

THIS INSTRUMENT PREPARED BY
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STATE OF ALABAMA

COUNTY OF SHELBY


PROJECT NO. STPBH-I065(404)

CPMS PROJ. NO. 100063670

TRACT NO. 30

DATE: 11/30/2016

**FEE SIMPLE
WARRANTY DEED**


20161206000444200 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
12/06/2016 09:23:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight thousand 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 Elizabeth Gaiters^{unmarried} 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. 30 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" 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-231;

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 411 feet to the point of intersection with the west property line of Grantor's property, said point being the **POINT OF BEGINNING** of the following described Right-of-Way taking;

thence N 01° 54' 18" E along the west property line of Grantor's property for a distance of 37.63 feet to the northwest property corner of the Grantor's property;

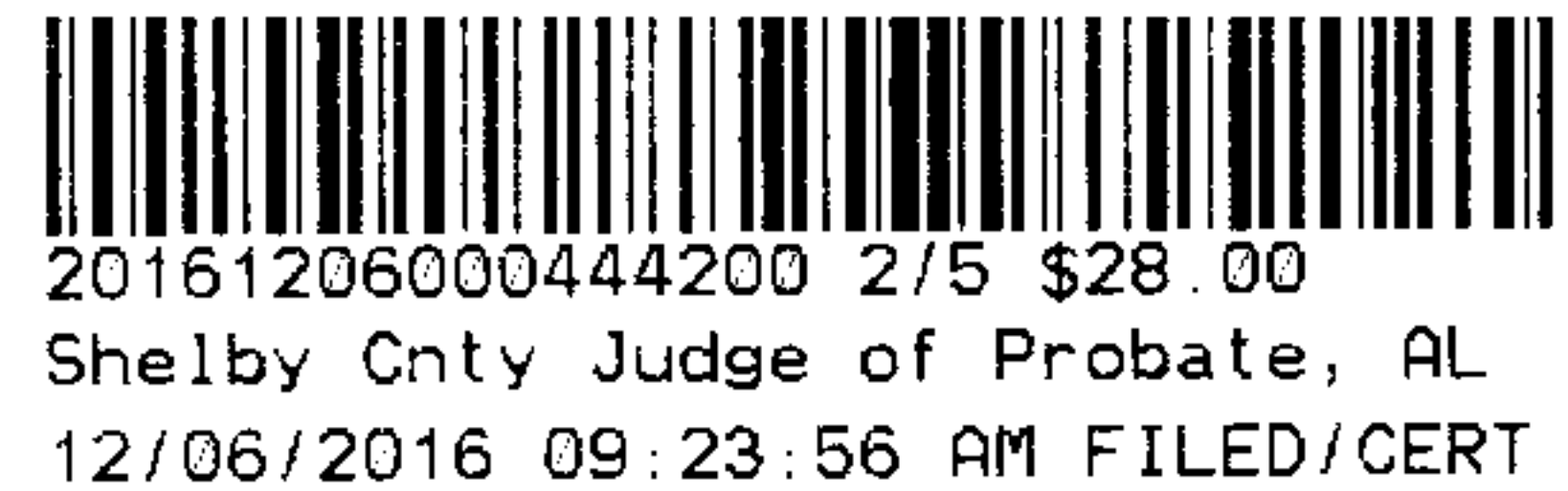
thence N 89° 49' 01" W along the north property line of Grantor's property for a distance of 105.85 feet to the point of intersection with the present Right-of-Way line of Gaiters Drive;

thence S 01° 37' 55" E along the present Right-of-Way line of Gaiters Drive for a distance of 13.75 feet to the point of intersection of the acquired Right-of-Way line of Relocated Gaiters Drive, said point being 85.00 feet right of Relocated Gaiters Drive centerline;

thence S 87° 19' 43" W along the acquired Right-of Way line of Relocated Gaiters Drive for a distance of 57.93 feet to a point, said point 75.00 feet right of and at right angle to Relocated Gaiters Drive centerline at 2+00.00;

thence S 67° 13' 50" W along the acquired Right-of Way line of Relocated Gaiters Drive for a distance of 53.82 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.051 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

1st day of December, 2016.

Mary Elizabeth Gaiters



20161206000444200 3/5 \$28.00
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ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Dana M. Askeew, a Notary Public, in and for said County in said State, hereby certify that Mary Elizabeth Gaiters, whose name (s) Mary Elizabeth Gaiters, 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, Mary Elizabeth Gaiters executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2016.

Dana M. Askeew
NOTARY PUBLIC

My Commission Expires 8/1/19

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

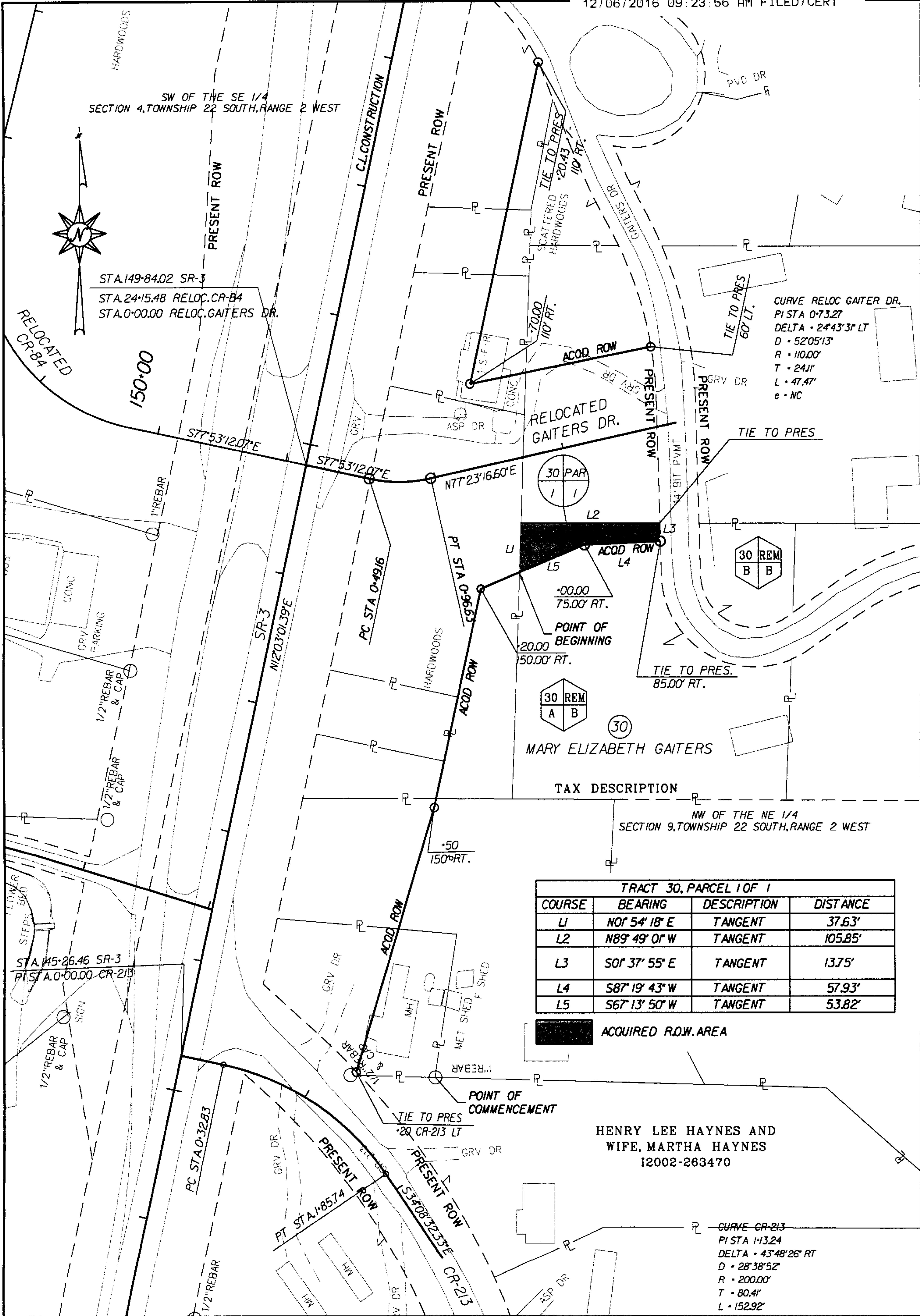
I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as 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 _____



20161206000444200 4/5 \$28.00
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TRACT: NO. 30	GRANTOR(S):	SCALE:	1:100'
MARY ELIZABETH GAITERS		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	0.904	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.051	CPMS:	100063670
TOTAL REMAINDER:	0.853	DATE:	30-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 Elizabeth Gaiters
Mailing Address 139 Carrington Lane
Calera, AL 35040

Grantee's Name State of Alabama
Mailing Address Dept. of Transportation
1020 Bankhead Hwy. W.
Birmingham, AL 35202

Property Address Gaiters Drive
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ 8,000.00

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 _____

Print Mary Elizabeth Gaiters

☐ Unattested

Sign Mary Elizabeth Gaiters

(verified by)

(Grantor/Grantee/Owner/Agent) circle one