

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. 24  
DATE: 01/02/2017

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of <sup>00/100 (\$430,000.00)</sup>  
Four Hundred Thirty 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), D&D, 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 of SE ¼, Section 4, Township 22 South, Range 2 West, identified as Tract  
No. 24 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 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 496 feet to the point of intersection with 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° 39' 23" E along the north property line of Grantor's property for a distance of 197.05  
feet to the point of intersection with the present Right-of Way line of Relocated CR-84;

thence southward along the present Right-of Way line of Relocated CR-84, which has a curvature  
to the left of radius 301.72 feet, a chord bearing of S 01° 48' 17" E and a chord distance of 26.26  
feet;

thence S 12° 05' 27" W along the present Right-of Way line of Relocated CR-84 for a distance of  
137.39 feet;

thence S 03° 33' 36" W along the present Right-of Way line of Relocated CR-84 for a distance of  
202.24 feet;



thence S 12° 05' 27" W along the present Right-of-Way line of Relocated CR-84 for a distance of 151.89 feet to the point of intersection with the south property line of Grantor's property;

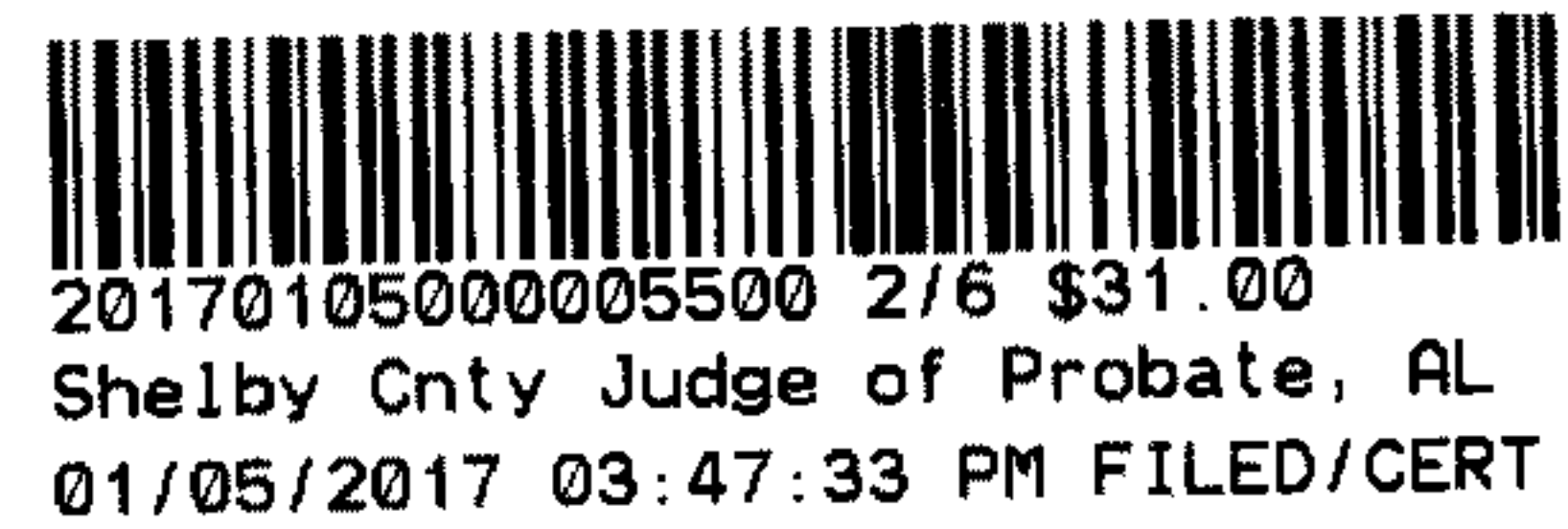
thence N 73° 27' 42" W along the south property line of Grantor's property for a distance of 28.07 feet to the point of intersection with acquired Right-of-Way line of Relocated CR-84;

thence N 28° 39' 30" W along the acquired Right-of-Way line of Relocated CR-84 for a distance of 17.63 feet to a point, said point being 60.00 feet right of and at a right angle to the Relocated CR-84 centerline at 22+76.14;

thence northwestward along the acquired Right-of-Way line of Relocated CR-84, which has a curvature to the right of radius 200.00 feet, a chord bearing of N 31° 55' 36" W and a chord distance of 287.54 to a point, said point being 60.00 feet right of and at a right angle to the Relocated CR-84 centerline at 20+51.54;

thence run N 14° 02' 00" E along the acquired Right-of-Way line of Relocated CR-84 for a distance of 259.24 feet to the **POINT OF BEGINNING**;

Said Right-of-Way containing 2.267 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

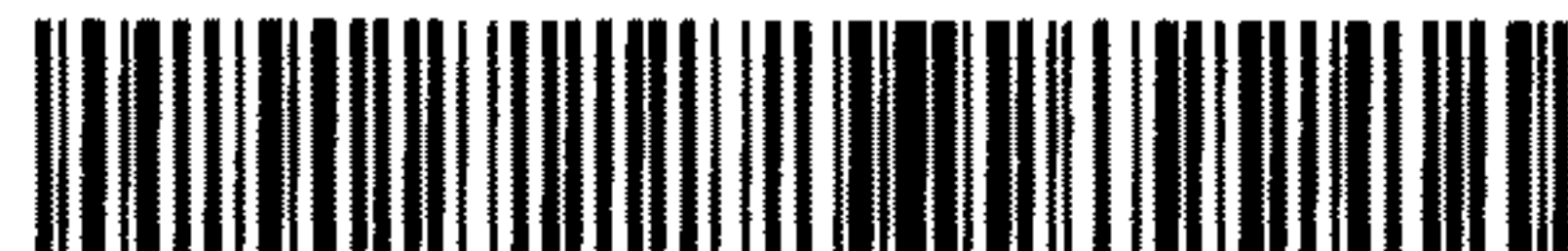


conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public 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 5<sup>th</sup> day of January, 2017.

D & D, LLC

By: John Albert Daugherty  
John Albert Daugherty, Managing Member



20170105000005500 3/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/05/2017 03:47:33 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State,  
hereby certify that \_\_\_\_\_, whose name (s)  
\_\_\_\_\_, signed to the foregoing conveyance, and  
who \_\_\_\_\_ 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.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.



20170105000005500 4/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/05/2017 03:47:33 PM FILED/CERT

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

My Commission Expires \_\_\_\_\_

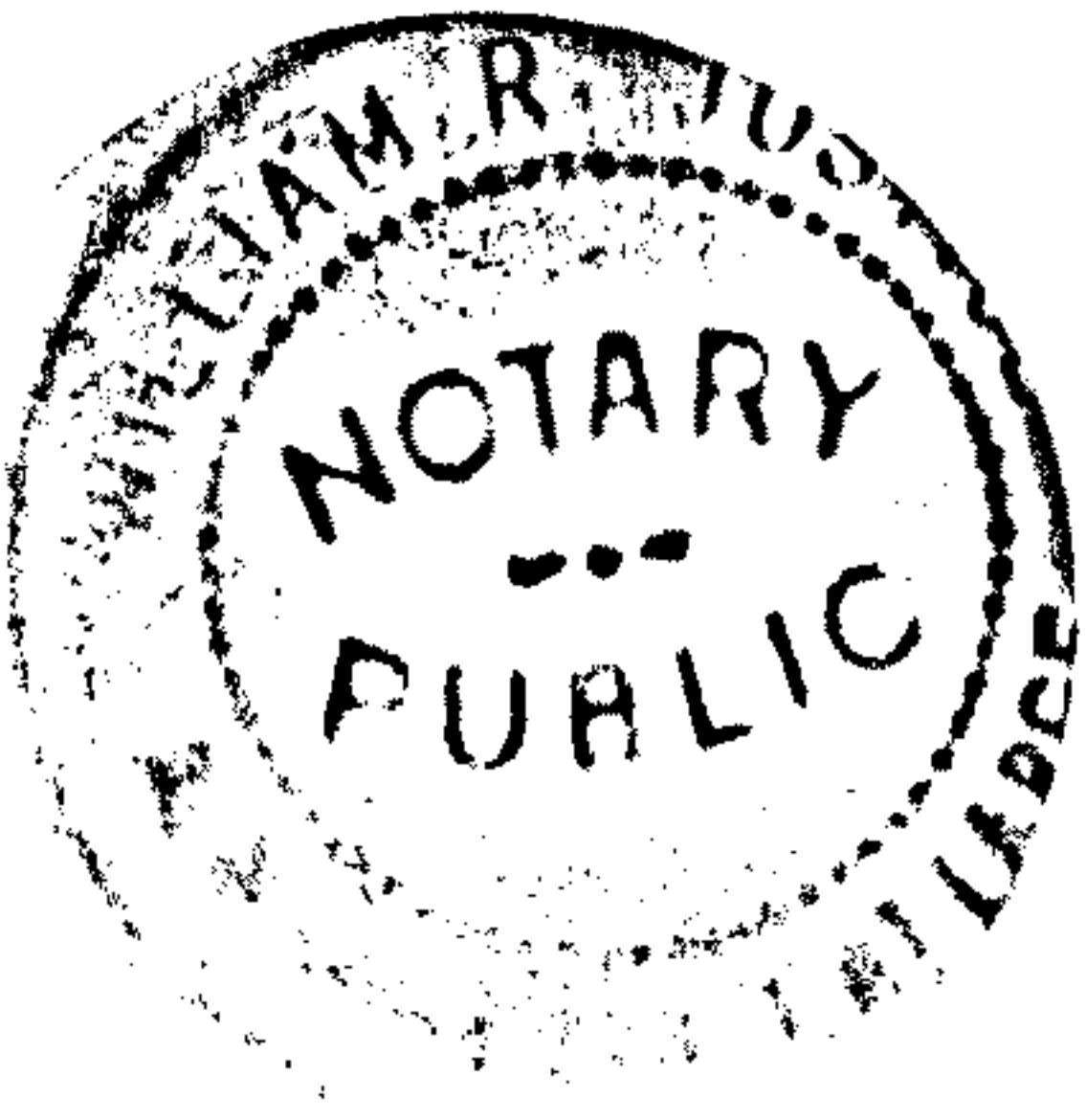
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY \_\_\_\_\_ County

I, William R. Justice \_\_\_\_\_, a \_\_\_\_\_ Notary Public \_\_\_\_\_ in and for said  
County, in said State, hereby certify that John Albert Daugherty \_\_\_\_\_ whose  
name as \_\_\_\_\_ Managing Member \_\_\_\_\_ of the D & D, LLC, a limited/ \_\_\_\_\_ liability  
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 5<sup>th</sup> day of \_\_\_\_\_ January \_\_\_\_\_, A.D. 20 17.

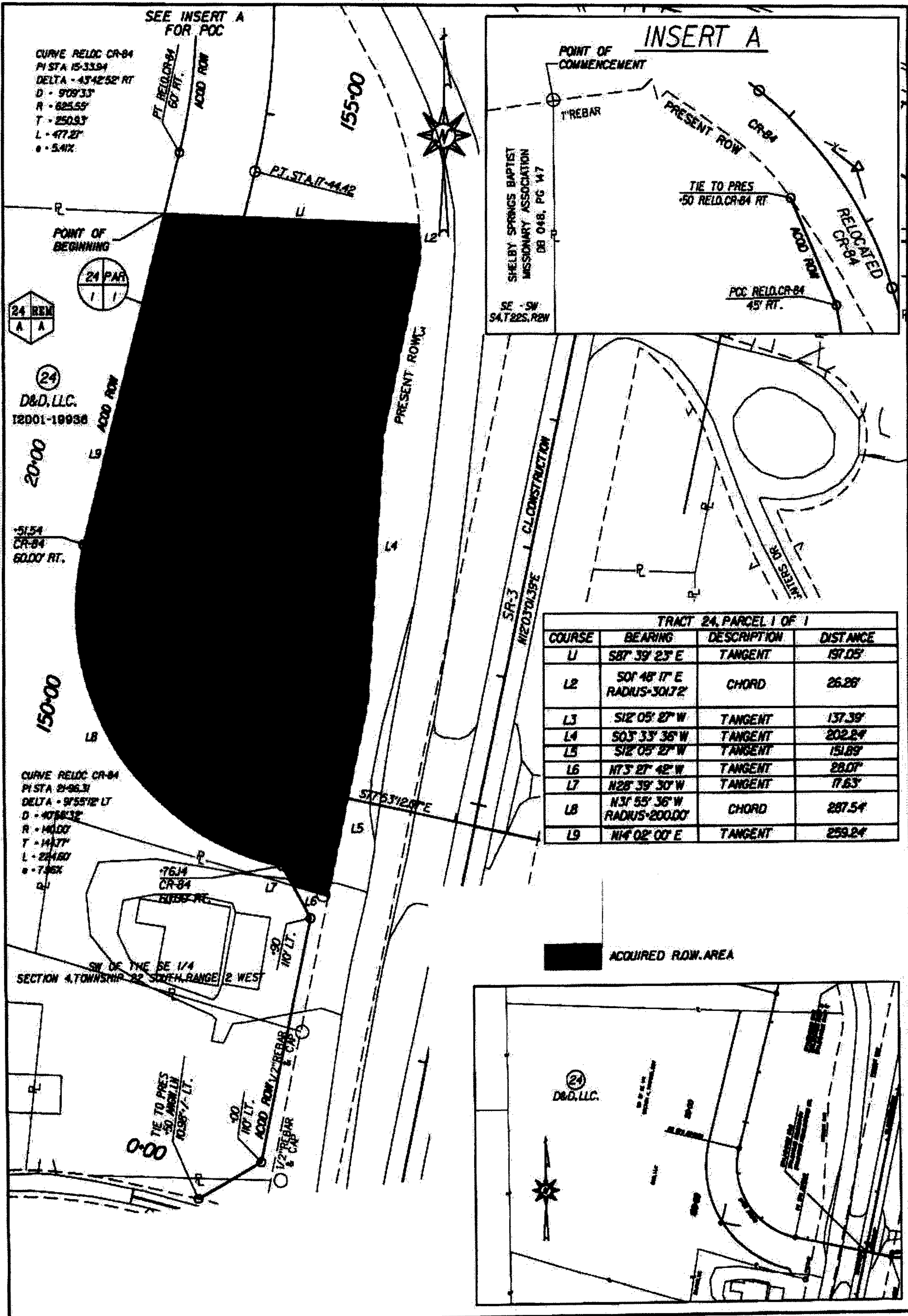


William R. Justice  
Official Title Notary Public





20170105000005500 5/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
01/05/2017 03:47:33 PM FILED/CERT



TRACT: NO. 24	GRANTOR(S):	SCALE:	1:100'
D&D, LLC		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	7.158	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	2.267	CPMS:	100063670
TOTAL REMAINDER:	4.891	DATE:	02-January-17
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 : D & D, LLC  
Mailing Address 2720 Southview Terrace  
Vestavia Hills, AL 3521

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

Property Address: Calera, AL

Date of Sale 1-5-17

Total Purchase Price \$ 430,000.00

or

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

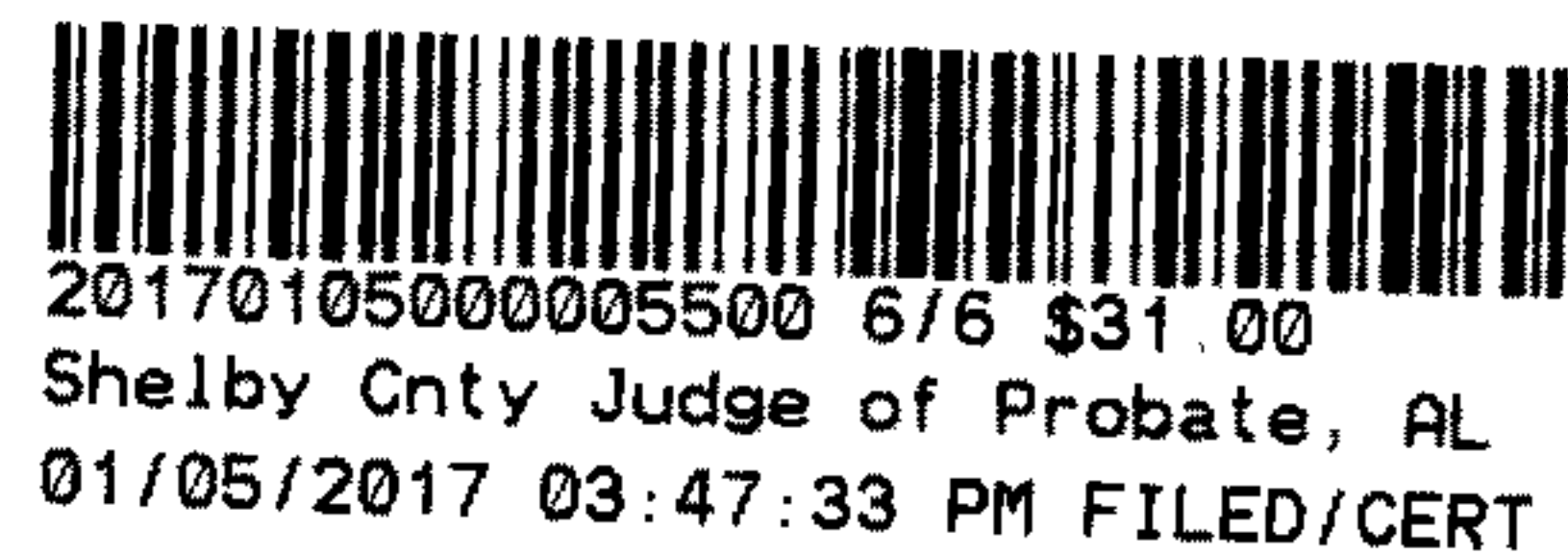
or

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 1-5-17

7 Sign John Albert Daugherty  
(Grantor/Grantee/Owner/Agent) circle one

Print John Albert Daugherty managing member

☐ Unattested

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