

THIS INSTRUMENT PREPARED BY
[Shawn Kitchens]
ROW Bureau/East Central Region
ALABAMA DEPARTMENT OF TRANSPORTATION
1020 Bankhead Highway West
P.O. Box 2745
Birmingham, Alabama 35202

STATE OF ALABAMA

COUNTY OF

PROJECT NO. ST-059-070-001
CPMS PROJ. NO. 100060070
TRACT NO. 1
DATE: March 3, 2016

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
_____ One _____ 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), Charles & Joyce Tidmore
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 NE ¼, of SE ¼, Section 28, Township 21 South, Range 1 West, identified as
Tract No. 1 on Project No. ST-059-070-001 in SHELBY County, Alabama and being more fully
described as follows:**


Parcel # of #:

Commencing, at a 3x3 concrete marker found in the NW ¼ of the NE ¼
of the SE ¼ of Section 28, Township 21 South, Range 1 West

thence N 07°01'41.4" W a distance of 2622.48 feet, more or less, to a
point on the present R/W line for County Road 26 (said point offset
41.47' RT and perpendicular to the centerline of County Road 26 at
station 205+66.13) which is the point of BEGINNING;

thence S 72° 02' 05" E and along the acquired R/W line a distance of
28.53 feet, more or less, to a point on the acquired R/W line (said point
offset 65.00 feet RT and perpendicular said County Road 26 centerline
at station 205+50.00);

thence S 8°56'31" E and along the acquired R/W line a distance of 75.48
feet RT, more or less, to a point on the acquired R/W line (said point
offset 55.00 feet RT and perpendicular said County Road 26 centerline
at station 204+75.18);


20170323000097720 1/8 \$37.00
Shelby Cnty Judge of Probate, AL
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thence following the curvature thereof an arc distance of 185.62 feet (said arc having a chord bearing of S 05°51'30" E, a clockwise direction, a chord distance of 185.944 feet and a radius of 978.00 feet) along acquired R/W to a point on the acquired R/W line (said point offset 55.00 feet RT and perpendicular to said County Road 26 centerline at station 203+00);

thence S 21°27'12.1" E and along the acquired R/W line a distance of 66.10 feet RT, more or less, to a point on the acquired R/W line (said point offset 75.00 feet RT and perpendicular to said County Road 26 centerline at station 202+41.12);

thence S 2°0'31" E and along the acquired R/W line a distance of 141.12 feet, more or less, to a point on the acquired R/W (said point offset 75.00 feet RT and perpendicular to said County Road 26 centerline at station 201+00.00);

thence S 33°26'21.8" E and along the acquired R/W line a distance of 77.49 feet, more or less, to a point on the present R/W line (said point offset 54.33 feet LT, more or less, and perpendicular to State Route 70 at station 111+25.00);

thence N 82°16'42.19" W and along the said present R/W line a distance of 47.94 feet, more or less, to a point on the SW R/W line of State Route 70 (said point);

thence N 28°18'20.854" W and along said present R/W line a distance of 69.66 feet, more or less, to a point on the NW R/W present R/W line of County Road 26 (said point)

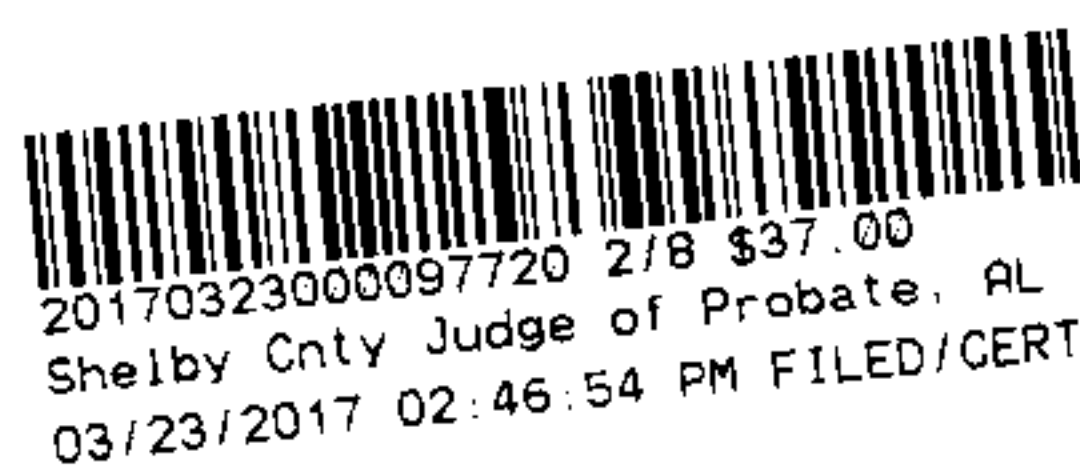
thence N 1°40'42" W and along said present R/W line a distance of 136.67 feet, more or less, to a point on the NW present R/W line of County Road 26 (said point)

thence following the curvature thereof an arc distance of 334.93 feet (said arc having a chord bearing of N 6°50'8" W, a counterclockwise direction, a chord distance of 335.04 feet and a radius of 1185.26 feet) to the point and place of BEGINNING, containing 0.463 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 to

have and hold 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.

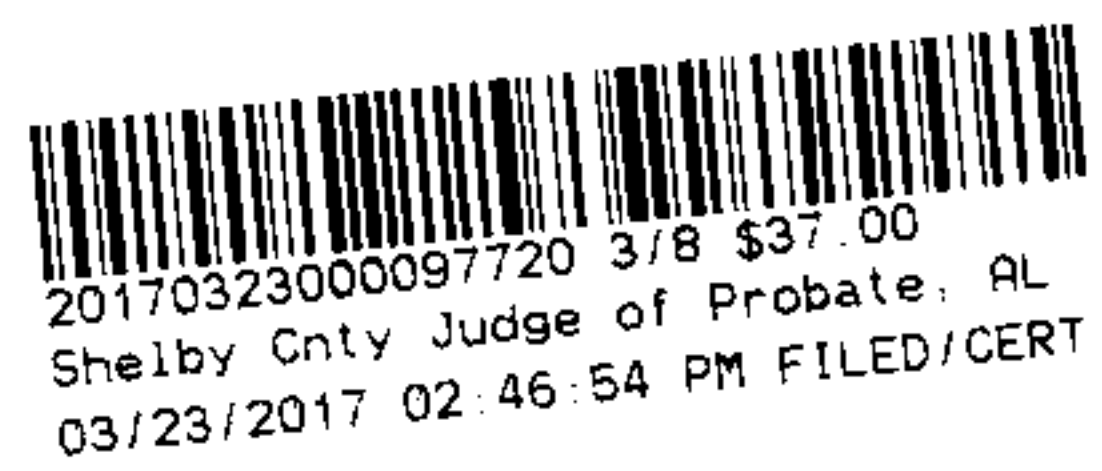
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

4 day of April, 2016.

Susan Crompton

Charles Tidmore

Joyce Tidmore



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Susan Crumpton, a Notary Public, in and for said County in said State, hereby certify that Charles and Joyce Tidmore, whose name (s) are 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 4 day of April 2016.

Susan Crumpton
NOTARY PUBLIC

My Commission Expires 7/2/2017

ACKNOWLEDGMENT FOR CORPORATION

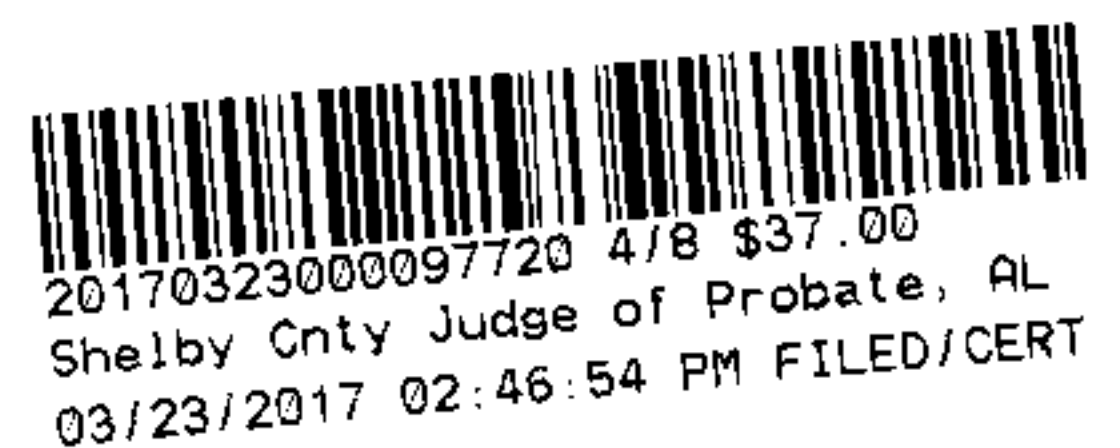
STATE OF ALABAMA

_____ County

I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ 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 _____ day of _____, A.D. 20____.

Official Title _____



to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

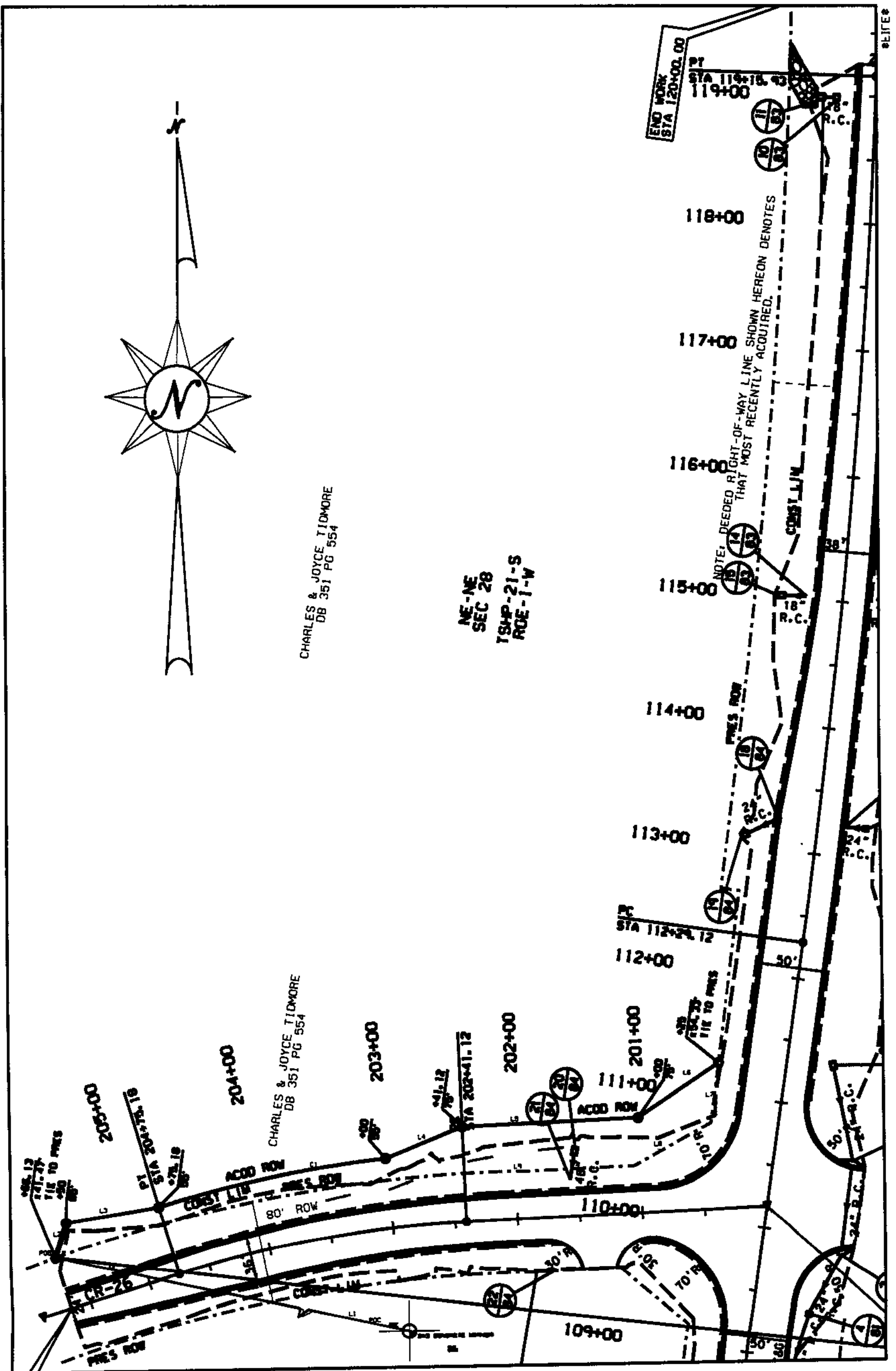
County of

I,

Judge of Probate in and for said
County,
Hereby certify that the within
Conveyance was filed in my

Judge of Probate

County, Alabama.



Tract #:	1	Scale:	1 = 100
Grantor(s):		State:	Alabama
Charles and Joyce Tidmore		County:	SHELBY
Total Before:	40.00 AC	Project:	ST-059-070-001
Total Parcels:	0.463 AC	CPMS #:	0
Total Remainder:	39.537 AC	Date:	18-Mar-16
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1

FILE

L1 N 07°01' 41.4" E 2622.48	
L2 S 72°02' 05" E 28.53	
L3 S 08°56' 31" E 75.48	
L4 S 21°27' 12.1" E 66.10	
L5 S 02°0' 31" E 141.12	
L6 S 33°26' 21.8" E 77.49	
L7 N 82°16' 42.19" W 47.91	
L8 N 28°18' 20.8" W 69.66	
L9 N 01°40' 42" W 136.67	
C1 N 05°51' 30" W	
CD= 185.944	
R= 928.00	
L= 185.622	
C2 N 06°50' 08" W	
CD= 333.815	
R= 1185.263	
L= 334.918	

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles & Joyce Tidmore
Mailing Address 205 Alston Farm Road
Columbiana, AL. 35051

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

Property Address 21-8-28-0-000-001.000

Date of Sale April 4, 2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 2,400.80



20170323000097720 8/8 \$37.00
Shelby Cnty Judge of Probate, AL
03/23/2017 02:46:54 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other Donation of land
☐ 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.

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 _____

Print Denise Thackerson

Unattested _____

Sign Denise Thackerson

(verified by)

(Grantor Grantee Owner/Agent) circle one