

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. 8  
DATE: 03/05/2018

**FEE SIMPLE  
WARRANTY DEED**

Shelby County, AL 04/10/2018  
State of Alabama  
Deed Tax: \$3.00

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Three Thousand (\$3,000.00) ----- 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), Robert T. Matherson and wife, Myra Sue Matherson 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. 8 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 West present R/W line of SR-145 (said point is located 2662.87 feet North of the intersection of the said West present R/W line and the centerline of Waxahatchee Creek);

Thence S 27°33'00" W along said West present R/W line a distance of 886.72 feet to a point on the acquired R/W line and the **Point of Beginning** (said point ties to said West present R/W line left of project centerline and perpendicular at station 138+05.23 LT);

Thence S 27°33'00" W along said West present west R/W line a distance of 313.44 feet to a point on the acquired R/W line (said point is perpendicular to project centerline at station 134+93.91 LT);

Thence N 18°47'43" E along the acquired R/W line a distance of 178.78 feet to a point on said acquired R/W line (said point is offset 100.00 feet left of and perpendicular to project centerline at P.T. station 136+68.48);

Thence N 38°48'16" E along the acquired R/W line a distance of 139.43 feet to the **Point of Beginning** of the property herein described, containing 0.10 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.


**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

5th day of April, 2018.

  
20180410000118750 2/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
04/10/2018 09:11:55 AM FILED/CERT

  
Robert T. Matherson

  
Myra Sue Matherson

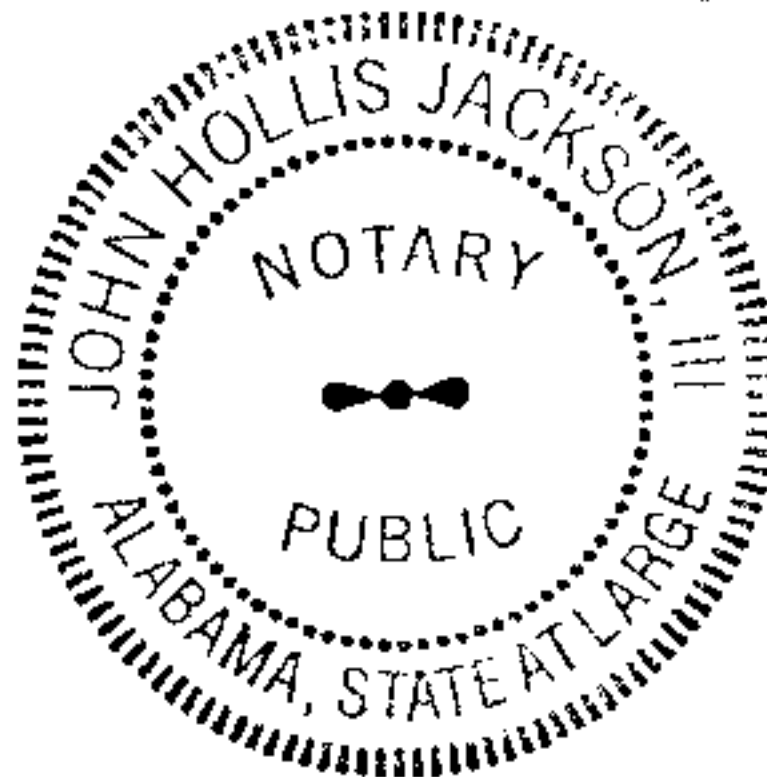
ACKNOWLEDGMENT

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 Robert T. Matherson and Myra Sue Matherson, whose name (s) are \_\_\_\_\_, signed to the foregoing conveyance, and who are \_\_\_\_\_ known to me, acknowledged before me on this day that, being informed of the contents \_\_\_\_\_ of \_\_\_\_\_ this \_\_\_\_\_ conveyance, they \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th 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\_\_\_\_\_.

\_\_\_\_\_  
Official Title \_\_\_\_\_

to  
STATE OF ALABAMA

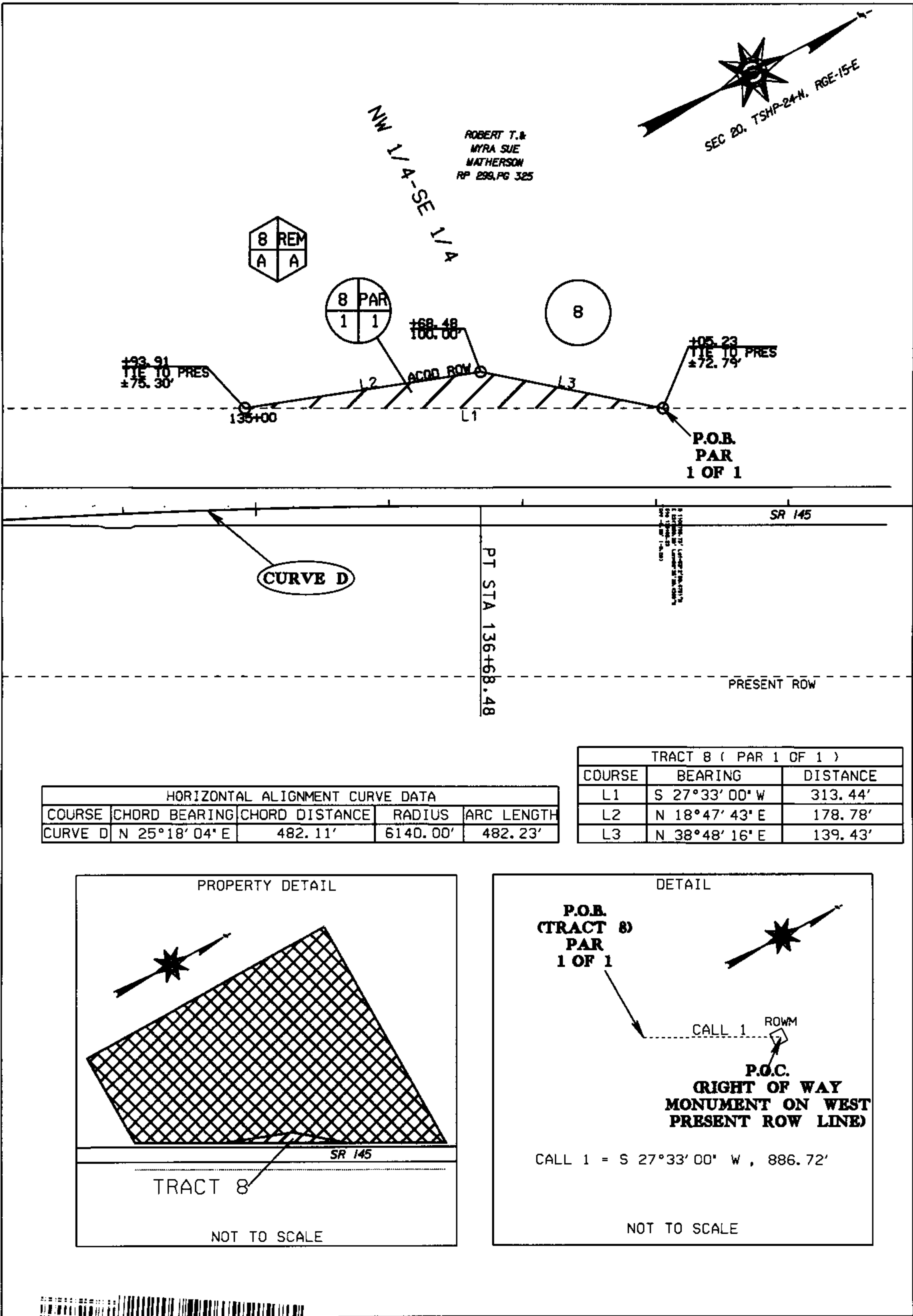
WARRANTY DEED

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.



20180410000118750 4/5 \$30.00  
Shelby Cnty Judge of Probate, AL  
04/10/2018 09:11:55 AM FILED/CERT

THIS IS NOT A  
BOUNDARY SURVEY

## ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NO.	TRACT 8	PROJECT NO.	BR-0145 (504)
OWNER	ROBERT T. & MYRA SUE MATHERSON	CPMS NO.	100061763
TOTAL BEFORE	25.59 AC	COUNTY	SHELBY
R.O.W. REQUIRED	0.10 AC	SCALE:	1" = 100'
REMAINDER	25.49 AC	DATE:	03/05/18
		SHEET :	1 OF 1



## Real Estate Sales Validation Form

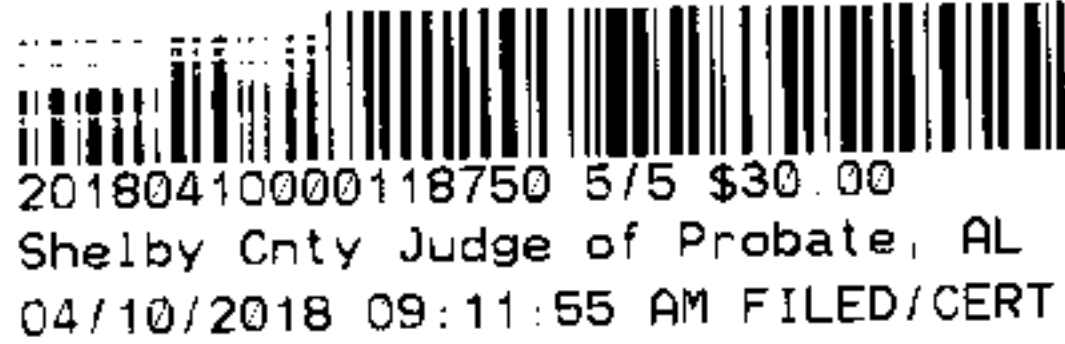
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert T. Matherson and  
Mailing Address Myra Sue Matherson  
15965 Highway 145  
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 4/5/18  
Total Purchase Price \$ 3,000.00



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 4/5/18

Print John Hollis Jackson, III

Unattested

(verified by)

Sign

Attorney

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1