FORM ROW-4 Rev 08/13

> 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. 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;

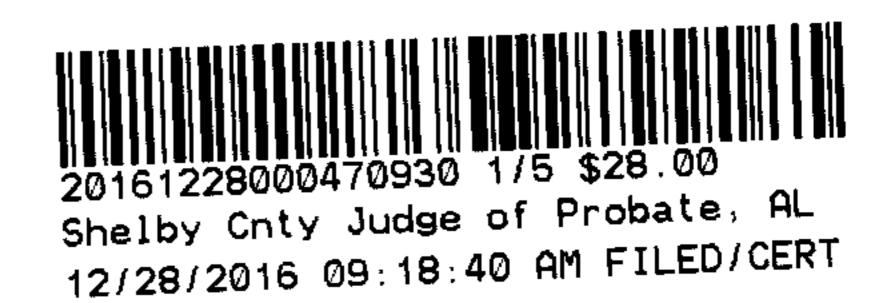
thence leaving the present Right-of-Way of SR-3 run N 89° 21' 44" W for a distance of 52.53 feet to a point on the acquired Right-of-Way line of SR-3, that is a point being 110.00 feet left of and at right angle to the project centerline at 136+51.80;

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

19th day of Necember , 2016.

20161228000470930 2/5 \$28.00 Shelby Cnty Judge of Probate, AL

Shelby Cnty Judge of Probate, AL 12/28/2016 09:18:40 AM FILED/CERT FORM ROW-4 Rev 08/13 JSCK, LLC and ALABAMA FURNITURE MARKET, LLC

BY: Christopher Akins, Managing Member

## ACKNOWLEDGMENT

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STATE OF ALABAMA	)		
COUNTY OFSHELE	<u>Y</u> )		
I, Brittany M hereby certify that C as Managing Member o	hristopher Akins	Furniture Market. I	for said County in said State,  whose name (s) foregoing conveyance, and
	_	ore me on this day	that, being informed of the
contents	of	this	conveyance, executed the same
voluntarily on the day the said company.	same bears date., as su	ch officer and with	full authority and as the act of
Given under my hand and	d official seal this 20	day of Decem	nbec 20 16.  y Mc Newl NOTARY PUBLIC

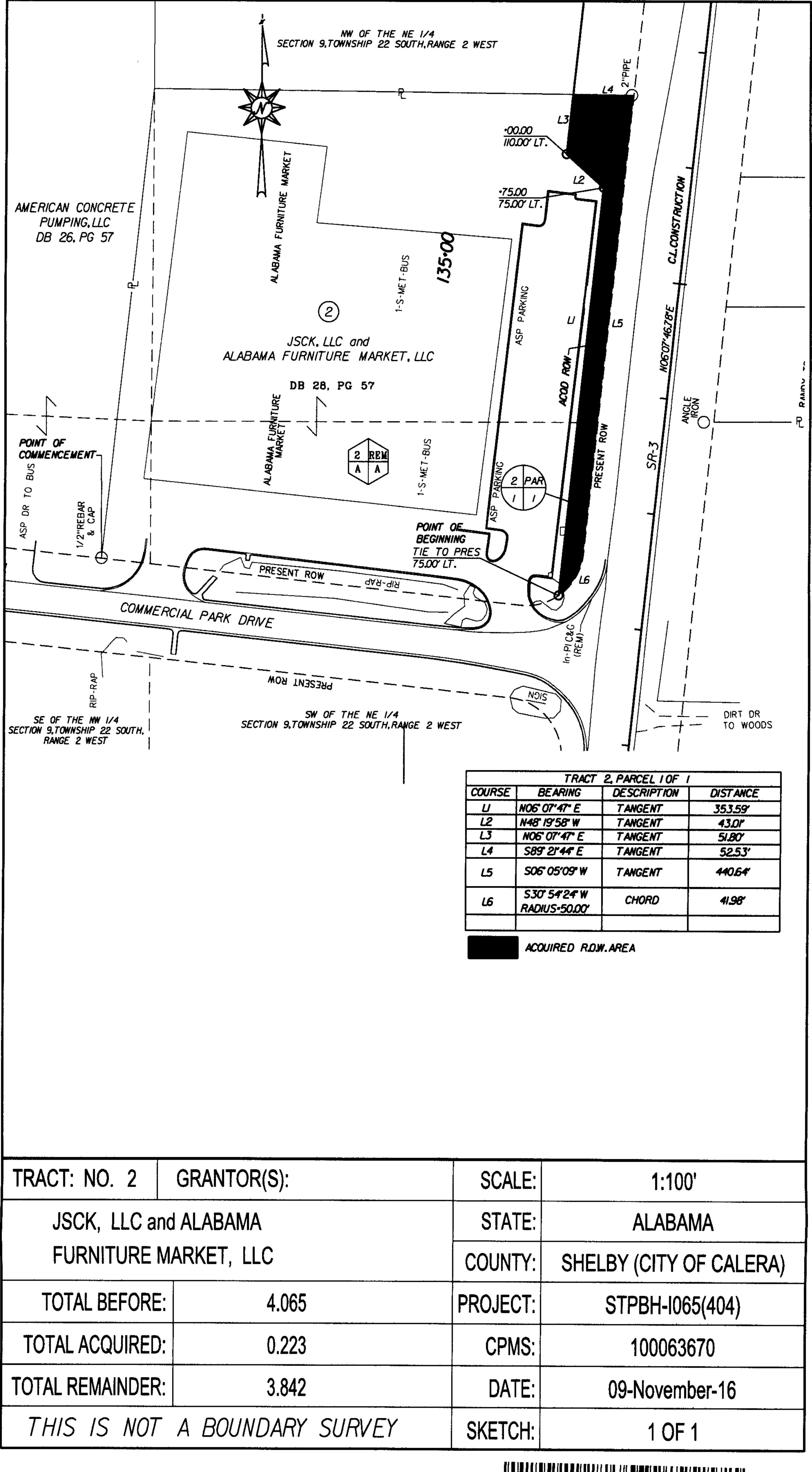
ACKNOWLEDGMENT FOR CORPORATION

My Commission Expires

20161228000470930 3/5 \$28.00 Shelby Cnty Judge of Probate, AL 12/28/2016 09:18:40 AM FILED/CERT

MY COMMISSION EXPIRES:

April 27, 2019



20161228000470930 4/5 \$28.00 Shelby Cnty Judge of Probate, AL 12/28/2016 09:18:40 AM FILED/CERT

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## Real Estate Sales Validation Form

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

Bill of Sale	Grantor's Name: <u>JSCK, LLC</u> Mailing Address <u>10 Commercial Park</u> <u>Calera, AL 35040</u>	Grantee's Name: State of Alabama  Note: Dr. Mailing Address: P O Box 2745  Birmingham, AL 35202-2745
Actual Value \$	Property Address: Calera, AL	Date of Sale
Actual Value \$	— " " · · · · · · · · · · · · · · · · ·	
Assessor's Market Value \$ 31,565.00  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  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 to whom 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.  Potal 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 determined by the local official charged with the responsibility of valuing property for property tau purposes will be used and the tuxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (i).  Sign Hullian Carlottere Owner Report Granton		
Sales Contract Closing Statement  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. 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 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 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 if no proof is provided and the value must be determined, the current estimate of fair market value.  Instructions  I	• • • • • • • • • • • • • • • • • • •	Assessor's Market Value \$\frac{\$31,565.00}{} and this form can be verified in the following documentary evidence: (check
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	Unattested	(Verified by)
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