


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. 7  
DATE: 11/07/2016

**FEE SIMPLE  
WARRANTY DEED**

  
20161215000456170 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/15/2016 07:57:24 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty Five Thousand & no/100----- 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), Louise Tompkins<sup>an unmarried woman</sup> 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. 7 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 northward along acquired Right-of-Way line of SR-3 for a distance of approximately 98 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 S 80° 27' 41" W along the south property line of Grantor's property for a distance of 49.60 feet to the point of intersection with the present Right-of-Way line of SR-3,

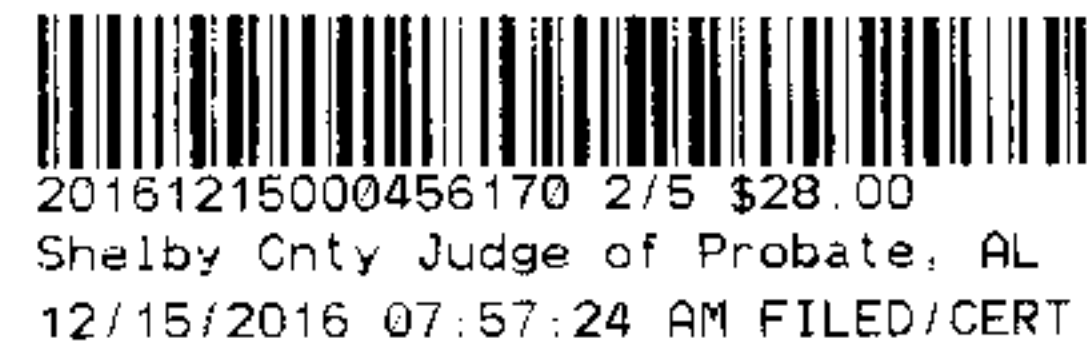
thence northward along the present Right-of-Way line which has a curvature to the right of radius 5679.59 feet, a chord bearing of N 07° 07' 27" E and a chord distance of 176.08 feet, to the point of intersection with the north property line of Grantor's property;

thence N 90° 00' 00" E along the north property line of Grantor's property for a distance of 45.10 feet to the point of intersection with the acquired Right-of-Way line, which is 90.00 feet right of and parallel to the project centerline;

thence southward along the acquired Right-of-Way line, which has a curvature to the left of radius 3729.74 feet, a chord bearing of S 06° 16' 42" W and a chord distance of 19.36 feet to a point that is 90.00 feet right of and at right angle to the project centerline at 140+11.00;

thence S 06° 07' 47" W along the acquired Right-of Way line of SR-3 for a distance of 148.09 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.182 acres more or less.



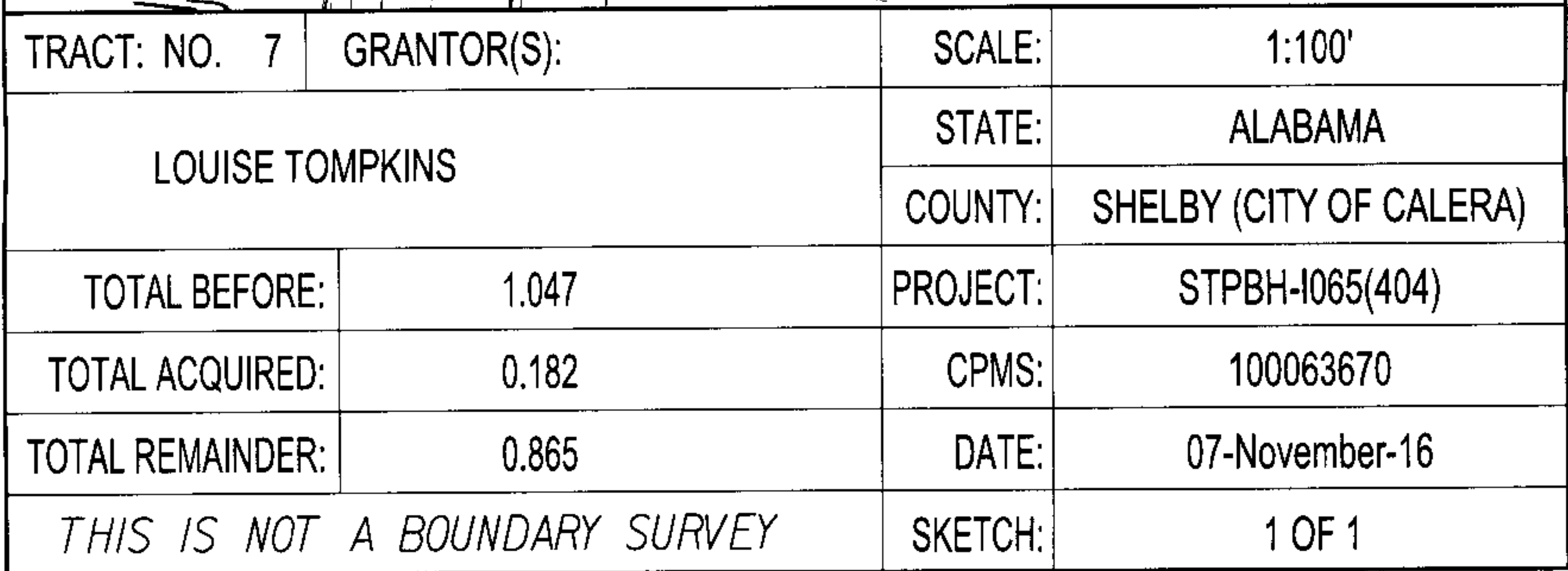
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**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.

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 : Louise Tompkins  
Mailing Address P O Box 42132  
Atlanta, GA 30311

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

Property Address: Calera, AL

Date of Sale 12-14-16

Total Purchase Price \$ 25,000.00

or

Actual Value \$ \_\_\_\_\_

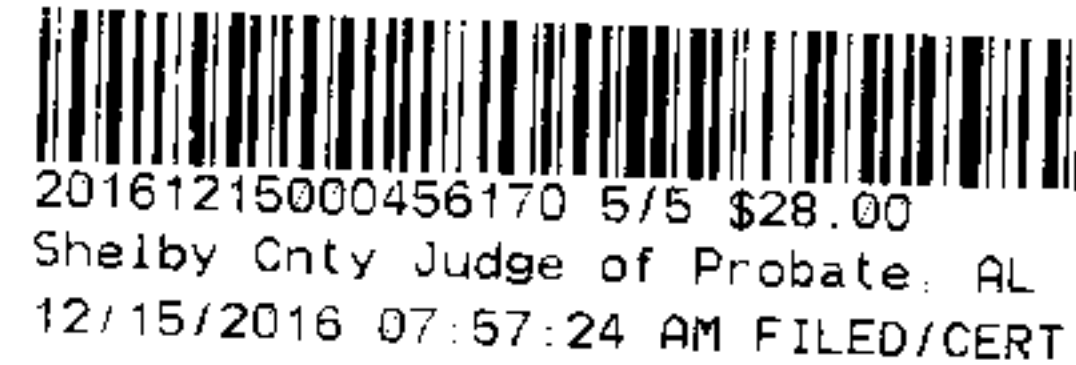
or

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 12-14-16

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

\_\_\_\_\_  
(Verified by)