

THIS INSTRUMENT PREPARED BY  
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Birmingham, AL. 35244

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. STPBH-I065(404)  
CPMS PROJ. NO. 10055554  
TRACT NO. 2  
DATE: 11/09/2016

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
Zero & other consideration 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), JSCK, LLC and Alabama Furniture Market, LLC 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 and the NW ¼ of NE ¼, Section 9, Township 22 South, Range 2 West,  
identified as Tract No. 2 on Project No. STPBH-I065(404) in Shelby County, Alabama and  
being more fully described as follows:**

**Parcel #1 of #1:**

**COMMENCE** at the 3" Capped Iron Pin found at the Northeast Corner of the Northeast Quarter of  
the Northeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama;

thence S 19° 23' 55" W for a distance of 6743.29 feet to a point on the present Right-of-Way of SR-  
3 and the **POINT OF BEGINNING** of the following described Right-of-Way taking, that is a point  
57.71 feet left of and at right angle to the project centerline at 136+56.82;


thence leaving the present Right-of-Way of SR-3 run N 89° 21' 44" W for a distance of 52.53 feet to  
a point on the acquired Right-of-Way line of SR-3, that is a point being 110.00 feet left of and at  
right angle to the project centerline at 136+51.80;

thence S 06° 07' 47" W along the acquired Right-of-Way line of SR-3 for a distance of 51.80 feet to  
a point, that is a point 110.00 feet left of and at right angle to the project centerline at 136+00;

thence S 48° 19' 58" E along the acquired Right-of-Way line of SR-3 for a distance of 43.01 feet to  
a point, that is a point 75.00 feet left of and at right angle to the project centerline at 135+75;

thence S 06° 07' 47" W along the acquired Right-of-Way line of SR-3 for a distance of 353.59 feet  
to a point on the present Right-of-Way of SR-3 that is a point 75.00 feet left of and at right angle to  
the project centerline at 132+21.41, said point being a point of curvature to the left having a radius  
of 50.00 feet, a chord bearing of N 30° 54' 24" E and a chord distance of 41.98 feet;

thence proceed along the previously described curve along the present Right-of-Way of SR-3 to a  
point that is 57.41 feet left of and at right angle to the project centerline at 132+59.53;

  
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thence N 06° 05' 09" E along the present Right-of-Way line of SR-3 for a distance of 397.30 feet to the **POINT OF BEGINNING**, that is a point 57.71 feet left of and at right angle to the project centerline at 136+56.82;

Said Right-of Way containing 0.223 acres more or less.

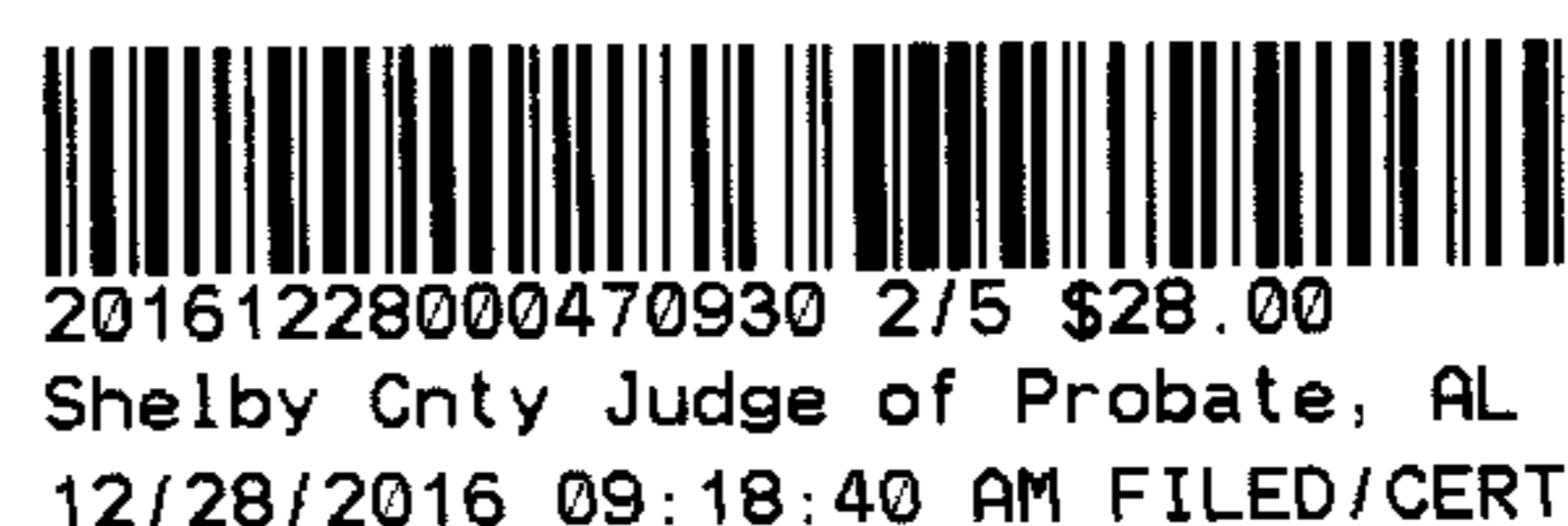
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

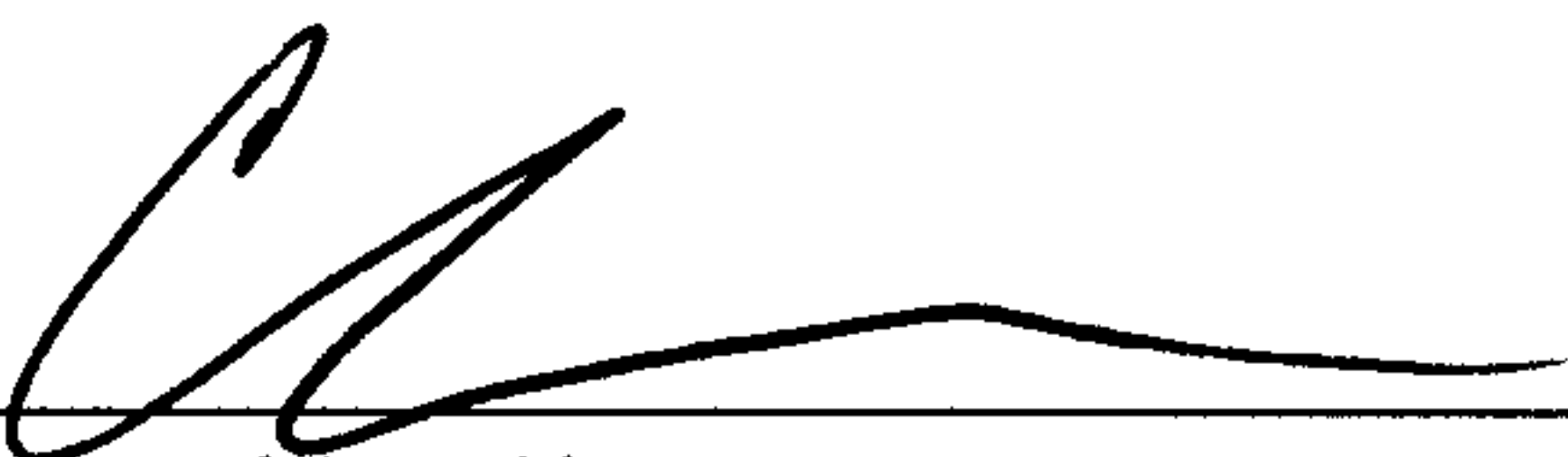
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**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 19<sup>th</sup> day of December, 2016.



BY:   
Christopher Akins, Managing Member

**ACKNOWLEDGMENT**

STATE OF ALABAMA )

COUNTY OF SHELBY )


I, Brittany McNeal, a Notary Public, in and for said County in said State, hereby certify that Christopher Akins, whose name (s) as Managing Member of JSCK, LLC & Alabama Furniture Market, LLC, 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, executed the same voluntarily on the day the same bears date, as such officer and with full authority and as the act of said company.

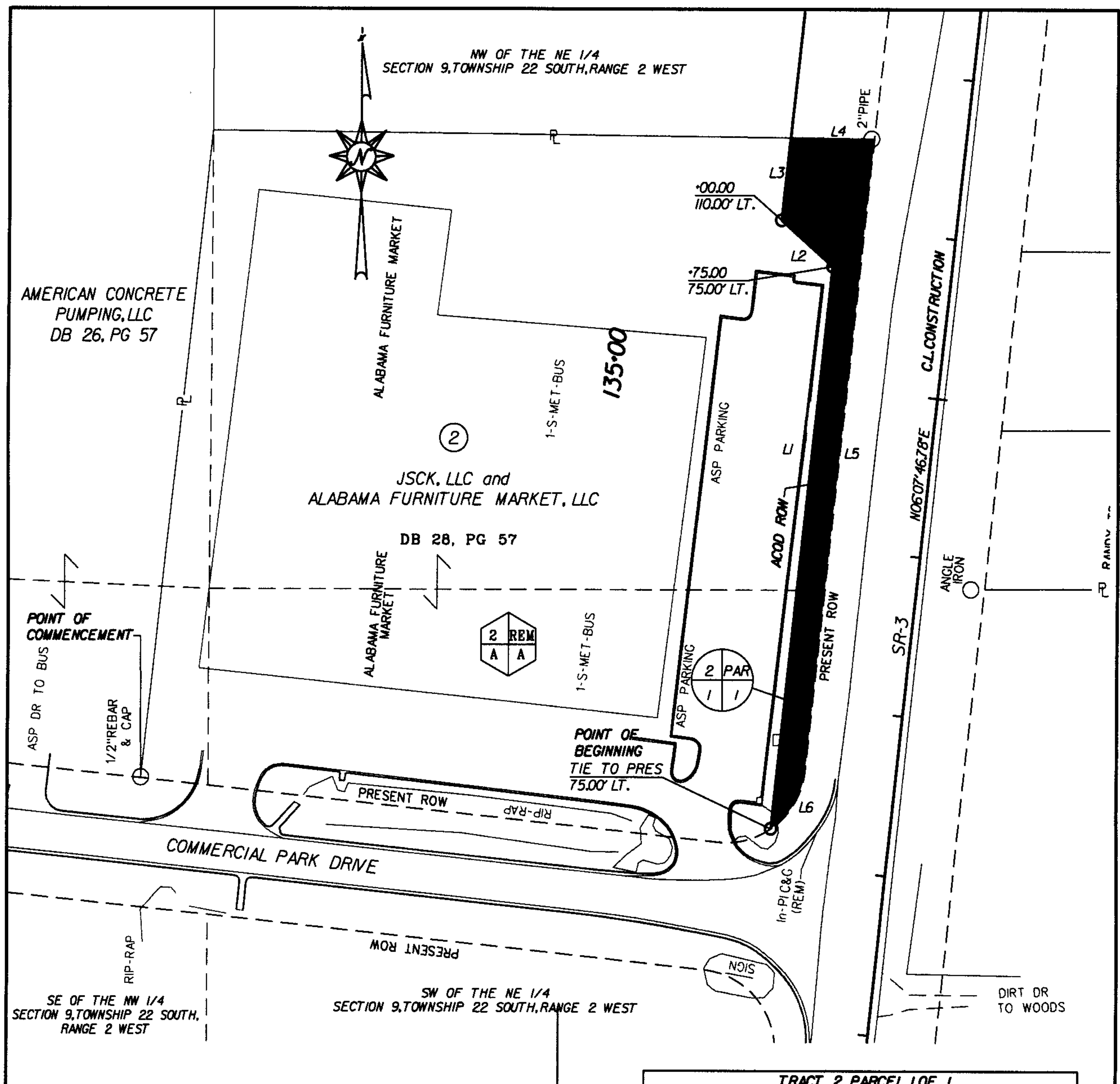
Given under my hand and official seal this 20 day of December 2016.

  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_ **MY COMMISSION EXPIRES:**  
April 27, 2019

**ACKNOWLEDGMENT FOR CORPORATION**

  
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TRACT 2, PARCEL 1 OF 1			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N06° 07' 47" E	TANGENT	353.59'
L2	N48° 19' 58" W	TANGENT	43.01'
L3	N06° 07' 47" E	TANGENT	51.80'
L4	S89° 21' 44" E	TANGENT	52.53'
L5	S06° 05' 09" W	TANGENT	440.64'
L6	S30° 54' 24" W RADIUS=50.00'	CHORD	41.98'

ACQUIRED R.O.W. AREA

TRACT: NO. 2	GRANTOR(S):	SCALE:	1:100'
JSCK, LLC and ALABAMA FURNITURE MARKET, LLC		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	4.065	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.223	CPMS:	100063670
TOTAL REMAINDER:	3.842	DATE:	09-November-16
THIS IS NOT A BOUNDARY SURVEY		SKETCH:	1 OF 1



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

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