

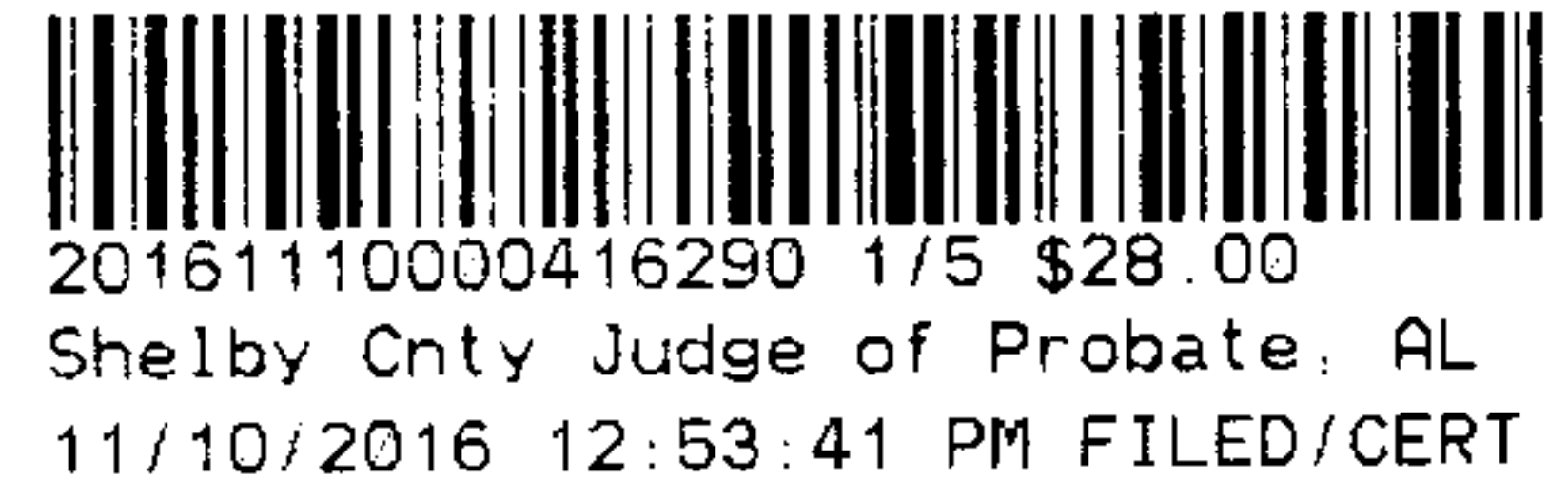
THIS INSTRUMENT PREPARED BY
Joel Wampol
Stantec Consulting
1 Chase Corporate Center Suite 400
Birmingham, AL. 35244

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-I065(404)
CPMS PROJ. NO. 100063670
TRACT NO. 31
DATE: 06/01/2016

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Three Thousand & no/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), Randy Trice and Wife, Joyce Trice 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 NE ¼, Section 9, Township 22 South, Range 2 West, identified as Tract No. 31 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:

Parcel #1 of #1:

COMMENCE at the 1/2" Rebar found on the West present Right-of-Way line of CR-213 at the Northeast corner of property belonging to Todd Holder in the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama as found in I2000-16023;

thence westward along the north property line of said property for a distance of approximately 304 feet to the point of intersection with the acquired Right-of-Way line of SR-3, which is 90.00 feet right of and parallel to the project centerline;

thence southward along acquired Right-of-Way line of SR-3 for a distance of approximately 275 feet to the point of intersection with the north property line of Grantor's property, said point being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

thence S 06° 07' 47" W for a distance of 100.00 feet along the acquired Right-of Way line of SR-3 to point of intersection with the south property line of Grantor's property;

thence S 89° 42' 20" W along the south property line of Grantor's property for a distance of 47.83 feet to the point of intersection with the present Right-of-Way line of SR-3;

thence N 06° 05' 17" E along the present Right-of-Way line of SR-3 for a distance of 100.00 feet to the point of intersection with the north property line of Grantor's property;

thence N 89° 38' 55" E along the north property line of Grantor's property for a distance of 47.91 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.109 acres more or less.


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

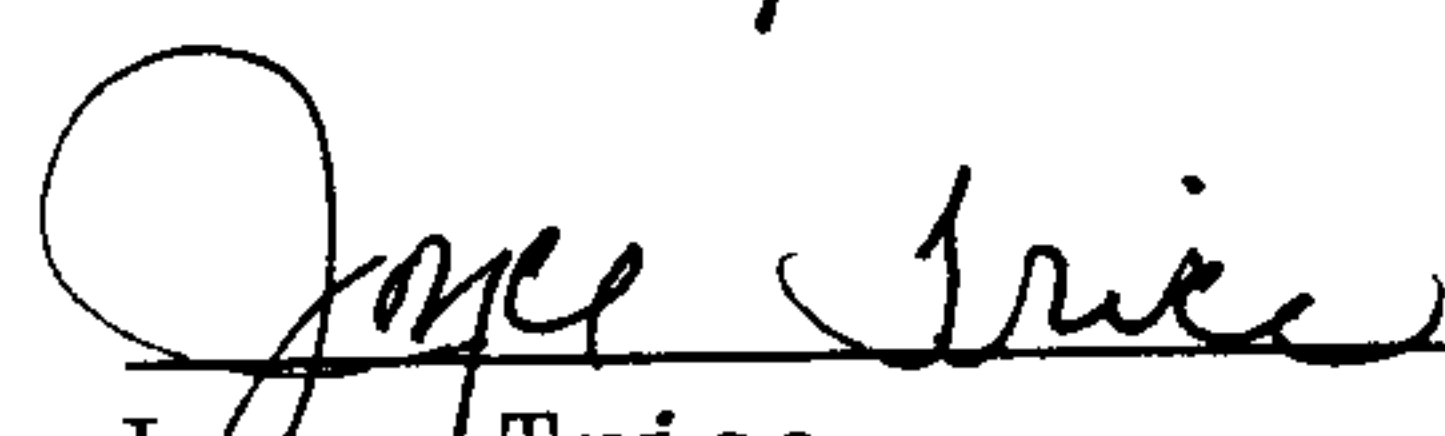
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 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 _____ day of _____ November _____, 20¹⁶.


20161110000416290 2/5 \$28.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:53:41 PM FILED/CERT


Randy Trice


Joyce Trice

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Randy Trice and Joyce Trice, whose name (s) are _____, signed to the foregoing conveyance, and who are _____ known to me, acknowledged before me on this day that, being informed of the contents _____ of this _____ conveyance, they _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November 2016.



William R. Justice
NOTARY PUBLIC

My Commission Expires 9/11/19

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County



20161110000416290 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
11/10/2016 12:53:41 PM FILED/CERT

I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, 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 this 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 this _____ day of _____, A.D. 20_____.

Official Title _____

Real Estate Sales Validation Form

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

Grantor's Name : Randy & Joyce Trice
Mailing Address 5401 Cortez Cr.
Pinson, AL 35126

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

Property Address: Calera, AL

Date of Sale 11-10-16

Total Purchase Price \$ 23,000.00

or

Actual Value \$ _____

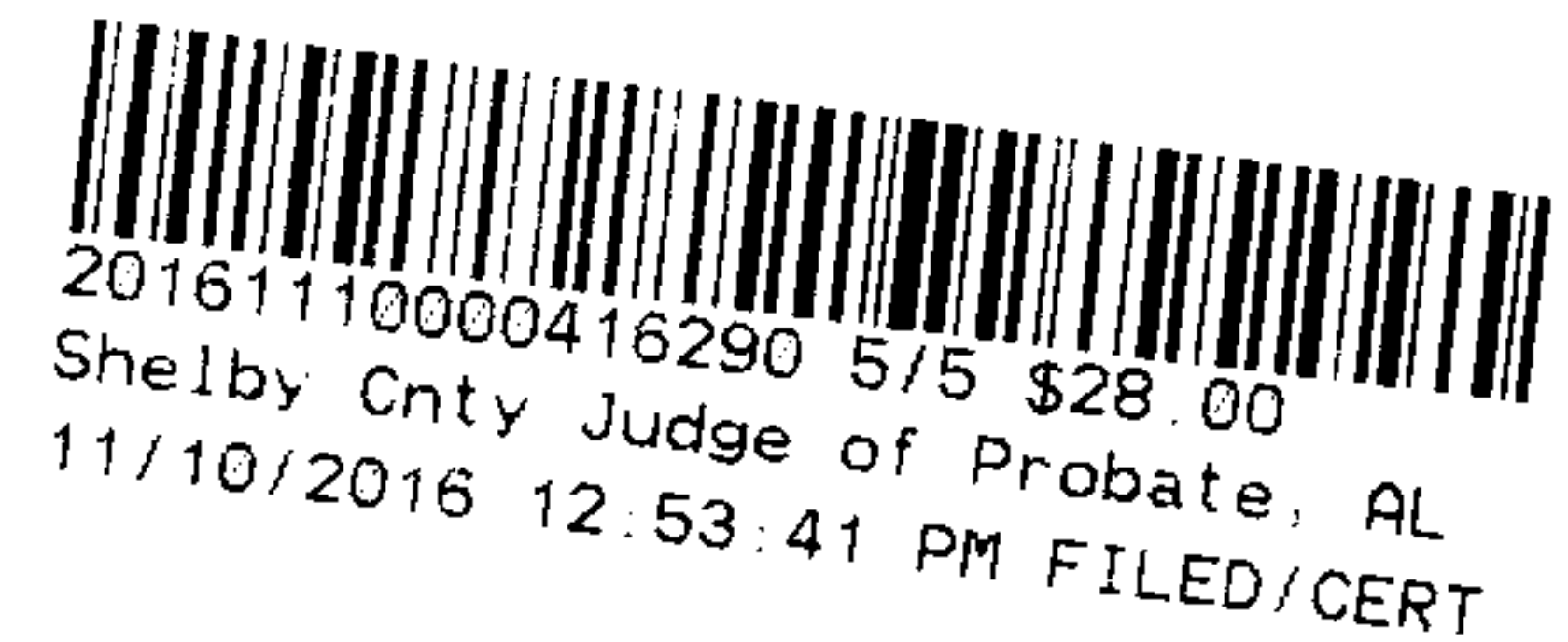
or

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 -



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 11-10-16

* Sign Randy Trice
(Grantor/Grantee/Owner/Agent) circle one

* Print RANDY TRICE

☐ Unattested

(Verified by)