

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

STATE OF ALABAMA

PROJECT NO. BR-0145 (504)

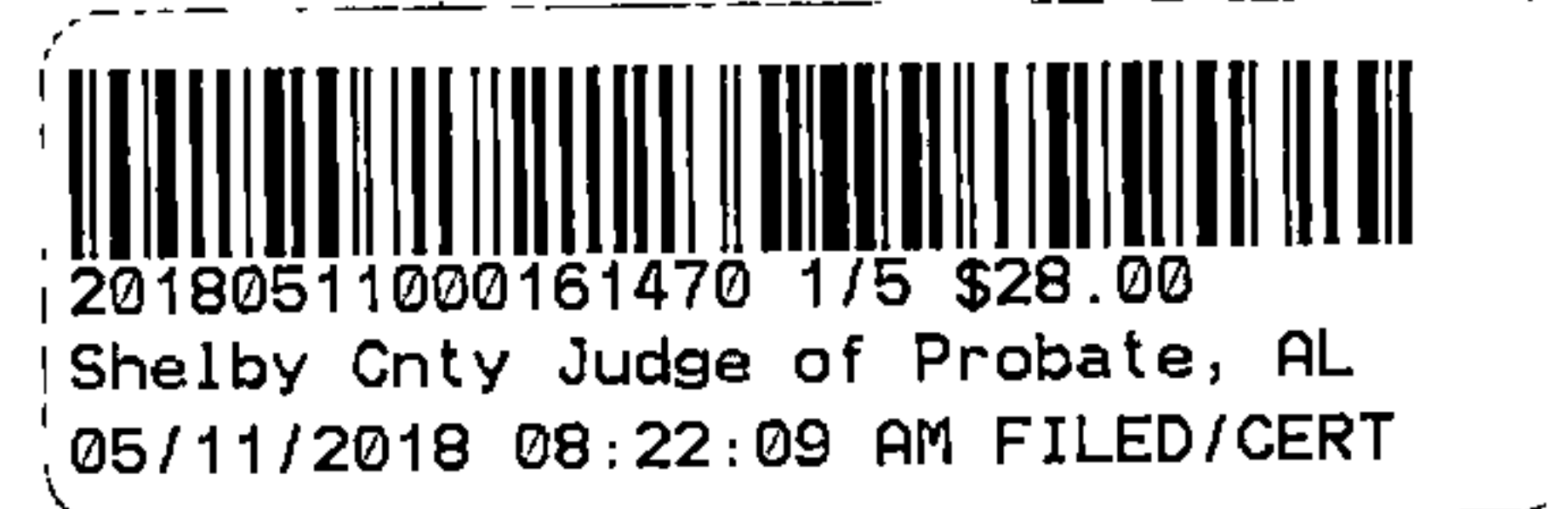
CPMS PROJ. NO. 100061763

COUNTY OF SHELBY

TRACT NO. 4

DATE: 03/05/2018

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty-Five Thousand Two Hundred and no/100 (\$25,200.00) ----- 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), Joseph David Compton, a married man; and Nina H. Thomasson, a married woman, 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. 4 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 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 RT);

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 144.17 feet, more or less, 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 acquired R/W line and the **Point of Beginning** (said line is offset 160.00 feet right of and parallel to project centerline);

Thence along the acquired R/W line and along an arc 272.45 feet to the right, having a radius of 6300.01 feet, the chord of which is S 24°36'51" W a distance of 272.43 feet to a point on the grantor's property line;

Thence N 29°18'12" W along the grantor's property line a distance of 103.92 feet to a point on said East present R/W line of Alabama State Road 145;

Thence N 27°33'00" E along said East present R/W line of Alabama State Road 145 a distance of 179.27 feet to a point on the grantor's property line;

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

Thence S 62°41'46" E along the grantor's property line a distance of 11.84 feet to the **Point of Beginning** of the property herein described, containing 0.42 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.

NOTE: The above described property constitutes no part of the homestead of either grantor; grantors certify that Joseph V. Compton and Helen H. Compton are both deceased.

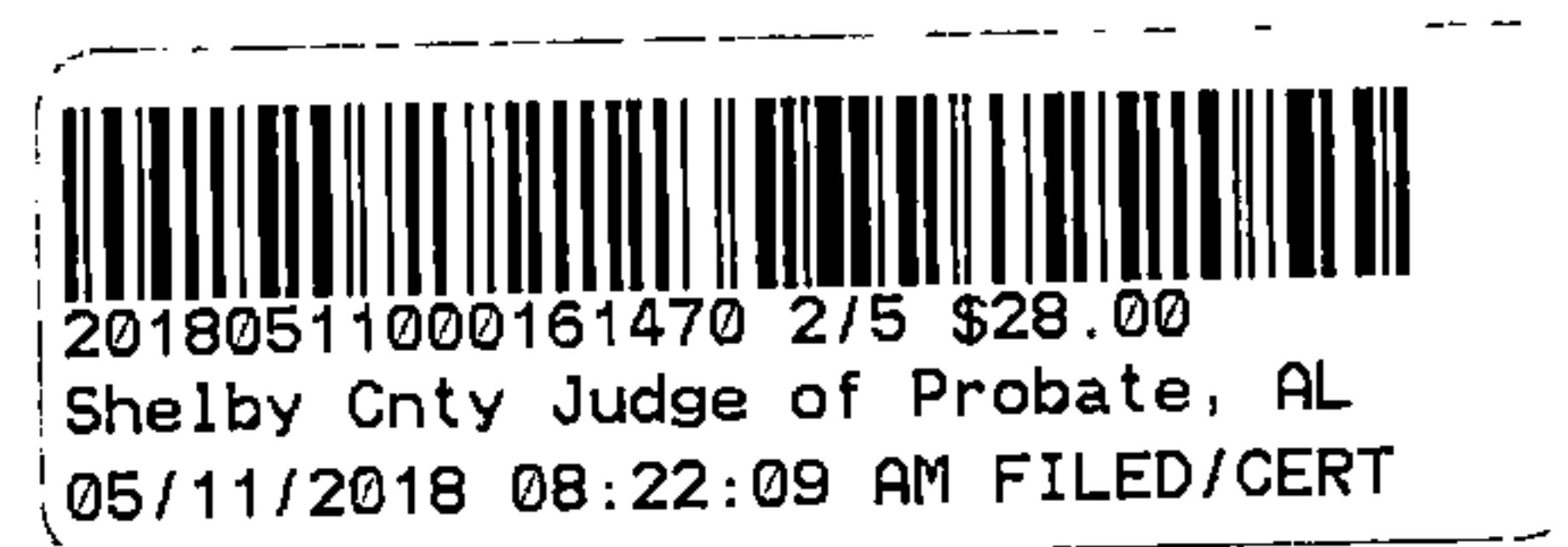
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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

4 day of May, 2018.



Joseph David Compton

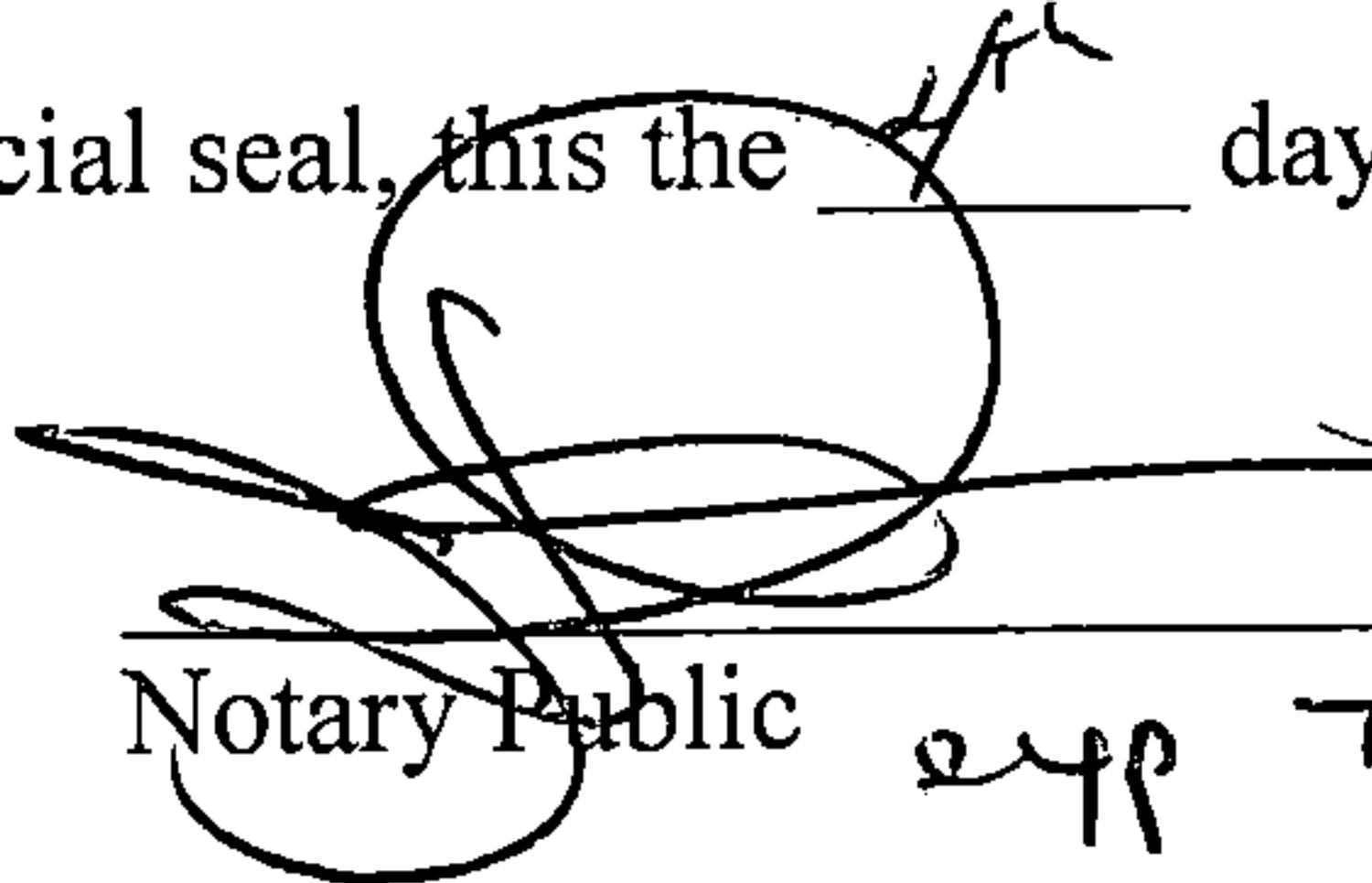
Nina H. Thomasson

STATE OF ALABAMA

COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph David Compton, whose name 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 the conveyance, he executed the same on the day the same bears date.

Given under my hand and official seal, this the 7th day of May, 2018.



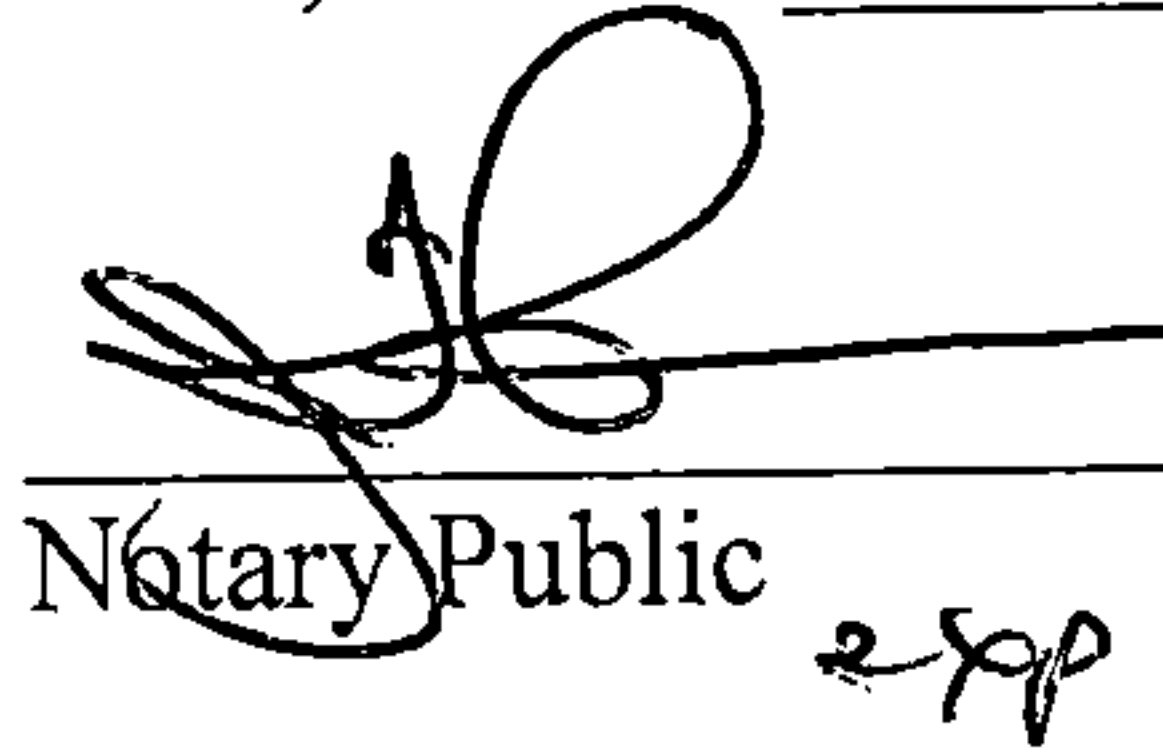
Notary Public 240 7/8/18

STATE OF ALABAMA

COUNTY OF Mobile

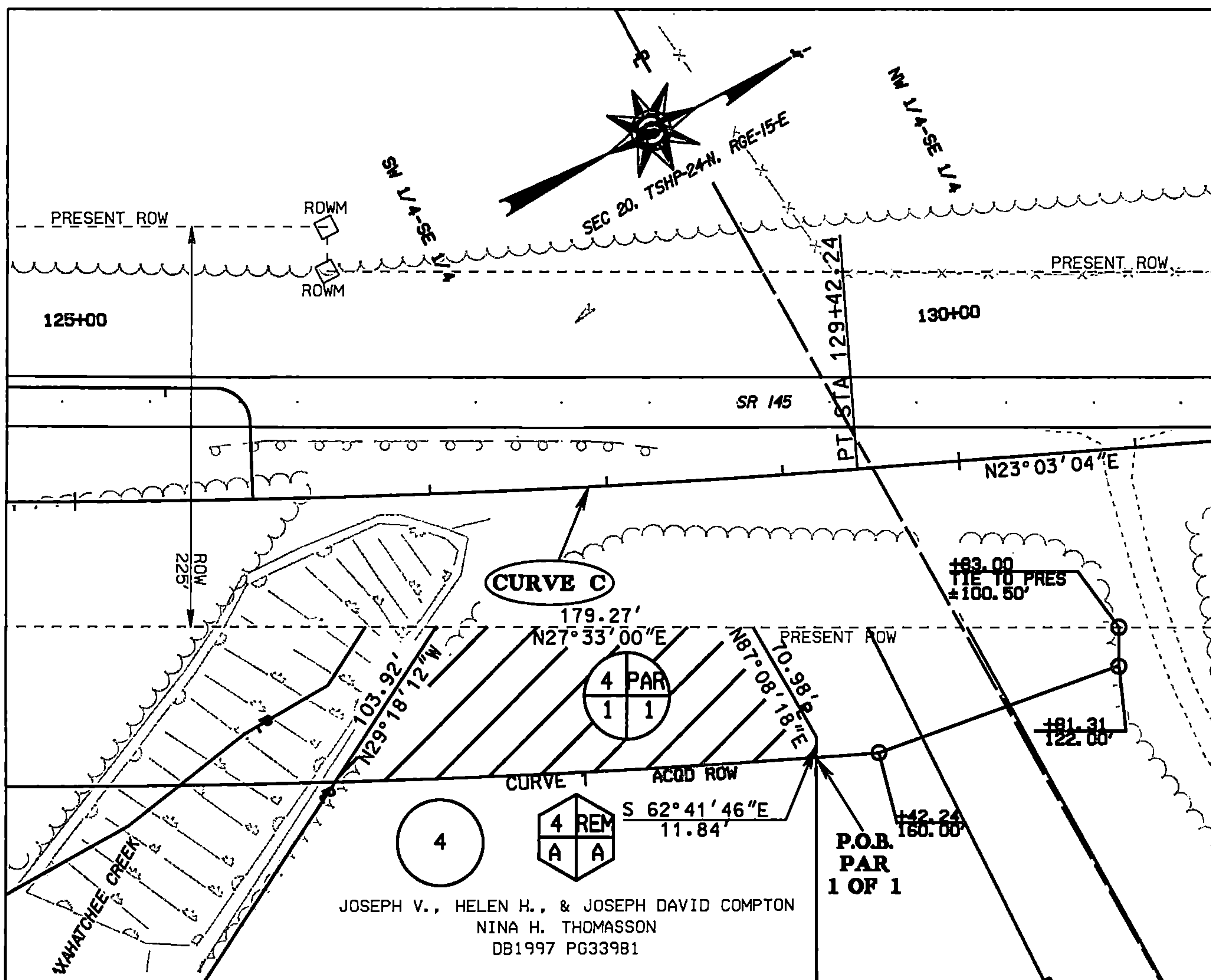
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nina H. Thomasson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same on the day the same bears date.

Given under my hand and official seal, this the 7th day of May, 2018.



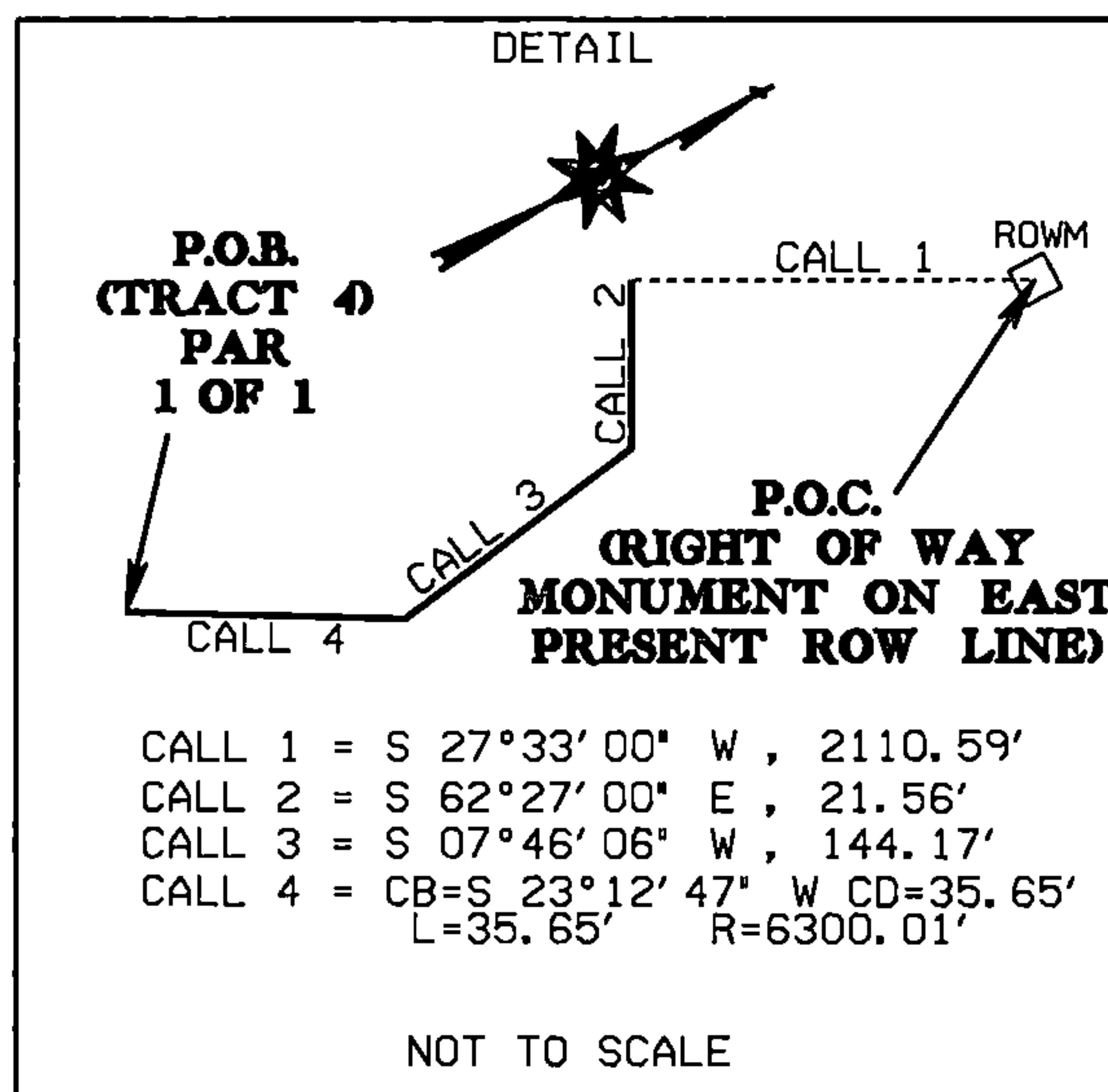
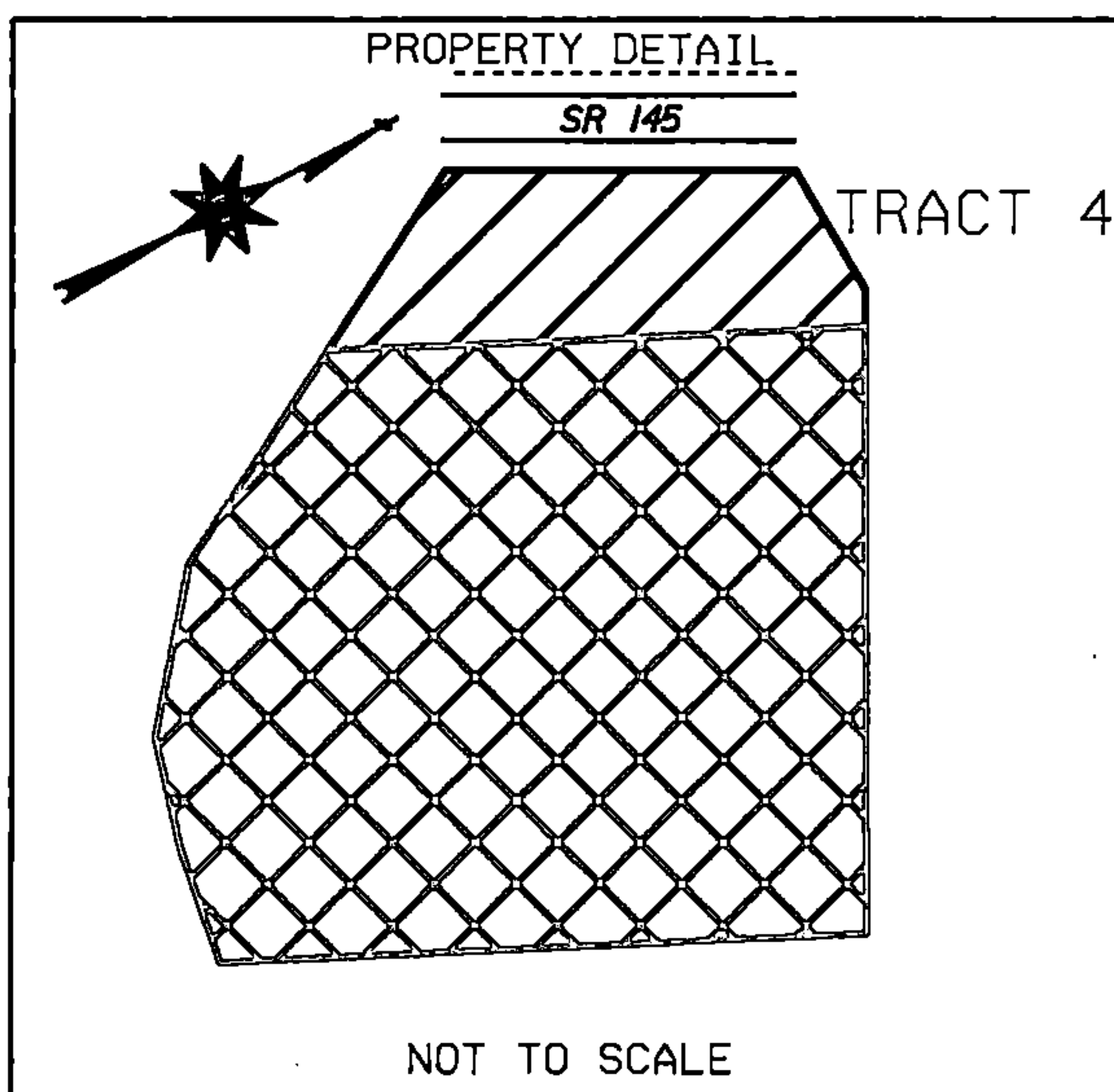
Notary Public 240 7/8/18


20180511000161470 3/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/11/2018 08:22:09 AM FILED/CERT



TRACT 4 (PAR 1 OF 1)				
COURSE	CHORD BEARING	CHORD DISTANCE	RADIUS	ARC LENGTH
CURVE 1	S 24°36' 51" W	272.43'	6300.01'	272.45'

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'



20180511000161470 4/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/11/2018 08:22:09 AM FILED/CERT

THIS IS NOT A
BOUNDARY SURVEY

ALABAMA DEPARTMENT OF TRANSPORTATION

TRACT NO. TRACT 4
OWNER JOSEPH DAVID COMPTON &
NINA H. THOMASSON

PROJECT NO. BR-0145 (504)
CPMS NO. 100061763
COUNTY SHELBY

TOTAL BEFORE 2.87 AC
R.O.W. REQUIRED 0.42 AC
REMAINDER 2.45 AC

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 Joseph David Compton and
Mailing Address Nina H. Thomasson
6310 Hillcrest Oaks Drive
Mobile, AL 36693

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 5/4/18
Total Purchase Price \$ 25,200.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other - _____
☒ 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 5/4/18

Print John Hollis Jackson, III

Unattested _____
(verified by)

Sign /s/ John Hollis Jackson, III Attorney
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20180511000161470 5/5 \$28.00
Shelby Cnty Judge of Probate, AL
05/11/2018 08:22:09 AM FILED/CERT