

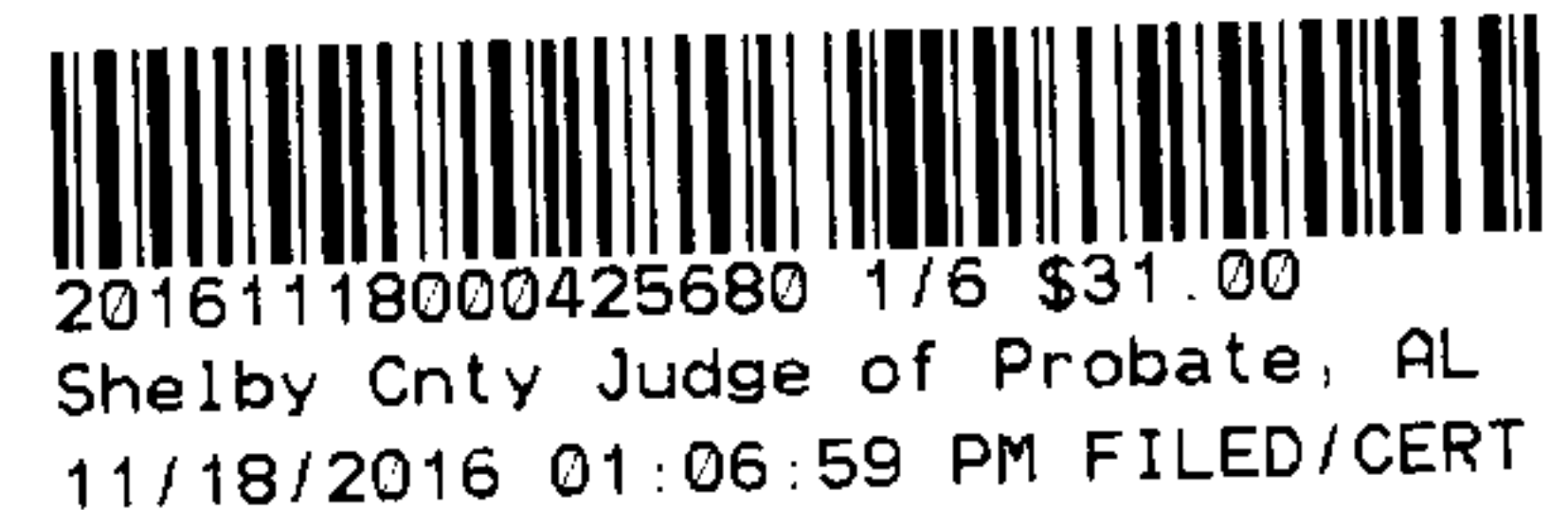
THIS INSTRUMENT PREPARED BY
Joel Wampol
Stantec Consulting
1 Chase Corporate Center Suite 400
Birmingham, AL. 35244

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-I065(404)
CPMS PROJ. NO. 100063670
TRACT NO. 16
DATE: 11/04/2016

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Three Thousand Five Hundred & 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), Mary Rebecca Bates, a unmarried woman, 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 SE ¼, Section 4, Township 22 South, Range 2 West, identified as Tract No. 16 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:

Parcel #1 of #2:

COMMENCE at the 1" Rebar found on the north property line of property belonging to Henry Lee Haynes and wife, Martha Haynes in the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama as found on I2002-263470;

thence westward along the north property line of said property for a distance of approximately 58 feet to the point of intersection with the present Right-of-Way line of CR-213;

thence northwestward along the present Right-of-Way line of CR-213 for a distance of approximately 3 feet to the point of intersection with the acquired Right-of-Way line of SR-3, said point is left of and at right angle to the CR-213 centerline at 1+20.00;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 215 feet to the point of intersection with the south property line of Grantor's property, said point being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

thence 89° 44' 33" W along the south property line of Grantor's property for a distance of 102.20 feet to the point of intersection with the present Right-of-Way of SR-3;

thence N 12° 05' 27" E along the present Right-of-Way line of SR-3 for a distance of 50.00 feet to the point of intersection with the north property line of Grantor's property;

thence S 77° 54' 33" E along the north property line of Grantor's property for a distance of 100.00 feet to the point of intersection with the acquired Right-of-Way line of SR-3;

thence S 12° 03' 01" W along the acquired Right-of Way line of SR-3 for a distance of 29.04 feet to the **POINT OF BEGINNING**;

Said Parcel No. 1 Right-of Way containing 0.091 acres more or less.

Parcel #2 of #2:

COMMENCE at the 1" Rebar found on the north property line of property belonging to Henry Lee Haynes and wife, Martha Haynes in the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama as found on I2002-263470;

thence westward along the north property line of said property for a distance of approximately 58 feet to the point of intersection with the present Right-of-Way line of CR-213;

thence northwestward along the present Right-of-Way line of CR-213 for a distance of approximately 3 feet to the point of intersection with the acquired Right-of-Way line of SR-3, said point is left of and at right angle to the CR-213 centerline at 1+20.00;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 295 feet to the point of intersection with the south property line of Grantor's property, said point being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

thence N 77° 54' 33" W along the south property line of Grantor's property for a distance of 100.00 feet to a point on the present Right-of-Way of SR-3;

thence N 12° 05' 27" E along the present Right-of Way line of SR-3 for a distance of 220.00 feet to the point of intersection with the north property line of Grantor's property;

thence run S 77° 54' 33" E along the north property line of Grantor's property for a distance of 105.00 feet to the east property line of Grantor's property;

thence run S 01° 54' 18" W along the east property line of Grantor's property for a distance of 119.51 feet to the point of intersection with the acquired Right-of Way line of SR-3;

thence S 67° 13' 50" W along the acquired Right-of Way line of SR-3 for a distance of 31.95 feet to a point, that is a point being 150.00 feet right of and at right angle to the project centerline at 149+20.00;

thence S 12° 03' 01" W along the acquired Right-of Way line for a distance of 84.12 feet of SR-3 to the **POINT OF BEGINNING**;

Said Parcel No. 2 Right-of Way containing 0.552 acres more or less.

Uneconomic Remnant:

COMMENCE at the 1" Rebar found on the north property line of property belonging to Henry Lee Haynes and wife, Martha Haynes in the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama as found on I2002-263470;

thence westward along the north property line of said property for a distance of approximately 58 feet to the point of intersection with the present Right-of-Way line of CR-213;

thence northwestward along the present Right-of-Way line of CR-213 for a distance of approximately 3 feet to the point of intersection with the acquired Right-of-Way line of SR-3, said point is left of and at right angle to the CR-213 centerline at 1+20.00;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 215 feet to the point of intersection with the south property line of Grantor's property, said point being the **POINT OF BEGINNING**;

thence N 12° 03' 01" E along the acquired Right-of Way line of SR-3 for a distance of 163.16 feet to a point, that is a point being 150.00 feet right of and at right angle to the project centerline at 149+20.00;

thence N 67° 13' 50" E along the acquired Right-of Way line of SR-3 for a distance of 31.95 feet to the east property line of Grantor's property;

thence run S 01° 54' 18" W along the east property line of Grantor's property for a distance of 172.28 feet to the point of intersection with the south property line of Grantor's property;

thence N 89° 44' 33" W along the south property line of Grantor's property for a distance of 57.80 feet to the **POINT OF BEGINNING**;

Said Uneconomic Remnant containing 0.164 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.

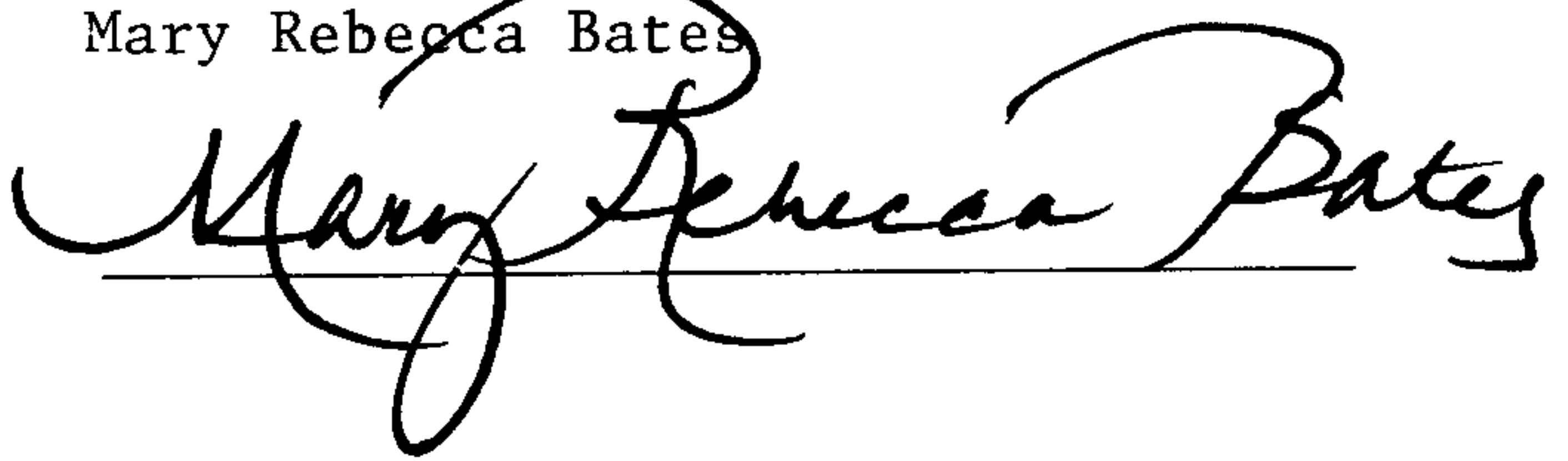


20161118000425680 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
11/18/2016 01:06:59 PM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

16th day of November, 2016.

Mary Rebecca Bates



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Dana M. Askew, a Notary Public, in and for said County in said State, hereby certify that Mary Rebecca Bates, whose name (s) 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, she _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November 2016.

Dana M. Askew
NOTARY PUBLIC

My Commission Expires 8/1/19

ACKNOWLEDGMENT FOR CORPORATION

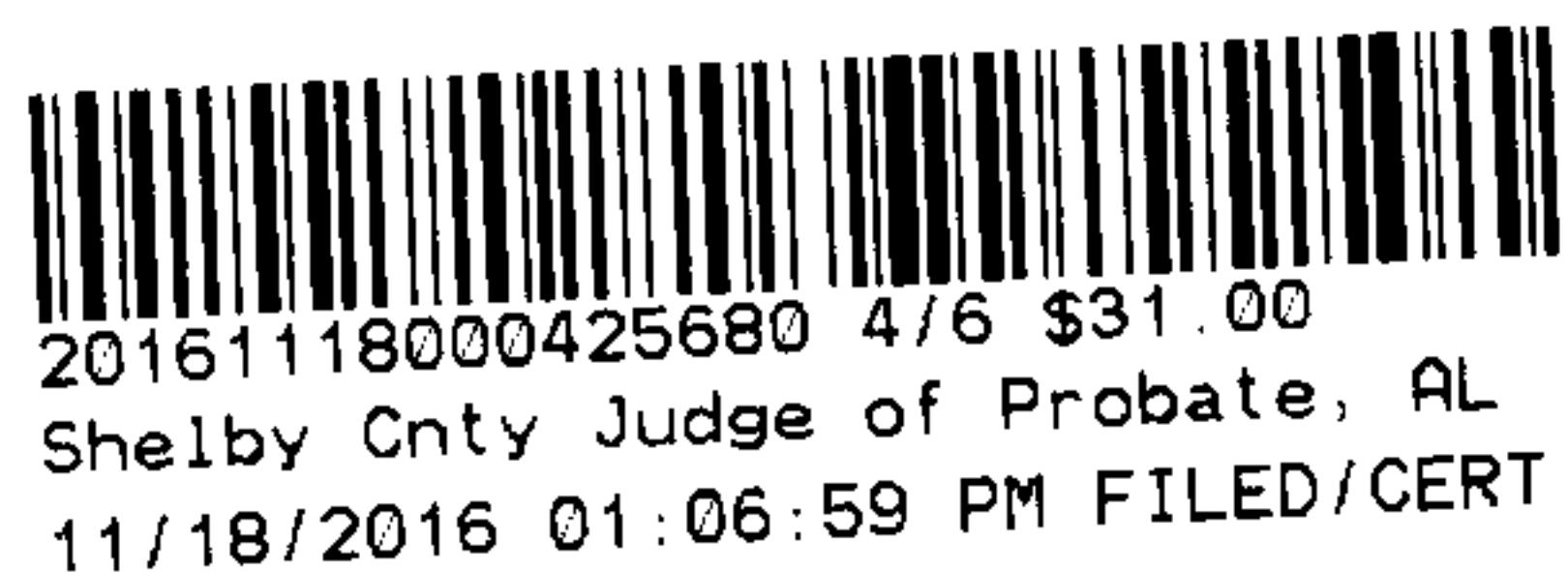
STATE OF ALABAMA

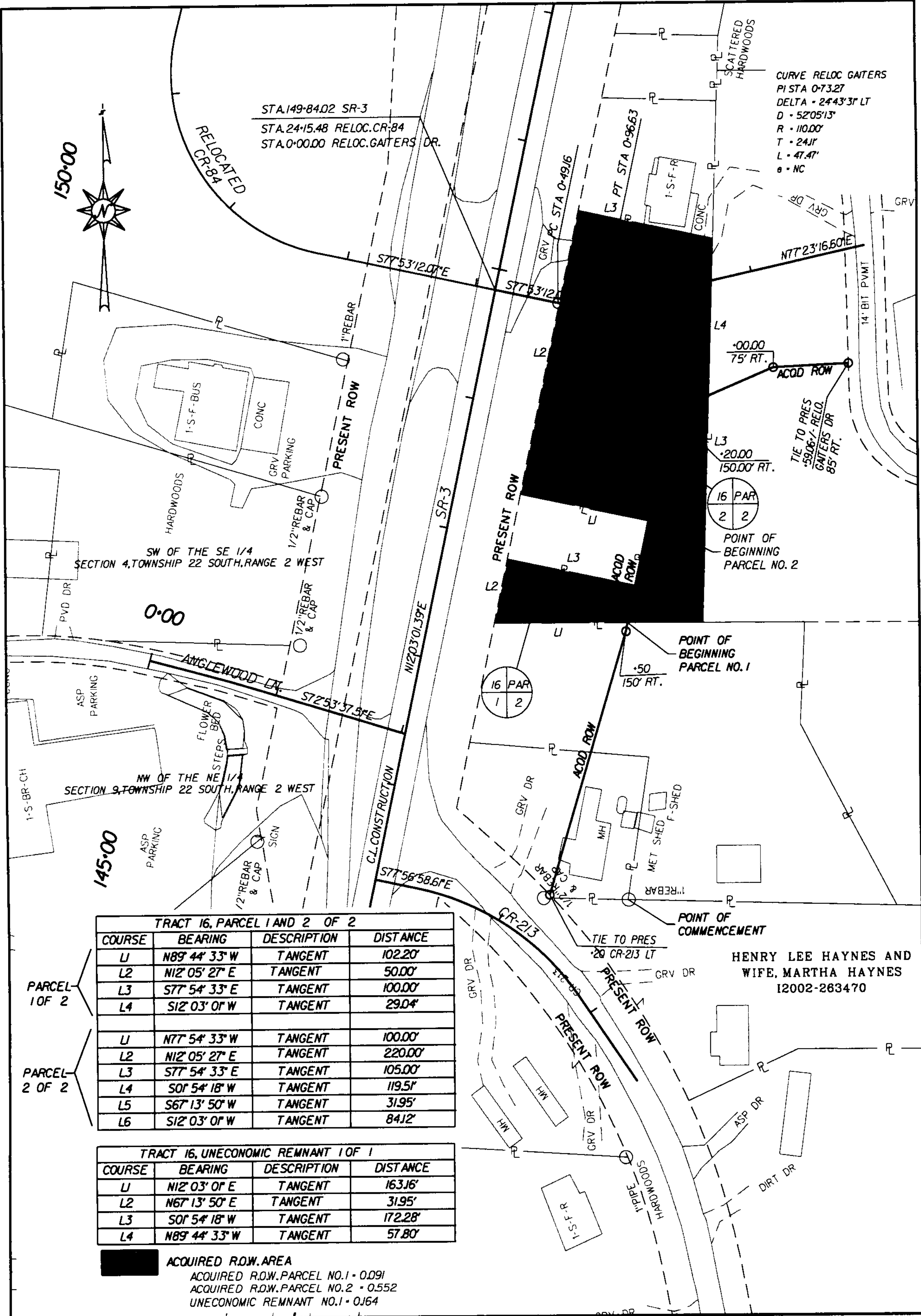
_____ County

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 _____





TRACT: NO. 16	GRANTOR(S):	SCALE:	1:100'
MARY REBECCA BATES		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	0.807	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.643	CPMS:	100063670
TOTAL URP:	0.164	DATE:	04-November-16
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 : Mary Rebecca Bates
Mailing Address 19 Winter Lane
Clyde, NC 28721

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

Property Address: Calera, AL

Date of Sale 11/16/16

Total Purchase Price \$ 123,500.00

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 11-16-16

Sign

Mary Rebecca Bates
(Grantor/Grantee/Owner/Agent) circle one

Print

MARY REBECCA BATES

☐ Unattested

(Verified by)