

THIS INSTRUMENT PREPARED BY:
RODNEY MANASCO, P.L.S.
VOLKERT, INC.
3809 MOFFET ROAD
MOBILE, ALABAMA 36618

STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. BR-0145 (504)
CPMS PROJ. NO. 100061763
TRACT NO. 7
DATE: 03/05/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
TWO THOUSAND ONE HUNDRED AND
NO/100 (\$2,100.00) ----- 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), Paul L. Fox, a ~~MARRIED~~ man,
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 NW ¼ of SE ¼, Section 20, Township 24 North, Range 15 East, identified as
Tract No. 7 on Project No. BR-0145 (504) in Shelby County, Alabama and being more fully
described as follows:**

Parcel 1 of 1:

Commencing at a right of way monument located on the East present R/W line of SR-145 (said point is located
3166.10 feet North of the intersection of the said East present R/W line and the centerline of Waxahatchee Creek);

Thence S 27°33'00" W along said East present R/W line of Alabama State Road 145 a distance of 2110.59 feet to a
point on the acquired R/W line and the **Point of Beginning** (said point ties to said East present R/W line right of project
centerline and perpendicular at station 130+83.00);

Thence S 62°27'00" E along said acquired R/W line a distance of 21.56 feet, more or less, to a point on the acquired
R/W line (said point is offset 122.00 feet right of and perpendicular to project centerline at station 130+81.31);

Thence S 07°46'06" W along the acquired R/W line a distance of 65.50 feet to a point on the grantor's property line;

Thence S 88°26'06" W along the grantor's property line a distance of 50.06 feet to a point on said East present R/W
line;

Thence N 27°33'00" E along said East present R/W line a distance of 85.99 feet to a point to the **Point of Beginning**
of the property herein described, containing 0.06 acre(s), 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.

Grantor certifies that the above described property constitutes no part of his present
homestead.

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

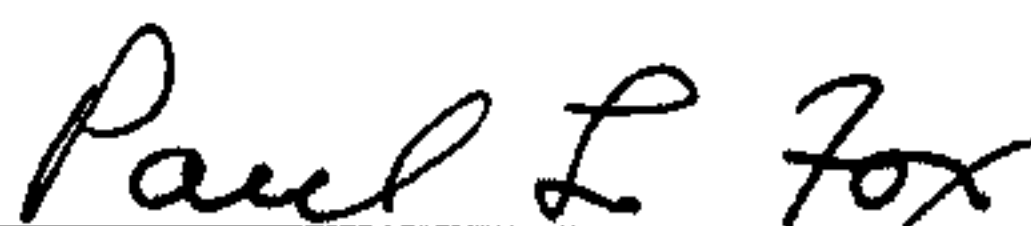
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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

4th day of April, 2018.


20180410000118740 2/5 \$29.50
Shelby Cnty Judge of Probate, AL
04/10/2018 09:11:54 AM FILED/CERT



Paul L. Fox

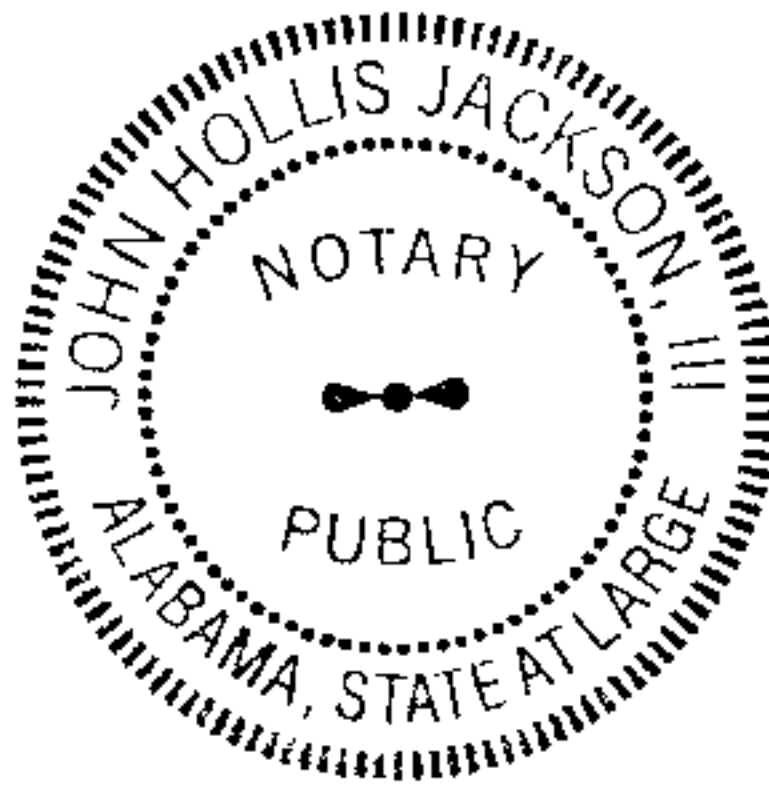
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF CHILTON)

I, John Hollis Jackson, III, a Notary Public, in and for said County in said State, hereby certify that Paul L. Fox, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April 20 18 .




NOTARY PUBLIC

My Commission Expires 3/23/22

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_____.



20180410000118740 3/5 \$29.50
Shelby Cnty Judge of Probate, AL
04/10/2018 09:11:54 AM FILED/CERT

Official Title _____

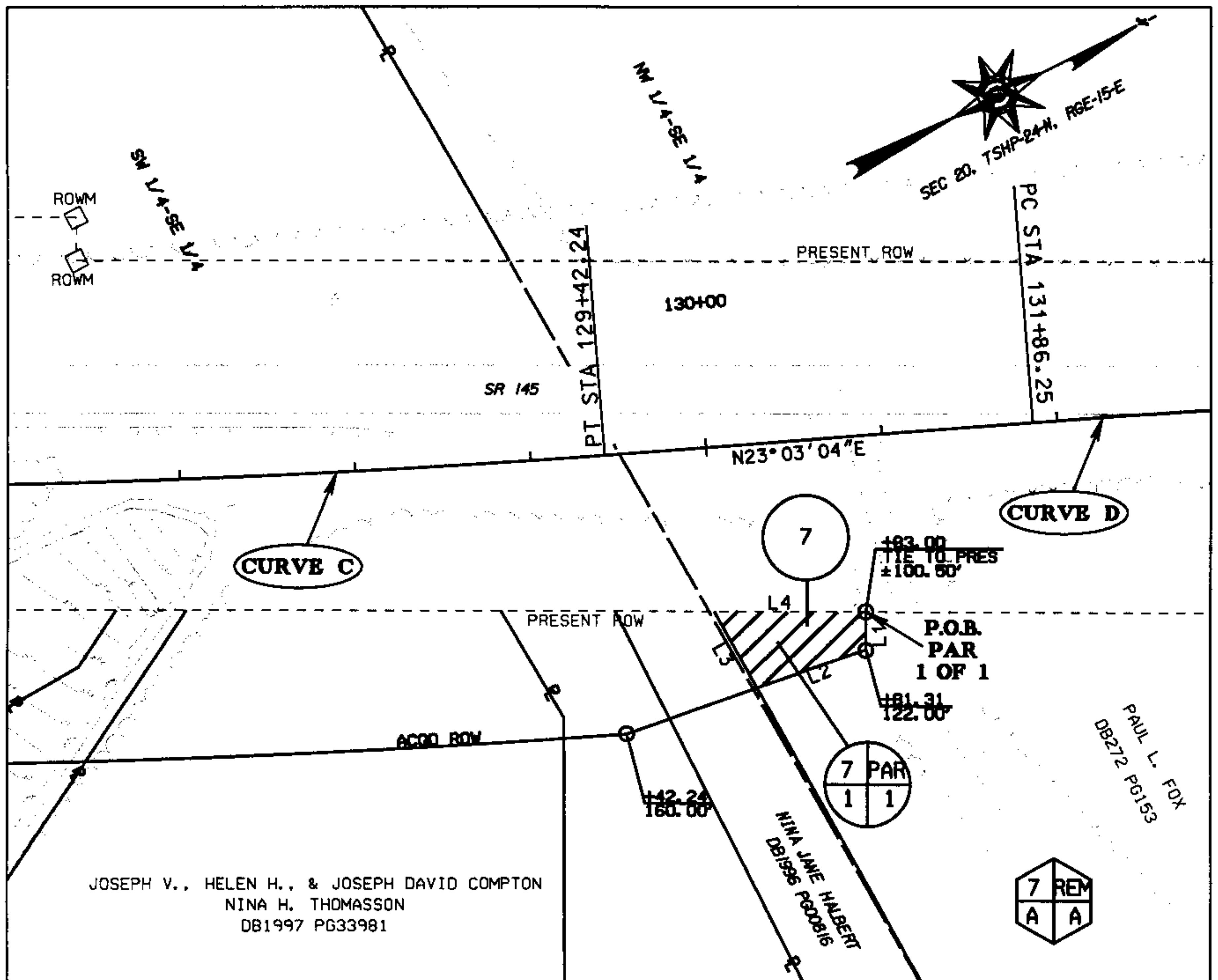
to
STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

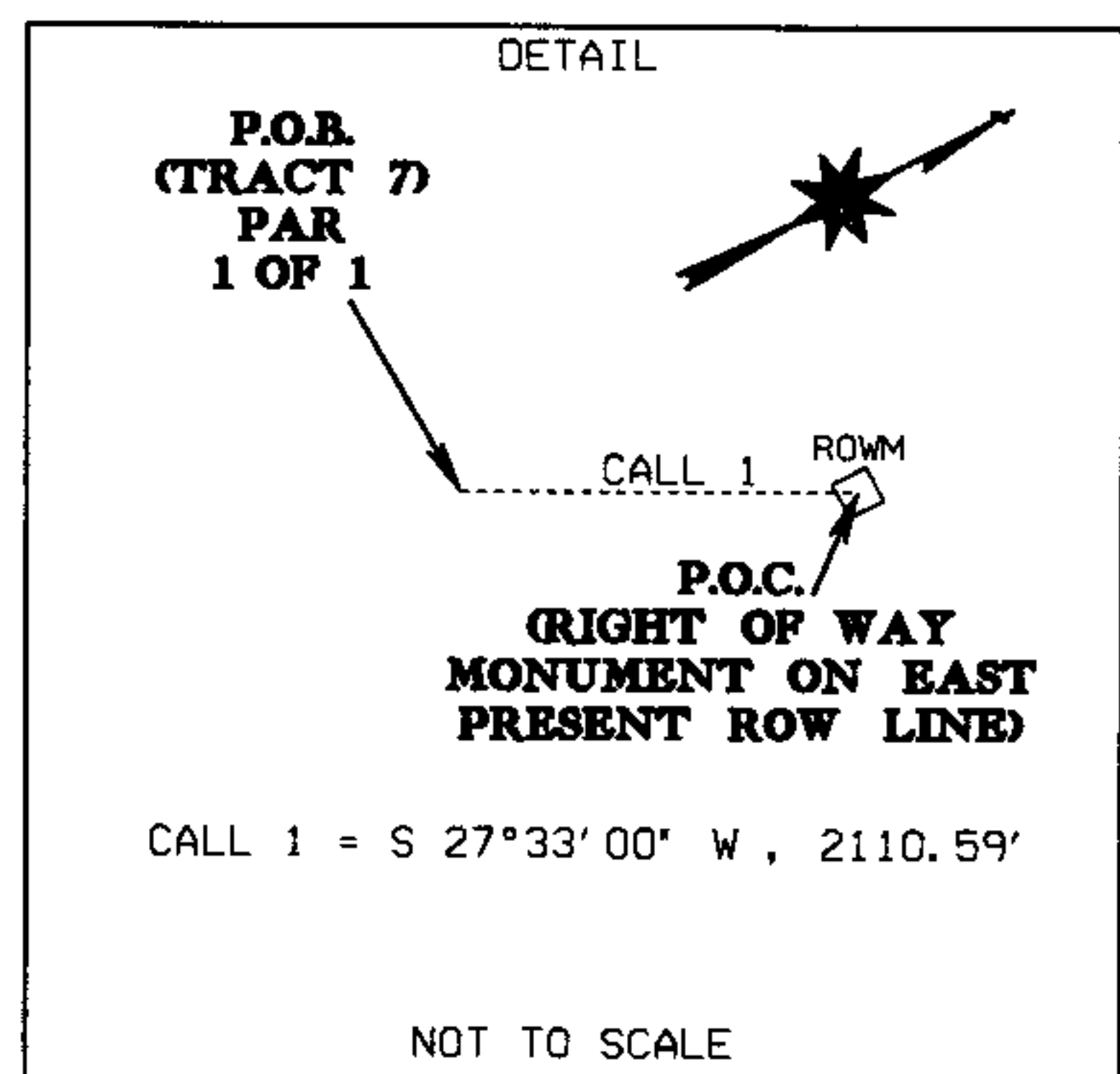
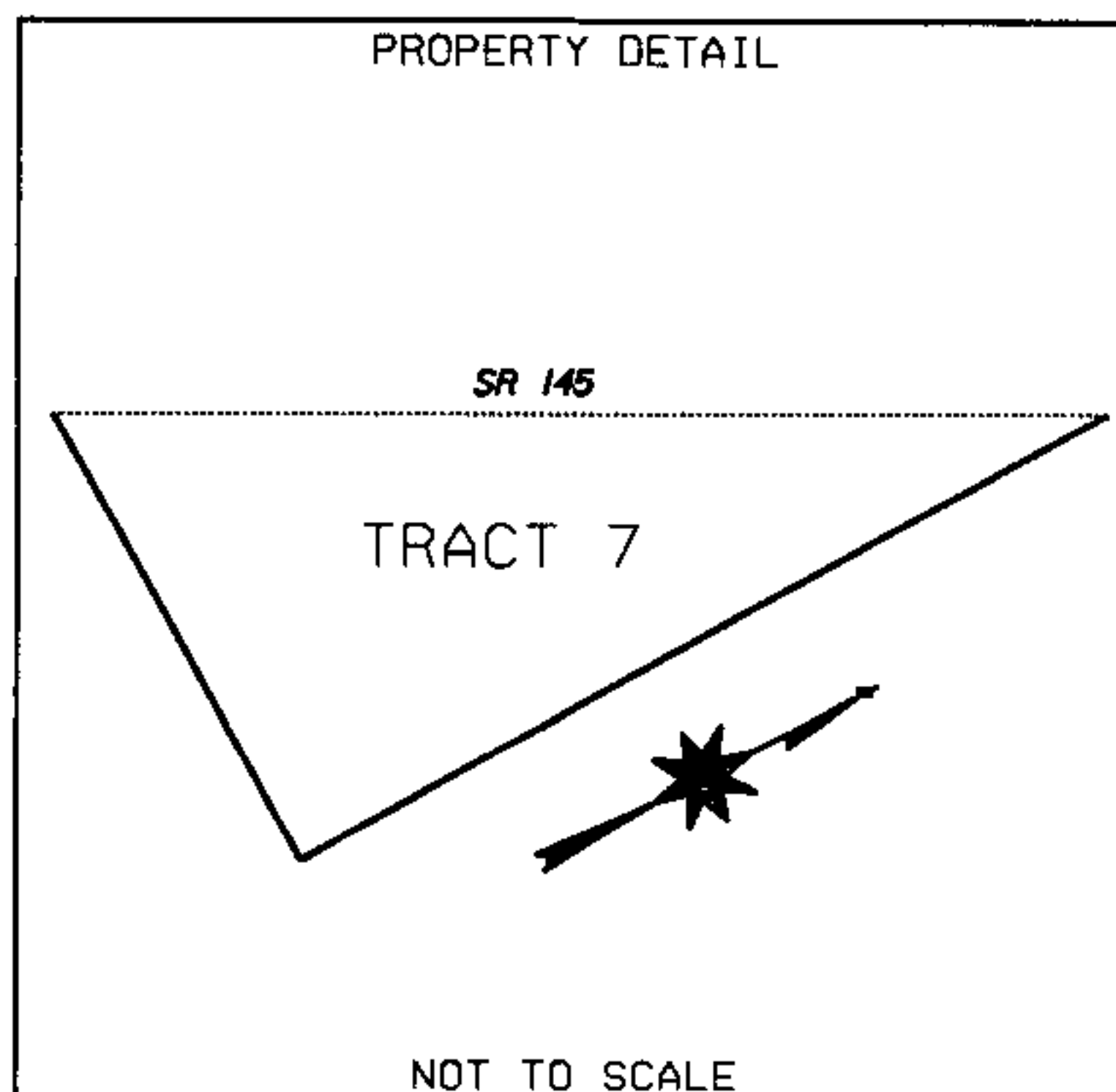
County of _____
 I, _____
 Judge of Probate in and for said County,
 Hereby certify that the within
 Conveyance was filed in my office at
 _____ o'clock _____ M., on the _____
 day of _____, 20____,
 and duly recorded in Deed Record _____
 page _____.
 Dated _____ day of _____, 20____.

Judge of Probate
County, Alabama.



HORIZONTAL ALIGNMENT CURVE DATA				
COURSE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
CURVE C	N 25°18' 04" E	482.11'	6140.00'	482.23'
CURVE D	N 25°18' 04" E	482.11'	6140.00'	482.23'

TRACT 7 (PAR 1 OF 1)		
COURSE	BEARING	DISTANCE
L1	S 62°27' 00" E	21.56'
L2	S 07°46' 06" W	65.50'
L3	S 88°26' 06" W	50.06'
L4	N 27°33' 00" E	85.99'



20180410000118740 4/5 \$29.50
Shelby Cnty Judge of Probate, AL
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THIS IS NOT A
BOUNDARY SURVEY

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NO.	TRACT 7	PROJECT NO.	BR-0145 (504)
OWNER	PAUL L. FOX	CPMS NO.	100061763
		COUNTY	SHELBY
TOTAL BEFORE	7.86 AC	SCALE:	1" = 100'
R.O.W. REQUIRED	0.06 AC	DATE:	03/05/18
REMAINDER	7.80 AC	SHEET :	1 OF 1

Real Estate Sales Validation Form

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

Grantor's Name Paul L. Fox
Mailing Address 530 Mulberry Landing
Shelby, AL 35143

Grantee's Name ALDOT
Mailing Address P. O. Box 70070
Tuscaloosa, AL 35407

Property Address Alabama Highway 145
Shelby, AL 35143

Date of Sale 4/4/18

Total Purchase Price \$ 2,100.00

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 -


20180410000118740 5/5 \$29.50
Shelby Cnty Judge of Probate, AL
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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 4/4/18

Print John Hollis Jackson, III

Unattested

Sign

Attorney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1