


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. 100063670
TRACT NO. 25
DATE: 01/06/2017

**FEE SIMPLE
WARRANTY DEED**


20170111000014810 1.3 \$28.00
Shelby Cnty Judge of Probate, AL
01/11/2017 03:54:56 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Ninety Thousand & 00/100 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), 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. 25 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 and is the **POINT
OF BEGINNING** of the following described Right-of-Way taking;

thence S 33° 34' 37" E along the present Right-of-Way line of CR-84 for a distance of 69.48 feet;

thence S 28° 59' 44" E along the present Right-of-Way line of CR-84 for a distance of 353.50 feet;

thence southward along the present Right-of-Way line of CR-84, which has a curvature to the right
of radius 301.72 feet, a chord bearing of S 16° 38' 49" E and a chord distance of 129.05 feet to the
point of intersection with the south property line of Grantor's property;

thence N 87° 39' 23" W along the south property line of Grantor's property for a distance of 197.05
feet to the point of intersection with acquired Right-of-Way of Relocated CR-84;

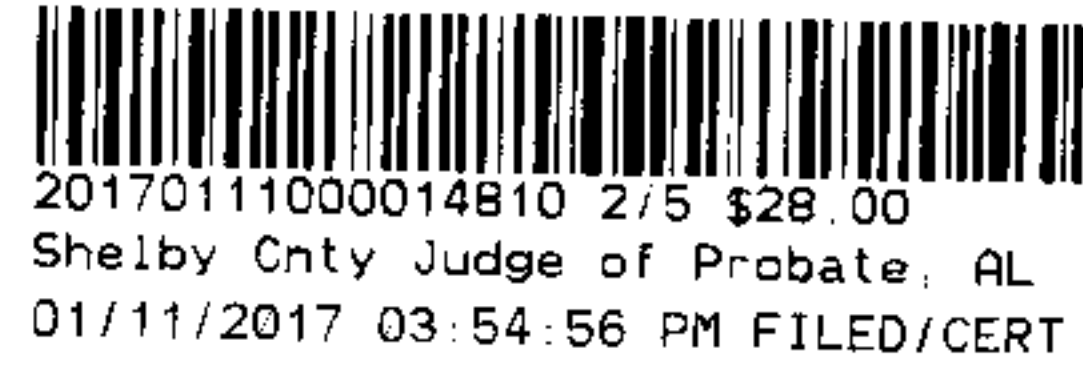
thence N 14° 02' 00" E along the acquired Right-of-Way line of Relocated CR-84 for a distance of
47.88 feet to a point, said point being 60.00 feet right of and at a right angle to the Relocated CR-
84 centerline at 17+44.42;

thence northward along the acquired Right-of-Way line of Relocated CR-84, which has a curvature to the left of radius 440.00 feet, a chord bearing of N 01° 20' 56" W and a chord distance of 233.43 feet to a point, said point being 60.00 feet right of and at a right angle to the Relocated CR-84 centerline at 14+75.95;

thence N 09° 43' 27" W along the acquired Right-of-Way line of Relocated CR-84 for a distance of 122.96 feet to a point, said point being 45.00 feet right of and at a right angle to the Relocated CR-84 centerline at 13+53.91;

thence N 23° 21' 35" W along the acquired Right-of-Way line of Relocated CR-84 for a distance of 88.92 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.950 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

11th day of JANUARY, 2017.

D & D, LLC, an Alabama Limited Liability
Company

By: John Albert Daugherty
John Albert Daugherty, Managing Member



20170111000014810 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
01/11/2017 03:54:56 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____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

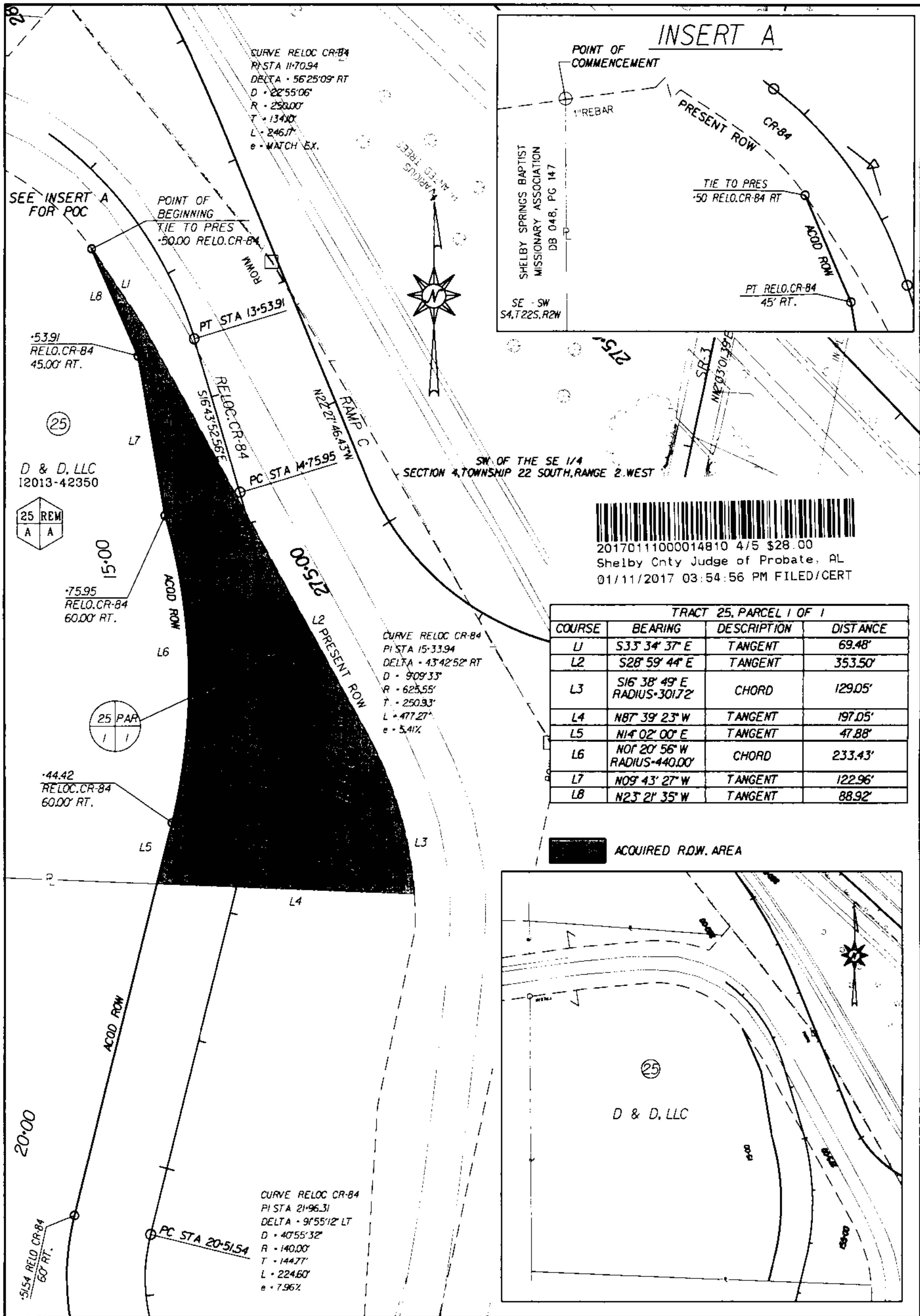
SHELBY County

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, 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 11th day of January, A.D. 2017.

William R. Justice
William R. Justice
Official Title Notary Public
My Commission Expires: 9-11-19





TRACT: NO. 25		GRANTOR(S):		SCALE:	1:100'
D & D, LLC				STATE:	ALABAMA
				COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	6.565	PROJECT:	STPBH-1065(404)		
TOTAL ACQUIRED:	0.950	CPMS:	100063670		
TOTAL REMAINDER:	5.615	DATE:	06-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 1/11/17

Total Purchase Price \$ 190,000.00

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 - _____


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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.

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 1/11/17

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

☐ Unattested

(Verified by)