 88°35'5" W and along said line a distance of 133.28 feet to a point on said line; thence S 89°3'11" W and along said line a distance of 109.61 feet to a point on said line; thence N 82°27'4" W and along said line a distance of 44.75 feet to a point on the grantor's west property line, which is also the centerline of Buck Creek; thence N 11°18'8" E and along said line/centerline a distance of 27.80 feet more or less; to the point and place of BEGINNING, containing 0.22 acres, more or less;



TRACT NUMBER: 3
OWNER: JULIA L ROY
TOTAL ACREAGE: 11.00 ±
ROW REQUIRED: 0.22 ±
REMAINDER: 10.78 ±
SCALE: 1" = 100'

COUNTY: SHELBY
PROJECT NO.: ACBRAA59499-ATRP(006)
CPMS NO.:
DATE: 3/2014
REVISED:

Real Estate Sales Validation Form

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

Grantor's Name : Julia L. Roy
Mailing Address 9871 Hwy 119
Alabaster, AL 35007

Grantee's Name: Shelby County Commission
Mailing Address: 506 Hwy 70
Columbiana, AL 35051


Property Address: Alabaster, AL

DATE: 6-23-16
Total Purchase Price \$ 30,000.00
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 –


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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 6-23-16

Sign Julia L. Roy
(Grantor/Grantee/Owner/Agent) circle one
Print Julia L. Roy

☐ Unattested

(Verified by)