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. 27 DATE: 04/20/2017

FEE SIMPLE WARRANTY DEED

20170522000177880 1/5 \$28.00 Shelby Cnty Judge of Probate, AL 05/22/2017 01:07:52 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Three Thousand One Hundred Twenty Five a no/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), Wal-Mart Real Estate Business Trust have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the

A part of the SW ¼ of NE ¼, Section 4, Township 22 South, Range 2 West, identified as Tract No. 27 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:

Parcel #1 of #1:

State of Alabama the following described property:

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;

thence northward along acquired Right-of-Way line of SR-3 for a distance of approximately 92 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 for a distance of 82.00 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 1.99 feet;

thence N 51° 59' 11" E along the north property line of Grantor's property for a distance of 21.80 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 102.53 feet to the point of intersection with the south property line of Grantor's property;

thence N 65° 30' 48" W along the south property line of Grantor's property for a distance of 18.21 feet;

thence S 79° 43' 07" W along the south property line of Grantor's property for a distance of 6.30 feet to the **POINT OF BEGINNING**;

Said Right-of Way containing 0.044 acres more or less.

Temporary Construction Easement #1 of #1:

BEGIN at the point of intersection of the south property line of Grantor's property and the acquired Right-of-Way line of SR-3, which is 60.00' left of and parallel with the project centerline;

thence S 79° 43' 07" W along the south property line of Grantor's property for a distance of 33.98 feet;

thence N 10° 16' 53" W along the south property line of Grantor's property for a distance of 5.00 feet;

thence S 79° 43' 07" W along the south property line of Grantor's property for a distance of 26.02 feet to the point of intersection with the acquired Temporary Construction Easement line;

thence N 10° 15′ 43″ W along the acquired Temporary Construction Easement line for a distance of 77.00 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 60.00 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 82.00 feet to the **POINT OF BEGINNING**;

Said Temporary Construction Easement containing 0.110 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



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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.

WAL-MART REAL ESTATE BUSINESS TRUST

BY: _____

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ACKNOWLEDGMENT

STATE OF ALABAMA)	
COUNTY OF $Bc. + (1)$	
I, LISA A. FISHE, a Notary hereby certify that TRESTATED who IS known to me, acknowledged before contents of woluntarily on the day the same bears date.	signed to the foregoing conveyance, and
Given under my hand and official seal this 16th de	ay of <u>May</u> 2017.
LISA A. FISHER Benton County Commission Number 12402095 Notary Public - Arkansas My Commission Expires November 26, 2024	NOTARY PUBLIC My Commission Expires None be 2 6 200
ACKNOWLEDGMENT FOR CORPORATION	
STATE OF	
County	
County, in said State, hereby certify that	the Company, e, and who is known to me, acknowledged ntents of this conveyance, he, as such officer
Given under my hand this day of _	, A.D. 20
	Official Title
	- 1 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: Wal-mart Real Estate Business Grantee's Name: State of Alabama Trust Mailing Address 2001 SE 10th Street Mailing Address: PO Box 2745 Bentonville, AR 72716 Birmingham, AL 35202-2745 Date of Sale 5-22-17 Property Address: Calera, AL Total Purchase Price \$ 23,125.00 Actual Value 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 Appraisal Sales Contract Other -X_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 5-22-1 (Grantor/Grantee/Owner/Agent) sircle one Unattested (Verified by)

Form RT-1

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