

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. 5

DATE: 03/05/2018

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
(\$8,000.00)  
Eight Thousand and 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), Anne C. Burke, in my official capacity as Trustee of the  
Jerome Paul Compton Family Trust  
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 20, Township 24 North, Range 15 East, identified as  
Tract No. 5 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 a distance of 2110.59 feet to a point on the acquired R/W line  
(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 said acquired R/W line a distance of 118.27 feet to a point on the acquired R/W line and  
the **Point of Beginning**;

Thence S 07°46'06" W along the acquired R/W line a distance of 25.90 feet to a point on the acquired R/W line (said  
point is offset 160.00 feet right of and perpendicular to project centerline at P.T. station 129+42.24);

Thence along the acquired R/W line and along an arc 35.65 feet to the right, having a radius of 6300.01 feet, the chord  
of which is S 23°12'47" W a distance of 35.65 feet to a point on the grantor's property line;

Thence N 62°41'46" W along the grantor's property line a distance of 11.84 feet to a point on the grantor's property  
line;

Thence S 87°08'18" W along the grantor's property line a distance of 70.98 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 64.80 feet to a point on the grantor's property  
line;

Thence S 89°14'22" E along the grantor's property line a distance of 69.00 feet to the **Point of Beginning** of the  
property herein described, containing 0.10 acre(s), more or less.



20180425000138350 1/5 \$28.00  
Shelby Cnty Judge of Probate: AL  
04/25/2018 09:24 40 AM FILED/CERT

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

20<sup>th</sup> day of April, 2018.

JEROME PAUL COMPTON FAMILY TRUST

BY:

Anne C. Burke, Trustee  
Anne C. Burke, Trustee

  
20180425000138350 2/5 \$28.00  
Shelby Cnty Judge of Probate: AL  
04/25/2018 09:24:40 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF Madison )

I, William Todd Hess a Notary Public, in and for said County in said State,  
hereby certify that Anne C. Burke, whose name (s)  
IS known to me, acknowledged before me on this day that, being informed of the  
contents of this conveyance,  
Anne C. Burke executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April 2018.

William Todd Hess  
NOTARY PUBLIC

My Commission Expires April 27, 2021

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Madison County

I, the undersigned authority, a Notary Public in and for said  
County, in said State, hereby certify that Anne C. Burke whose  
name as Trustee of the Jerome Paul Compton Family  
Trust, 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 20th day of April, A.D. 2018.

William Todd Hess  
Official Title Notary Public

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

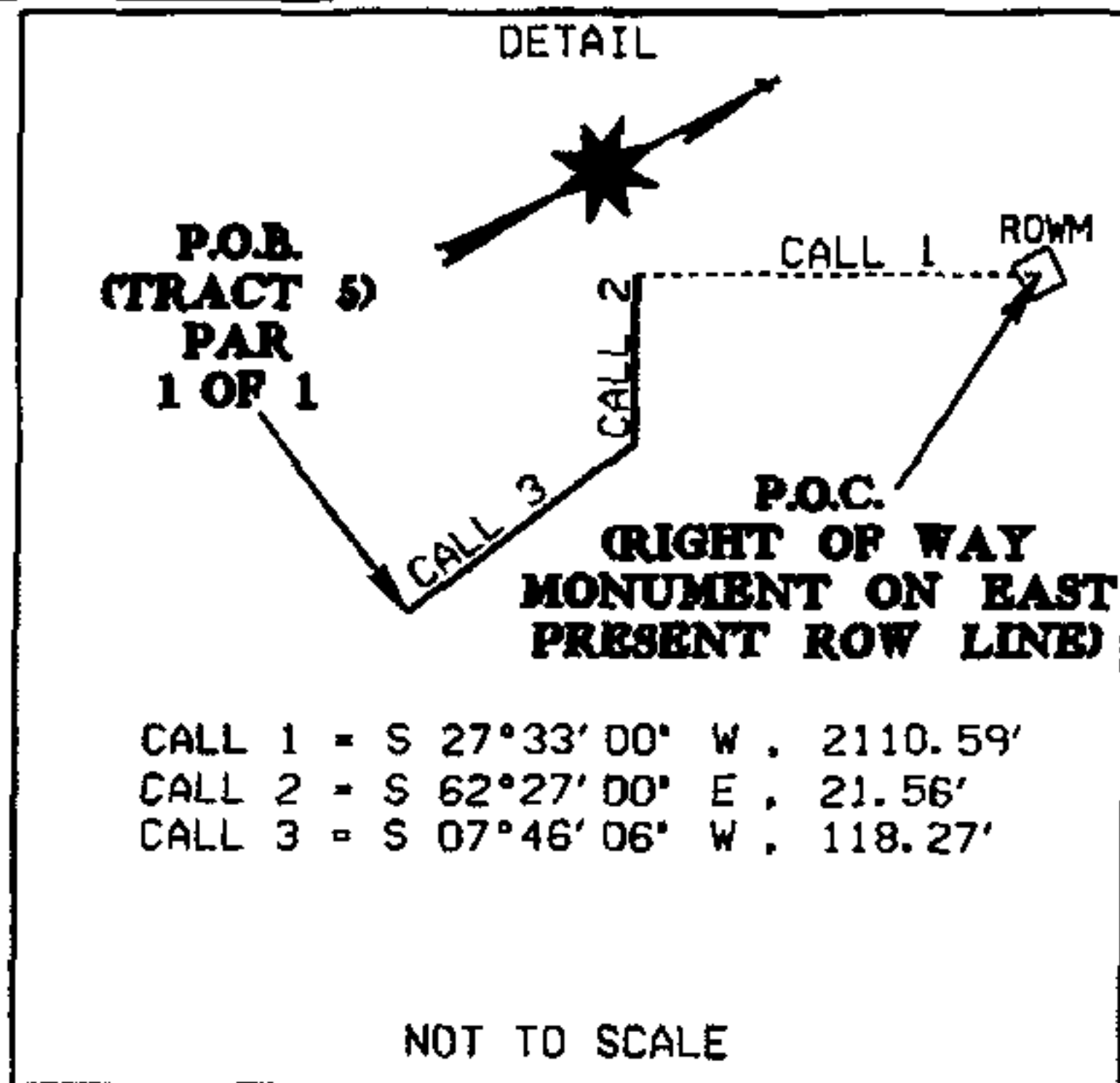
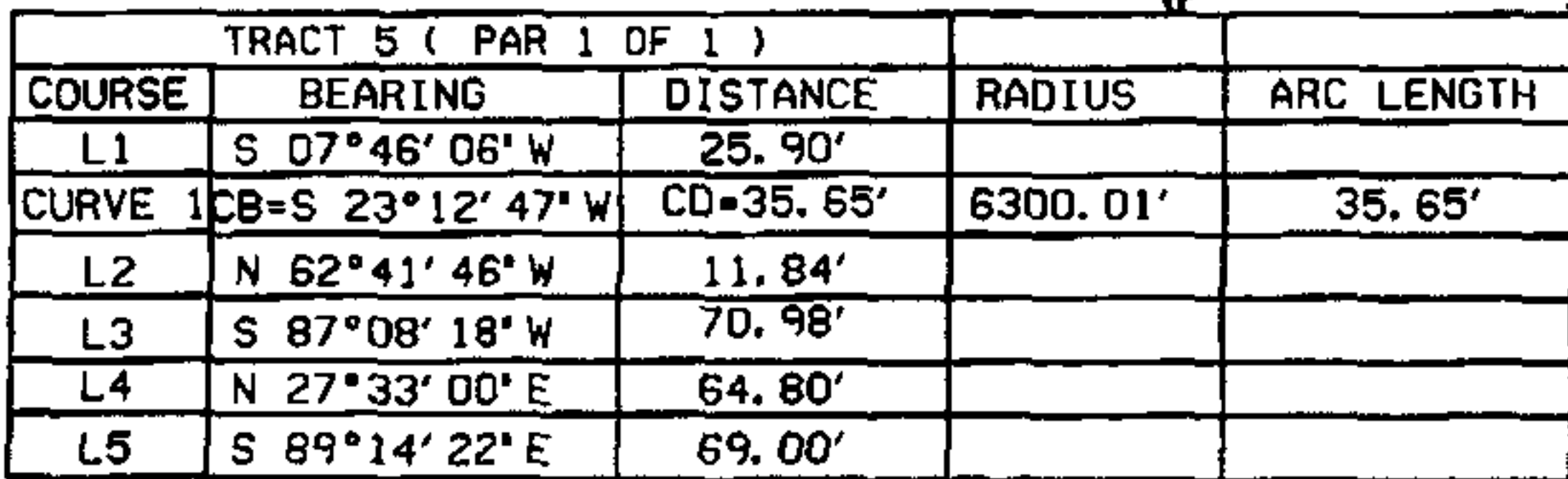
\_\_\_\_\_  
County, Alabama.



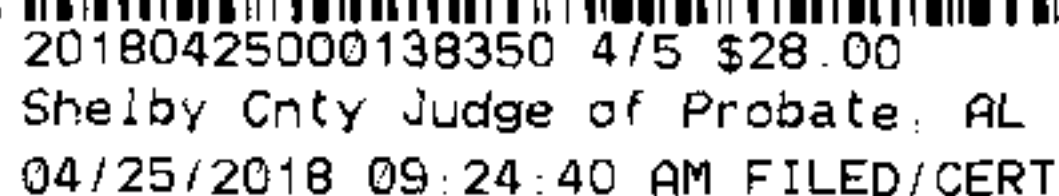




SEC 20, TSHAP-24W, RGE-15-E



PROJECT NO.	BR-0145 ( 504 )
CPMS NO.	100061763
COUNTY	SHELBY
SCALE:	1" = 100'
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 Jerome Paul Compton Family  
Mailing Address Trust  
4005 Toney Court SE  
Huntsville, AL 35802

Grantee's Name Alabama Dept of Transportation  
Mailing Address 2715 East Skyland Blvd.  
Tuscaloosa, AL 35405

Property Address Highway 145  
Shelby, AL 35143

Date of Sale 4/20/18  
Total Purchase Price \$ 8,000.00  
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 4/20/18

Print John Hollis Jackson, III

Unattested

(verified by)

Sign /s/ John Hollis Jackson, III Attorney

(Grantor/Grantee/Owner/Agent) circle one

Print Form



20180425000138350 5/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1