

THIS INSTRUMENT PREPARED
Shawn Kitchens
ROW BUREAU/East CENTRAL Region
DEPARTMENT OF TRANSPORTATION
1020 Bankhead Hwy West
Birmingham AL 35204

STATE OF ALABAMA

PROJECT NO. STPBH-I065(404)

CPMS PROJ.NO. 100063670

COUNTY OF Shelby

TRACT NO. 22

DATE: 2/5/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight Thousand Five Hundred & no/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), Hattie O'Neal, unmarried ho 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, Range 2 WEST, identified as Tract No. 22 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:

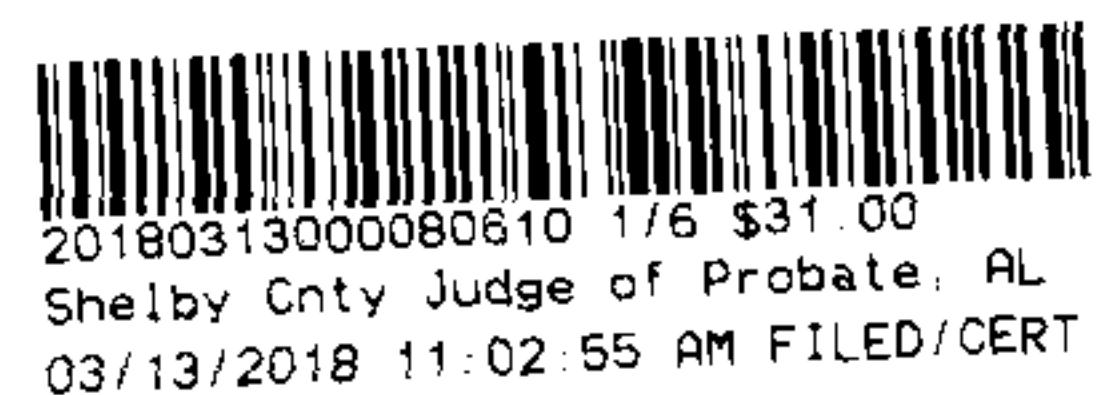
UR 1 of 2

COMMENCE at the Alabama Department of Transportation Right-Of-Way Monument on Interstate I-65 found left of and at a right angle to the Ramp B centerline at approximately 269+57.00 in the Southwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West Shelby County, Alabama;

Thence westward along the said present Right-of-Way line of interstate I-65 for approximately 152 feet to the point of intersection of the acquired Right-of-Way line of SR-3, said point is left of and at right angle to the Ramp B centerline at 271+15.00

Thence southward along acquired Right-of Way line of SR-3 for approximately 259 feet to the point of intersection with the with the south side present Right-of-way line of Gaiters Drive, said point being 110.00' right of SR-3 centerline and being the **POINT OF BEGINNING** of the following described;

Thence run South 12° 03' 01" West along the acquired Right-of-Way line of SR-3 for 115.27 feet to a south property line of Grantor's property;



Thence N 88° 05' 42" E along the south property line of Grantor's property for 19.33

Feet to a point on the East property line of the Grantor's property;

Thence run N 12° 03' 01' E along the East property line of the Grantor's property for 85.00 feet to a point on present Right-of-Way of Gaiters Drive;

Thence run N 24° 01' 28 W along the present Right-of-way Gaiters Drive for 31.74 feet to the **POINT OF BEGINNING**;

Said Parcel containing 0.043 acres more or less

All distances were scaled of Right-of-Way Map STPBH-I065(404) Revision 9

UR 2 of 2

COMMENCE at the Alabama Department of Transportation Right-Of-Way Monument on Interstate I-65 found left of and at a right angle to the Ramp B centerline at approximately 269+57.00 in the Southwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West Shelby County, Alabama;

Thence westward along the said present Right-of-Way line of interstate I-65 for approximately 152 feet to the point of intersection of the acquired Right-of-Way line of SR-3, said point is left of and at right angle to the Ramp B centerline at 271+15.00

Thence southward along acquired Right-of Way line of SR-3 for approximately 161 feet to the point of intersection with the north property line of the Grantor's property said point being 110.00 right of the SR-3 centerline and being the **POINT of BEGINNING** of the following described taking;

Thence run South 12° 03' 01" West along the acquired Right-of-Way line of SR-3 for 28.52 feet to the point of intersection with the north side present Right-of-Way line of Gaiters Drive, said point being 110.00' right of the SR-3 centerline;

Thence S 71° 56' 39" E along north side present Right-of-Way line of Gaiters Drive for 78.00 feet to a point on present Right-of-Way line of Gaiters Drive

Thence N 12° 03' 01" E along the east property line of Grantor's property for 40.00 feet to a point on the north-east property line of the Grantor's property;

Thence N 80° 24' 00" W along the northwest property line of Grantor's property for 77.64 feet to the **POINT OF BEGINNING**;

Said Parcel containing 0.061 acres more or less

All distances were scaled of Right-of-Way Map STPBH-I065(404) Revision 9

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 12th day of March, 2018.



Hattie O'Neal


20180313000080610 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/13/2018 11:02:55 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY)

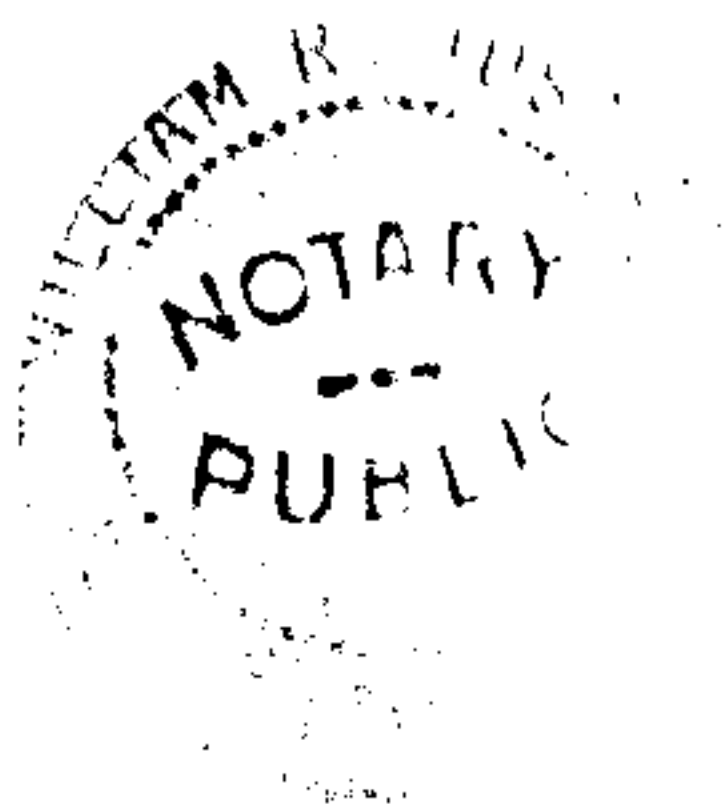
I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that

Hattie O'Neal, whose name (s)

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,

she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March 2018.



William R. Justice
NOTARY PUBLIC

My Commission Expires 9-11-19

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 _____



20180313000080610 4/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/13/2018 11:02:55 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Hattie O'Neal
Mailing Address 1994 Old Mill Run
Leeds, AL 35094

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

Property Address: Calera, AL

Date of Sale 3-12-18

Total Purchase Price \$ 8,500.00

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 3-12-18

Sign Hattie O'Neal
(Grantor/Grantee/Owner/Agent) circle one

Print Hattie O'Neal

☐ Unattested

(Verified by) _____

Form RT-1

20180313000080610 6/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/13/2018 11:02:55 AM FILED/CERT