

THIS INSTRUMENT PREPARED BY
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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. 29
DATE: 11/29/2016

**FEE SIMPLE
WARRANTY DEED**



20170313000084820 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
03/13/2017 01:45:16 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$47,200.00 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), Edwin B Lumpkin, Jr. ^{unmarried} 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 NE ¼, Section 4, Township 22 South, Range 2 West, identified as Tract
No. 29 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully
described as follows:**

Parcel #1 of #1:

COMMENCE at the 1/2" Rebar found on the Northeast corner of property belonging to Cheryl
Worstell, Trustee of the Verna R. Carrillo Living Trust in the Northwest Quarter of the Southeast
Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama as found on
I2013-382690 and being in the Baker Seafood Resurvey (Lots 4 & 5 Walmart Supercenter), (said
point being on the present Right-of-Way line of SR-3);

thence northward along the west present Right-of-Way line of SR-3 for a distance of approximately
81 feet to a found 1/2" Rebar;

thence eastward along said present Right-of-Way line of SR-3 for a distance of approximately 26
feet to the point of intersection with the acquired Right-of-Way line of SR-3, which is 60.00 feet left
of and perpendicular to the project centerline;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 472
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 10° 15' 43" W along the acquired Right-of-Way line of SR-3 line for a distance of 141.09
feet to the point of intersection with the north property line of Grantor's property, said point being
55.00 feet left of and perpendicular to the project centerline;

thence S 90° 00' 00" E along the north property line of Grantor's property for a distance of 16.17
feet to the point of intersection with the present Right-of-Way line of SR-3;

thence S 10° 18' 42" E along the present Right-of-Way line of SR-3 for a distance of 141.18 feet to
the point of intersection with the south property line of Grantor's property;

thence N 89° 44' 48" W along the south property line of Grantor's property for a distance of 16.31 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.052 acres more or less.

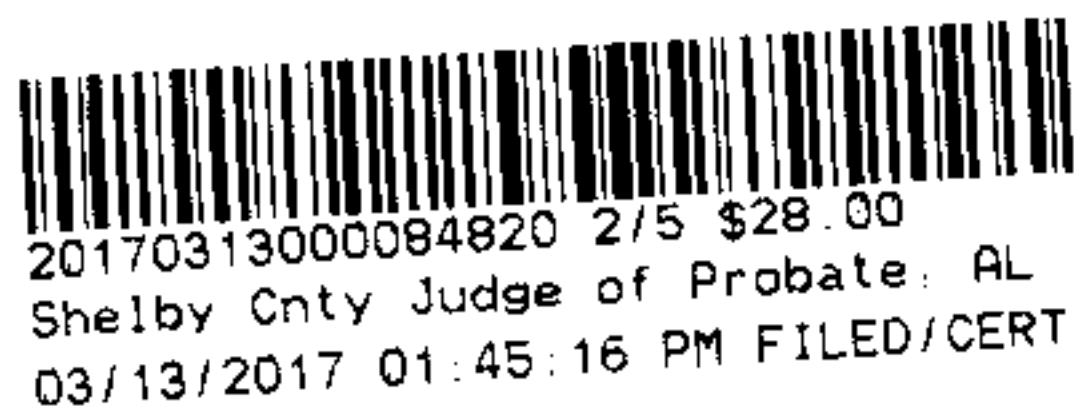
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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.

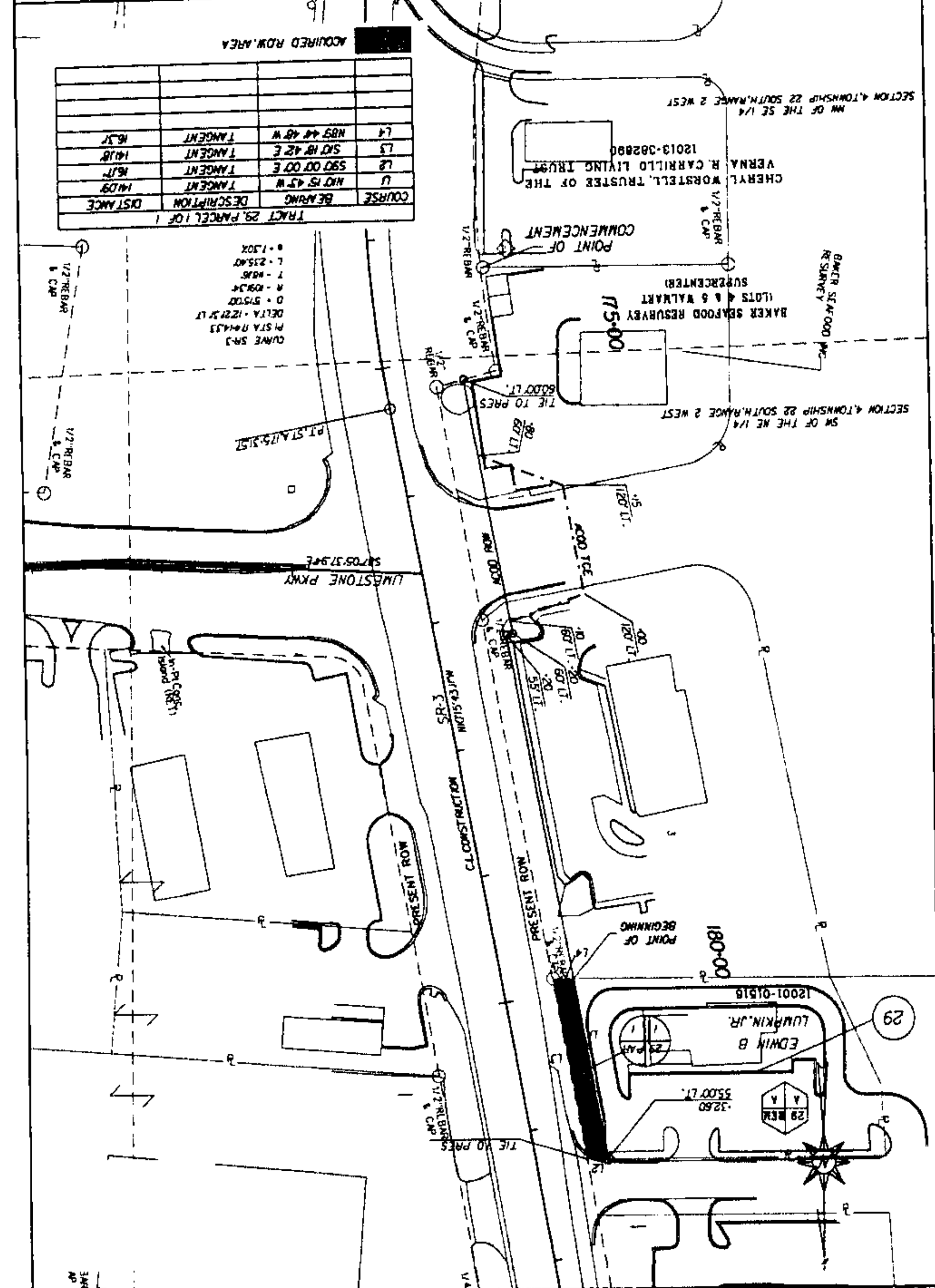
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 9 day of March, 2017.



Edwin B Lumpkin Jr.

Edwin B Lumpkin Jr.

TRACT: NO. 29		GRANTOR(S):		EDWIN B LUMPKIN, JR.	
TOTAL BEFORE:		0.725		PROJECT:	
TOTAL ACQUIRED:		0.052		COUNTRY:	
TOTAL REMAINDER:		0.673		STATE:	
DATE:		29-November-16		SCALE:	
CPMS:		100063670		1:100'	
SKETCH:		1 OF 1		SHELBY (CITY OF CALERA)	
THIS IS NOT A BOUNDARY SURVEY		STPBH-1065(404)		ALABAMA	



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Edwin B. Lumpkin, Jr.
Mailing Address 100 Metro Parkway
Pelham, AL 35124

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

Property Address: Calera, AL

Date of Sale 3-10-17

Total Purchase Price \$ 47,200.00

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 3/9/2017

Sign

Edwin B. Lumpkin Jr.
(Grantor/Grantee/Owner/Agent) circle one

Print

Edwin B. Lumpkin Jr.

Unattested

Maria A. Nigam
(Verified by)

Form RT-1

20170313000084820 5/5 \$28.00
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