

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. 26  
DATE: 12/20/2016

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **\$43,886.00** 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), Rob Wolf and Jennifer L. Wolf, Trustees of the Rob Wolf and Jennifer L. Wolf Revocable Trust dated December 11, 2006 (50%) and Barry Matthew Silver and Beth Ann Rosenstein Silver, Trustees of the Silver Family Revocable Trust dated May 4, 2001 (50%) 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. 26 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 said present Right-of-Way line of SR-3 for a distance of approximately 81 feet to a found 1/2" Rebar;

thence eastward along the 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 the project centerline, 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 for a distance of 91.86 feet to the point of intersection with the north property line of Grantor's property;

thence N 79° 43' 07" E along the north property line of Grantor's property for a distance of 6.30 feet;

thence S 65° 30' 48" E along the north property line of Grantor's property for a distance of 18.21 feet to the point of intersection with the present Right-of-Way line of SR-3;

  
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thence S 10° 18' 42" E along the present Right-of Way line of SR-3 for a distance of 79.97 feet to a point with a found 1/2" Rebar on the present Right-of Way line of SR-3;

thence S 75° 42' 15" W along the present Right-of Way line of SR-3 for a distance of 21.49 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.043 acres more or less.

**Temporary Construction Easement #1 of #1:**

**BEGIN** at the point of intersection of the acquired Temporary Construction Easement line and the acquired Right-of-Way line of SR-3, said point is 60.00 feet left of and at right angle to the project centerline at 175+80.00;

thence N 70° 00' 24" W along the acquired Temporary Construction Easement line for a distance of 69.46 feet to a point 120.00 feet left of and at right angle to the project centerline at 176+15.00;

thence N 10° 15' 43" W along the acquired Temporary Construction Easement line for a distance of 2.66 feet to the point of intersection with the north property line of Grantor's property;

thence N 79° 43' 07" E along the north property line of Grantor's property for a distance of 65.00 feet to the point of intersection with the acquired Right-of-Way line of SR-3;

thence S 10° 15' 43" E along the acquired Right-of Way line of SR-3 for a distance of 32.67 feet to the **POINT OF BEGINNING**;

Said Temporary Construction Easement containing 0.024 acres more or less.

**It is expressly understood that all rights, title and interest to the above described temporary easement(s) shall revert to the grantor upon completion of said project.**

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

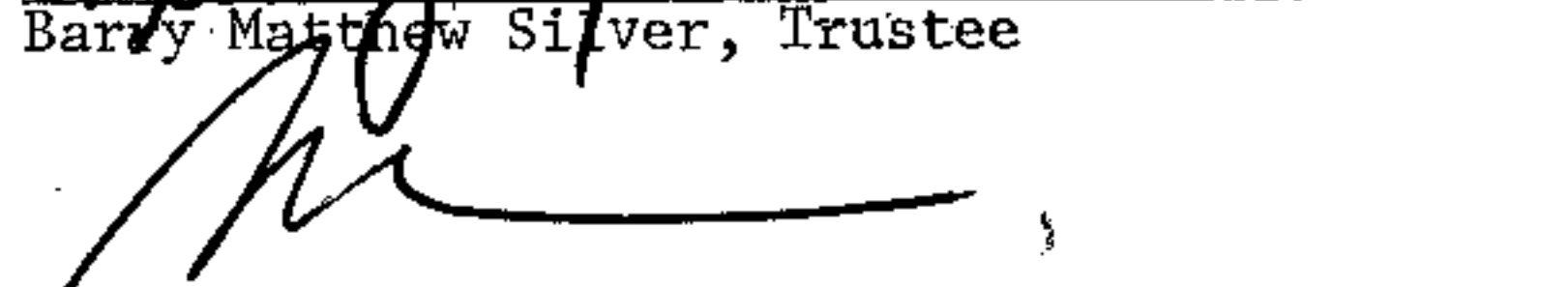
is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**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 2nd day of February, 2017.

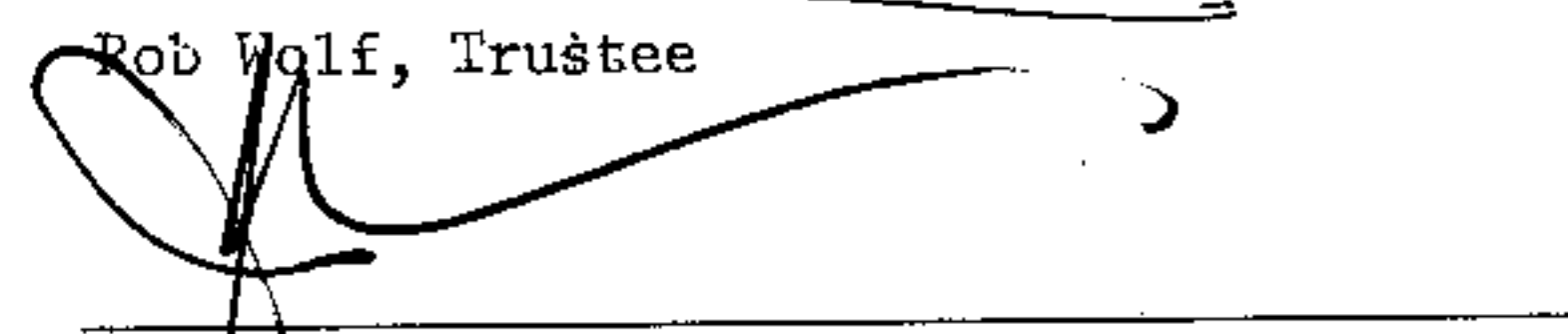
Silver Family Revocable Trust,  
Dated May 4, 2001

  
Barry Matthew Silver, Trustee


  
Beth Ann Rosenstein Silver, Trustee

Rob Wolf and Jennifer L. Wolf Revocable Trust,  
Dated December 11, 2006

  
Rob Wolf, Trustee

  
Jennifer L. Wolf, Trustee

(ACKNOWLEDGMENT ATTACHED)

  
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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Marin )

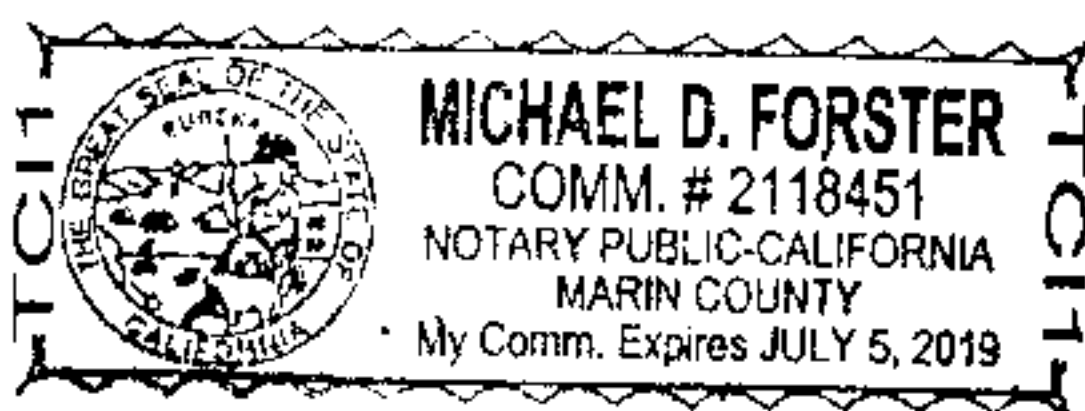
On Feb 02<sup>nd</sup> 2017 before me, Michael D. Forster, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Barry Matthew Silver,  
Name(s) of Signer(s)  
Beth Ann Rosenstein Silver

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

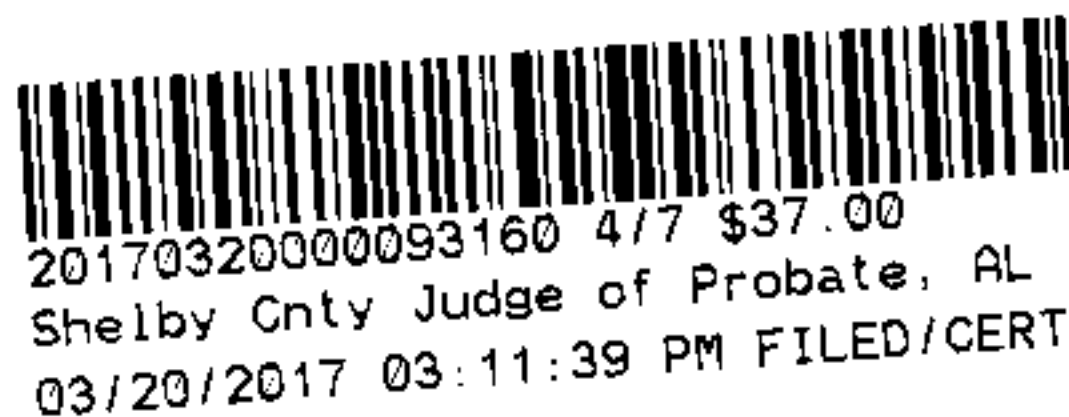
☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



ACKNOWLEDGMENT

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA  
COUNTY OF San Francisco

On February 8, 2017, before me N.J. Shanta, Notary Public  
(insert name and title of the officer)

personally appeared Rob Wolf and Jennifer L. Wolf, Trustees of the Rob Wolf and Jennifer L. Wolf Revocable Trust dated 12/11/06, who proved to me on the basis of satisfactory evidence to the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authority capacities, and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

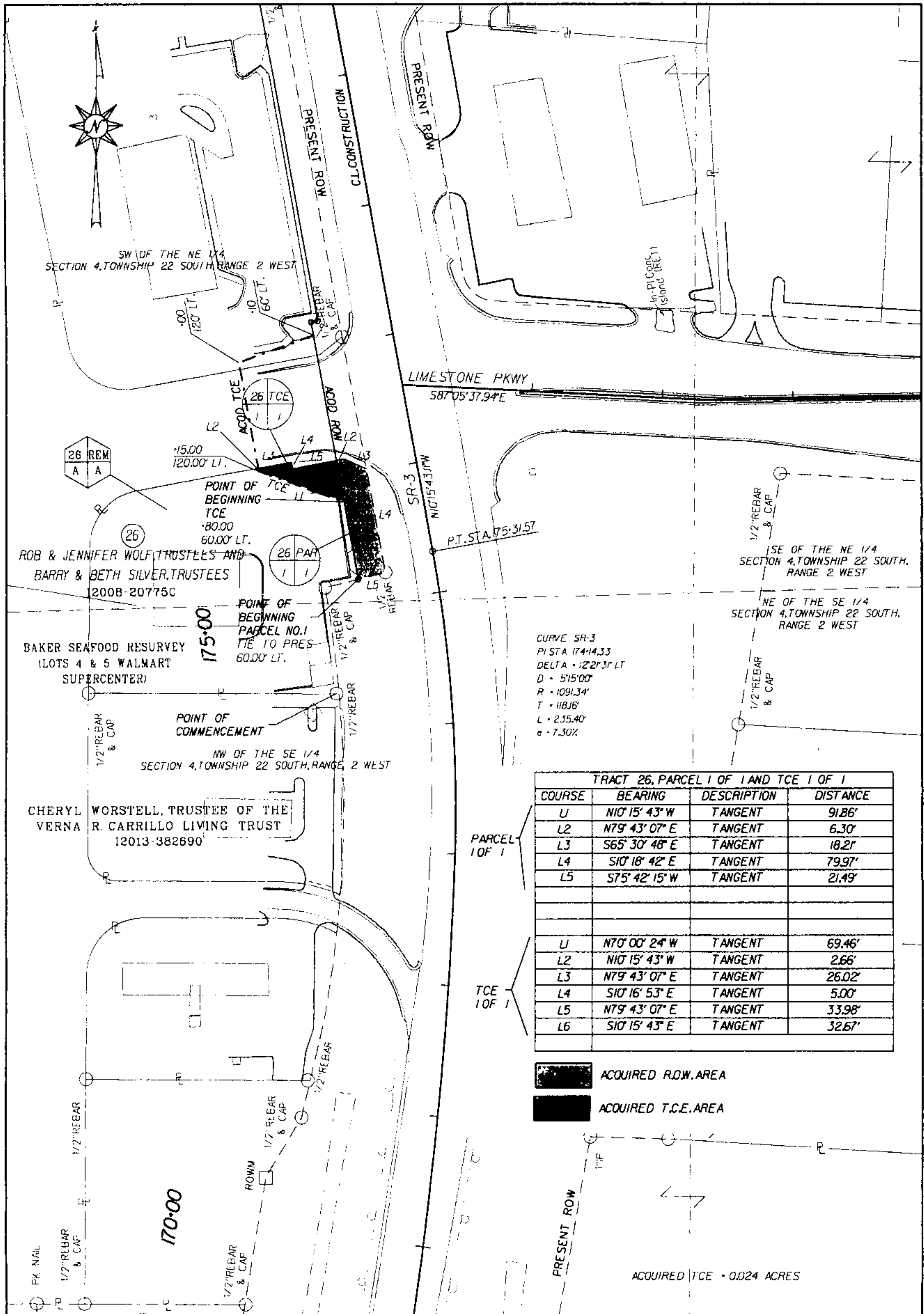
WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

(SEAL)



  
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TRACT 26, PARCEL 1 OF 1 AND TCE 1 OF 1			
COURSE	BEARING	DESCRIPTION	DISTANCE
L1	N10°15'43"W	TANGENT	91.86'
L2	N79°43'07"E	TANGENT	6.30'
L3	S65°30'48"E	TANGENT	18.21'
L4	S10°18'42"E	TANGENT	79.97'
L5	S75°42'15"W	TANGENT	21.49'
L1	N70°00'24"W	TANGENT	69.46'
L2	N10°15'43"W	TANGENT	2.66'
L3	N79°43'07"E	TANGENT	26.02'
L4	S10°16'53"E	TANGENT	5.00'
L5	N79°43'07"E	TANGENT	33.98'
L6	S10°15'43"E	TANGENT	32.67'

ACQUIRED R.O.W. AREA  
ACQUIRED T.C.E. AREA

ACQUIRED TCE = 0.024 ACRES

TRACT: NO. 26	GRANTOR(S):	SCALE:	1:100'
ROB & JENNIFER WOLF, TRUSTEES AND BARRY & BETH SILVER, TRUSTEES		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	0.758	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.043	CPMS:	100063670
TOTAL REMAINDER:	0.715	DATE:	20-December-16
THIS IS NOT A BOUNDARY SURVEY		SKETCH:	1 OF 1

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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*

Grantor's Name : Rob Wolf & Jennifer L. Wolf  
and Barry M. Silver & Beth Ann R. Silver  
Mailing Address 850 Montgomery St., Ste 100  
San Francisco, CA 94133

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

Property Address: Calera, AL

Date of Sale 3/20/17

Total Purchase Price \$ 43,886.00

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 3-20-17

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

Print William R. Justice

☐ Unattested

(Verified by)

Form RT-1

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