


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. 11  
DATE: 11/04/2016

**FEE SIMPLE  
WARRANTY DEED**

  
20161222000467610 1/8 \$38.00  
Shelby Cnty Judge of Probate, AL  
12/22/2016 12:37:22 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
\$122,877.50 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), Carrie Mae Haynes, Henry Lee Haynes, Regusta Whitaker  
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. 11 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully  
described as follows:**

**Parcel #1 of #4:**

**COMMENCE** at the 1/2" Rebar & Cap found at the Southeast corner of property belonging to  
American Concrete Pumping, LLC in the Southeast Quarter of the Northeast Quarter of Section 9,  
Township 22 South, Range 2 West, Shelby County, Alabama as found in Deed Book 26, Page 57  
(said point also on the North present Right-of-Way line of Commercial Park Drive);

thence eastward along the said present Right-of-Way line of Commercial Park Drive for a distance  
of approximately 401 feet to the point of intersection with the acquired Right-of-Way line of SR-3,  
which is 75.00 feet left of and parallel to the project centerline;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 568  
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 northward along the acquired Right-of-Way line of SR-3, which has a curvature to the right  
of radius 3929.74 feet, a chord bearing of N 09° 51' 34" E and a chord distance of 83.03 feet to a  
point, said point being 110.00 feet left of and at right angle to the project centerline at 143+00.00;

thence N 03° 25' 12" E for a distance of 109.99 feet along the acquired Right-of Way line of SR-3  
to a point, said point being 125.00 feet left of and at right angle to the project centerline at  
144+05.71;

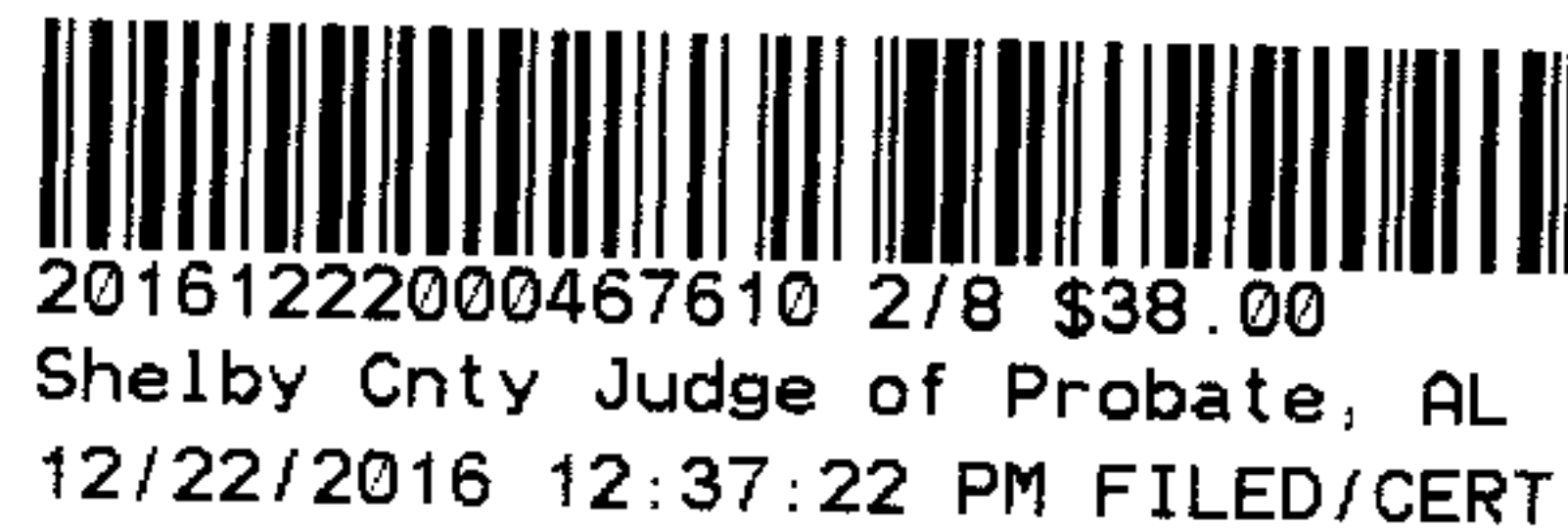
thence N 25° 54' 58" E for a distance of 138.04 feet along the acquired Right-of Way line of SR-3  
to a point, said point being the point of intersection of the north property line of Grantor's property  
with the present Right-of Way line of SR-3;

thence S 09° 36' 58" E along the present Right-of Way line of SR-3 for a distance of 112.84 feet;

thence S 11° 03' 50" W along the present Right-of Way line of SR-3 for a distance of 206.93 feet to a point of intersection with the south property line of Grantor's property;

thence S 88° 38' 52" W along the south property line of Grantor's property for a distance of 60.27 feet to the **POINT OF BEGINNING**;

Said Parcel No. 1 Right-of Way containing 0.400 acres more or less.



**Parcel #2 of #4:**

**COMMENCE** at the 1" Pipe found on the West present Right-of-Way line of CR-213 at the Northeast corner of property belonging to Annie Mae Vines and Louise Tompkins in the Northwest Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama as found in Deed Book 321, Page 384;

thence westward along the north property line of said property for a distance of approximately 106 feet to the point of intersection with the acquired Right-of-Way line of SR-3, which is 125.00 feet right of and parallel to the project centerline, said point being on the south property line of Grantor's property and is the **POINT OF BEGINNING** of the following described Right-of-Way taking;

thence N 86° 20' 26" W along the south property line of Grantor's property for a distance of 75.74 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 of SR-3 which has a curvature to the right of radius 5679.59 feet, a chord bearing of N 11° 34' 20" E and a chord distance of 102.83 feet;

thence N 12° 05' 27" E along the present Right-of-Way line of SR-3 for a distance of 88.25 feet, to the point of intersection present Right-of Way of CR-213;

thence S 48° 02' 09" E along the present Right-of-Way line of CR-213 for a distance of 16.00 feet;

thence southeastward along the present Right-of-Way line of SR-213 which has a curvature to the right of radius 510.75 feet, a chord bearing of S 42° 25' 24" E and a chord distance of 100.10 feet to the point of intersection with acquired Right-of-Way line of SR-3, said point being at a right angle to the centerline of CR-213 at 1+75.00;

thence S 33° 31' 47" W along the acquired Right-of-Way line of SR-3 for a distance of 55.00 feet to a point, that is a point 125.00 feet right of and at right angle to the project centerline at 144+05.71;

thence southward along the acquired Right-of-Way line of SR-3, which has a curvature to the left of radius 3694.74 feet, a chord bearing of S 11° 33' 51" W and a chord distance of 62.70 feet to the **POINT OF BEGINNING**;

Said Parcel No. 2 Right-of Way containing 0.296 acres more or less.

**Parcel #3 of #4:**

**COMMENCE** at the 1" Rebar found at the Northeast corner of property belonging to Shelby Springs Baptist Missionary Association in the Southeast Quarter of the Southwest Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama as found in Deed Book 048, Page 147 (said point being on the south present Right-of-Way line of CR-84);

thence eastward along the said present Right-of-Way line of CR-84 for a distance of approximately 436 feet to the point of intersection with the acquired Right-of-Way line of Relocated CR-84, said point is right of and at right angle to the Relocated CR-84 centerline at 12+50.00;



thence southward along acquired Right-of-Way line of Relocated CR-84 for a distance of approximately 986 feet to the point of intersection with acquired Right-of-Way line of SR-3, said point is 60.00' feet right of and at right angle to the Relocated CR-84 centerline at 22+76.14.00;

thence southward along acquired Right-of-Way line of SR-3 for a distance of approximately 261 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 87° 55' 06" E along the north property line of Grantor's property for a distance of 29.79 feet to the point of intersection with the present Right-of Way of SR-3;

thence S 12° 05' 27" W along the present Right-of-Way line of SR-3 for a distance of 29.07 feet to the point of intersection with present Right-of-Way line of Anglewood Lane;

thence N 72° 45' 45" W along the present Right-of-Way line of Anglewood Lane for a distance of 46.53 feet to the point of intersection with acquired Right-of-Way line of SR-3, said point is at a right angle to Anglewood Lane centerline at 0+50.00;

thence N 61° 04' 14" E along the acquired Right-of-Way line of SR-3 for a distance of approximately 29.90 feet to the **POINT OF BEGINNING**;

Said Parcel No. 3 Right-of Way containing 0.022 acres more or less.



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**Parcel #4 of #4:**

**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 113 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 84° 59' 09" W along the south property line of Grantor's property for a distance of 93.11 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 of SR-3 for a distance of 92.85 feet to the point of intersection with the north property line of Grantor's property;

thence S 89° 44' 33" E along the north property line of Grantor's property for a distance of 102.20 feet to the point of intersection with the acquired Right-of Way of SR-3, which is 150.00 feet right of and parallel to the project centerline;

thence S 12° 03' 01" W along the acquired Right-of Way of SR-3 for a distance of 6.84 feet to a point, that is a point being 150.00 feet right of and at right angle to the project centerline at 147+50.00;

thence S 16° 39' 33" W along the acquired Right-of Way of SR-3 for a distance of 95.80 feet to the **POINT OF BEGINNING**;

Said Parcel No. 4 Right-of Way containing 0.214 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 12<sup>th</sup> day of December, 20<sup>16</sup>.



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Carrie Mae Haynes  
Carrie Mae Haynes

Henry Lee Haynes  
Henry Lee Haynes

Regusta Whitaker  
Regusta Whitaker



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

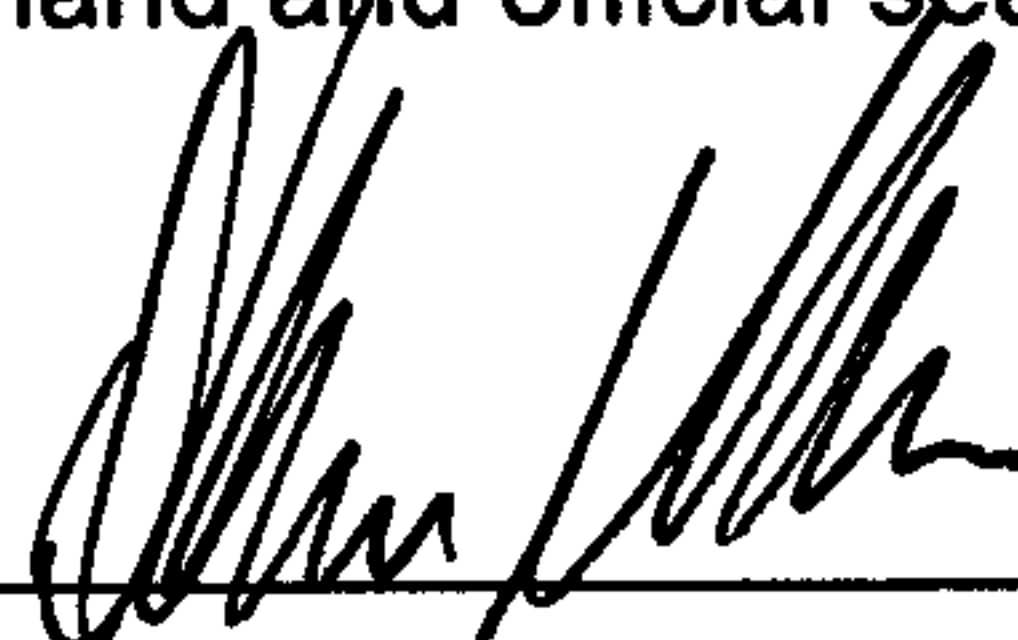
State of California  
County of Los Angeles

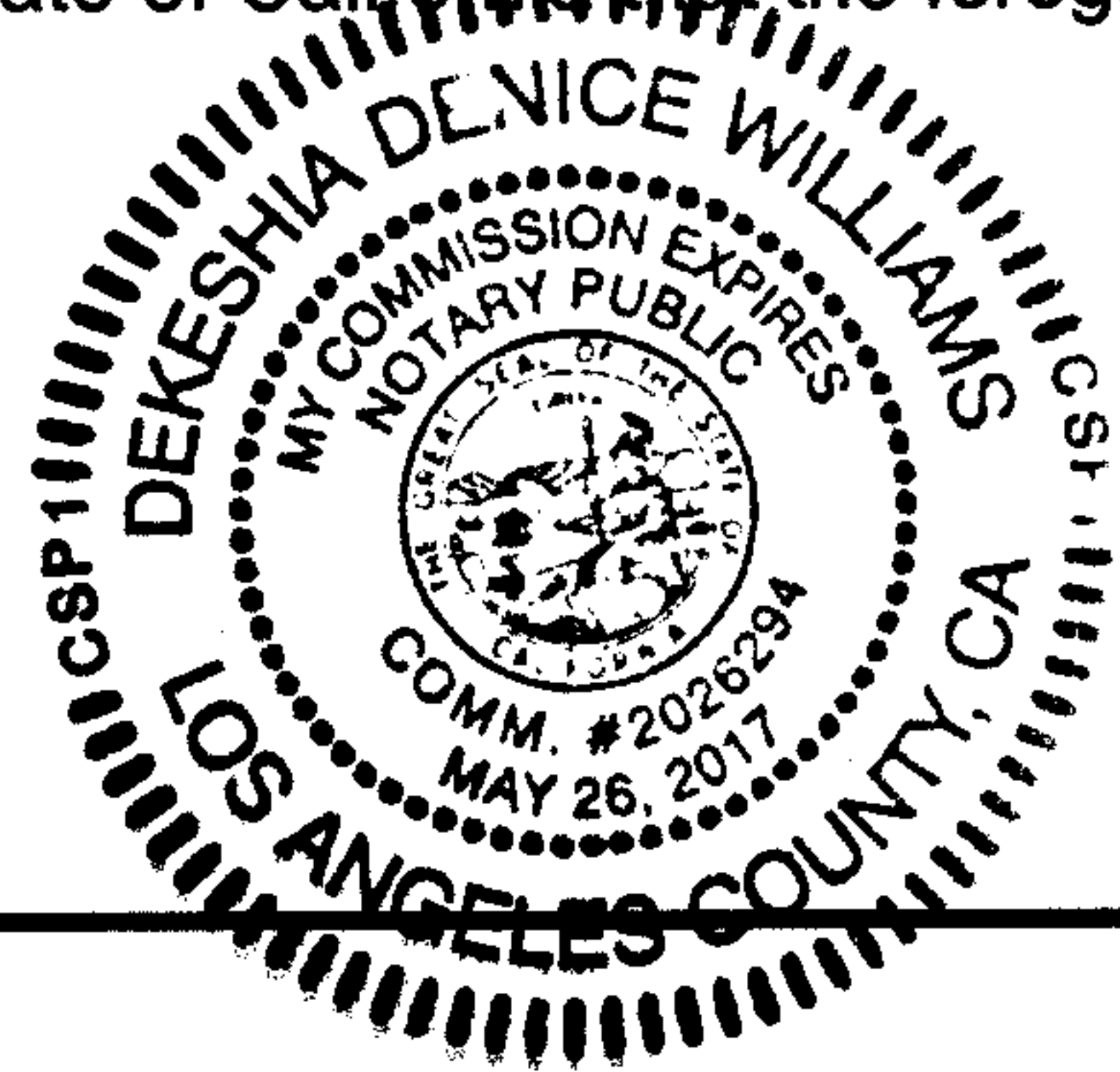
On 11/19/2016 before me, DeKeshia Denice Williams, notary public  
(insert name and title of the officer)


personally appeared Regusta Whitaker  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



  
20161222000467610 5/8 \$38.00  
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## ACKNOWLEDGMENT

STATE OF ALABAMA )

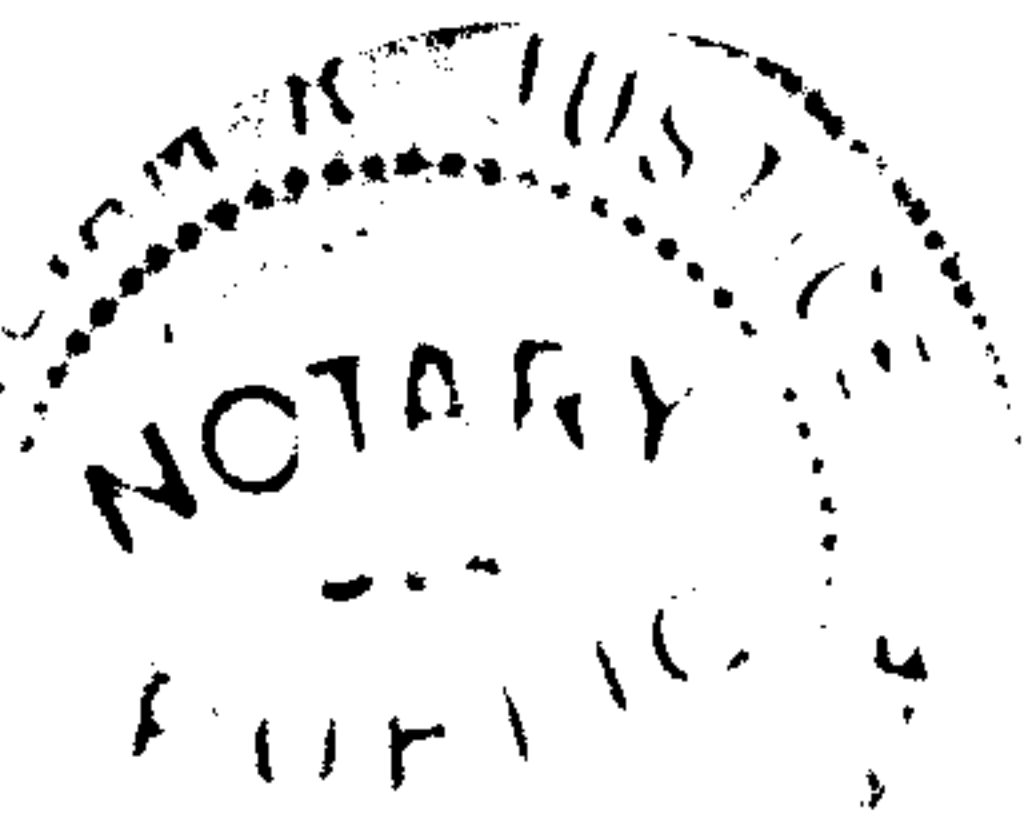
COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State,  
hereby certify that Carrie Mae Haynes and Henry Lee Haynes, 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 12<sup>th</sup> day of December 20 16.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires 9-11-19



## 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.

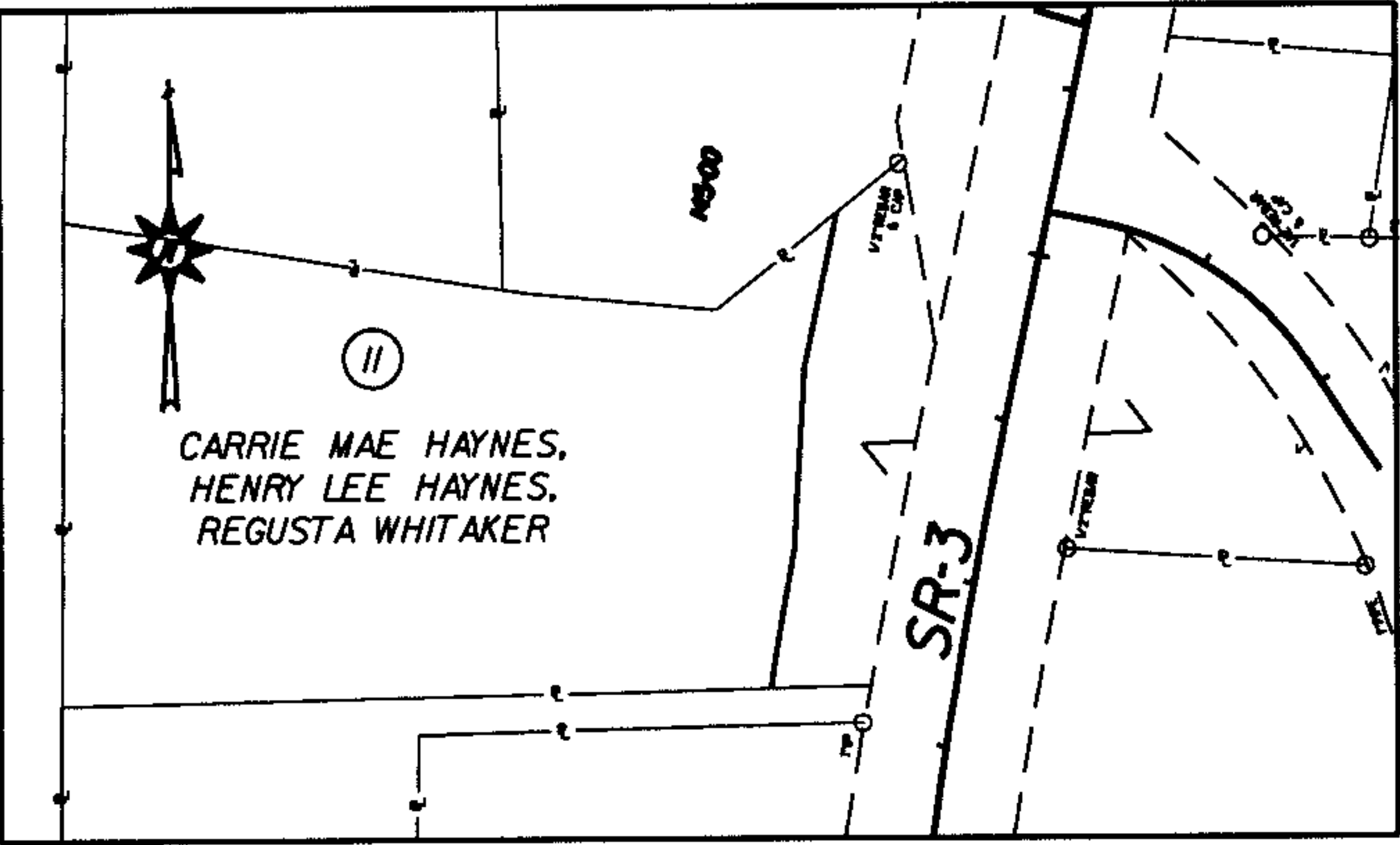
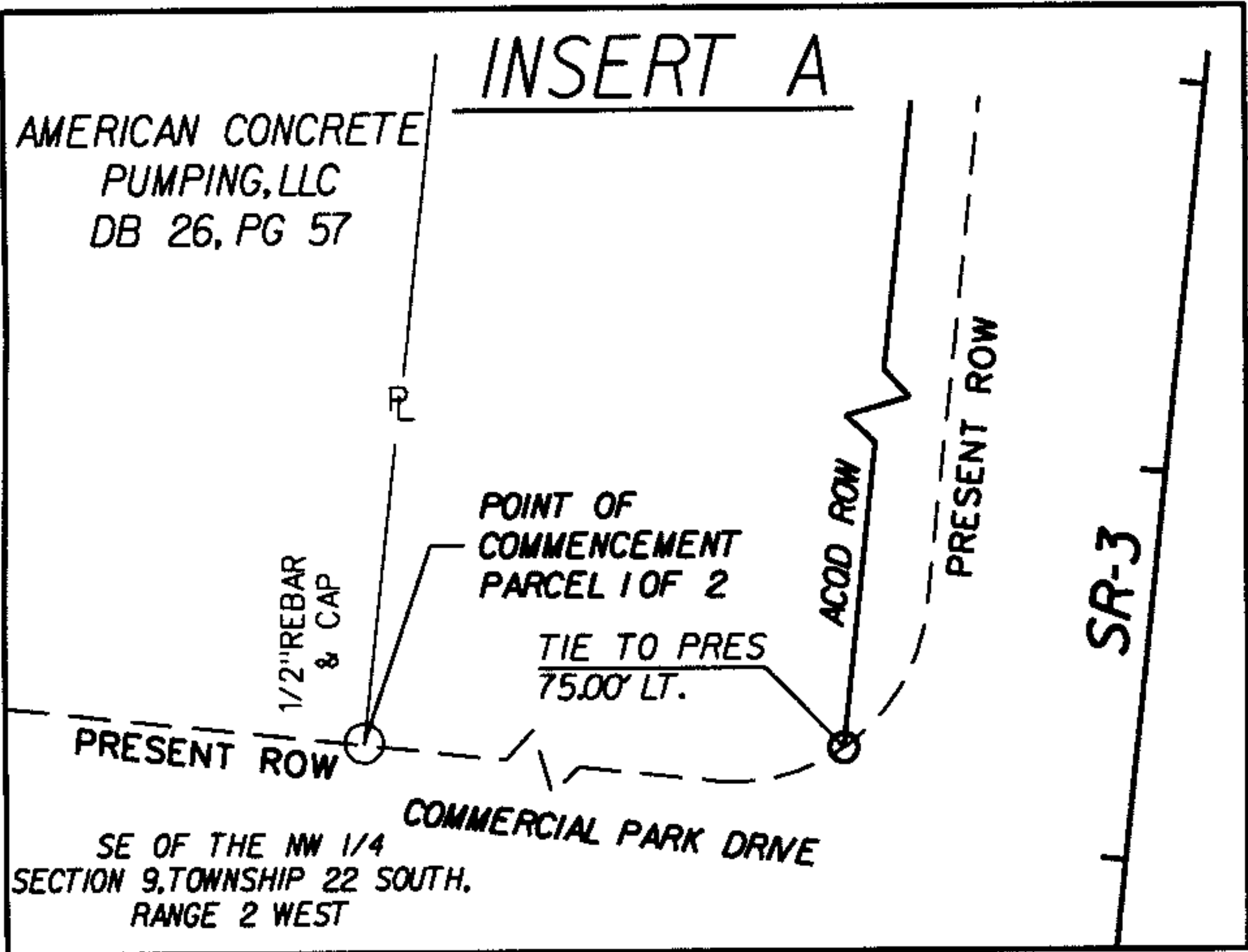
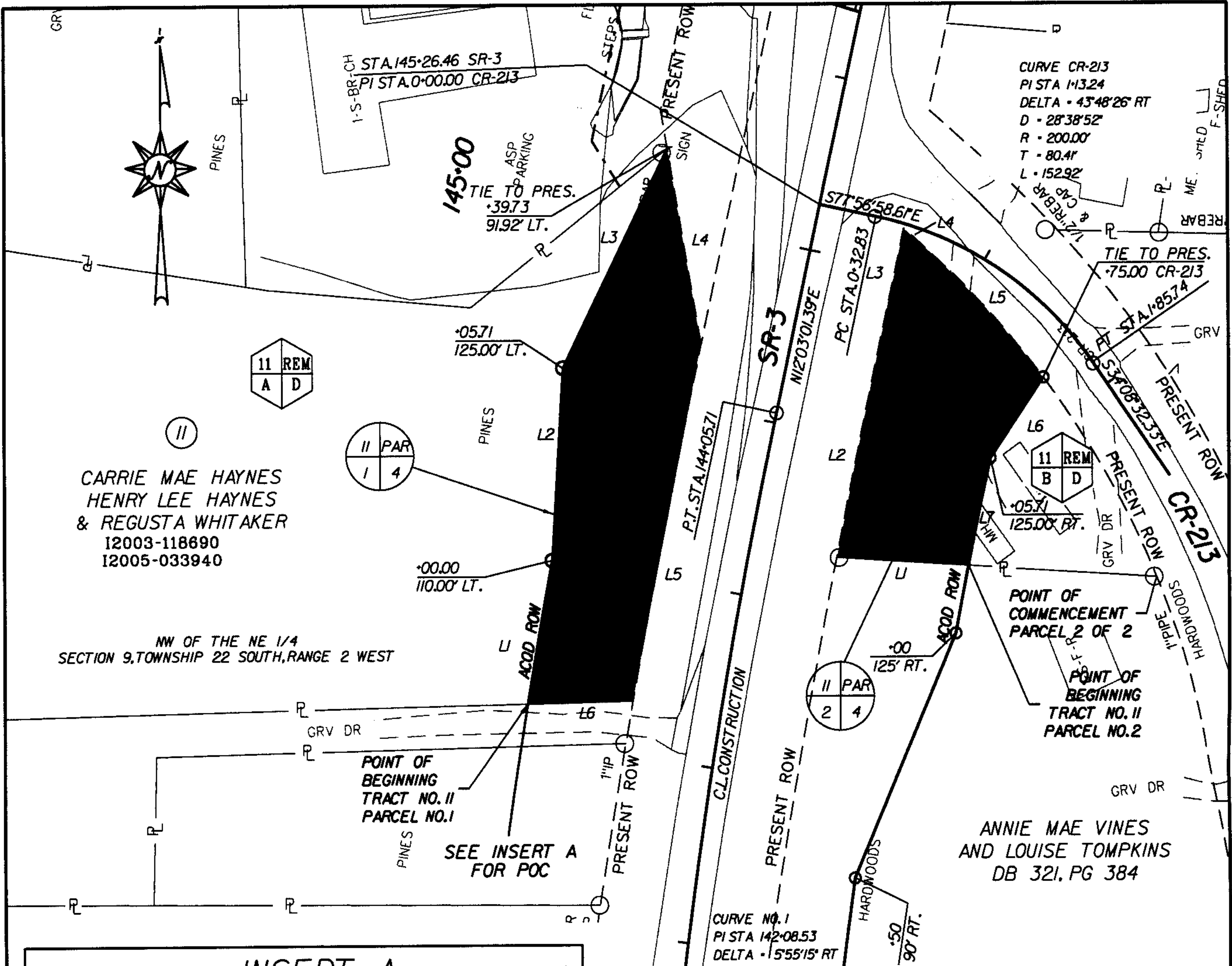
Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Official Title \_\_\_\_\_



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TRACT 11, PARCEL 1 AND 2 OF 4			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N09° 51' 34" E	CHORD	83.03'
L2	N03° 25' 12" E	TANGENT	109.99'
L3	N25° 54' 58" E	TANGENT	138.04'
L4	S09° 36' 58" E	TANGENT	112.84'
L5	S11° 03' 50" W	TANGENT	206.93'
L6	S88° 38' 52" W	TANGENT	60.27'
L7	N86° 20' 26" W	TANGENT	75.74'
L8	N11° 34' 20" E	CHORD	102.83'
L9	N12° 05' 27" E	TANGENT	88.25'
L10	S48° 02' 49" E	TANGENT	16.00'
L11	S42° 25' 24" E	CHORD	100.10'
L12	S33° 31' 47" W	TANGENT	55.00'
L13	S11° 33' 51" W	CHORD	62.70'

ACQUIRED R.O.W. AREA  
ACQUIRED R.O.W. PARCEL NO. 1 - 0.400  
ACQUIRED R.O.W. PARCEL NO. 2 - 0.296

TRACT: NO. 11	GRANTOR(S):	SCALE:	1:100'
CARRIE MAE HAYNES HENRY LEE HAYNES & REGUSTA WHITAKER		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	4.527	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.932	CPMS:	100063670
TOTAL REMAINDER:	3.595	DATE:	04-November-16
THIS IS NOT A BOUNDARY SURVEY		SKETCH:	1 OF 2

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

Calera, AL 35040

**Birmingham, AL 35202-2745**

**Property Address:** Calera, AL

Date of Sale 12-12-16

**Total Purchase Price**      \$ 122,877.50

or

### Actual Value

or

Assessor's Market Value \$

## Bill of Sale

## Sales Contract

## X Closing Statement

## Appraisal

Other -



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Shelby Cnty Judge of Probate, AL

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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.

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 12-12-16

## ✈ Sign

**(Grantor/Grantee/Owner/Agent) circle one**

Print

**Unattested**

(Verified by)