  
20180530000189120 1/7 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/30/2018 01:14 02 PM FILED/CERT

THIS INSTRUMENT PREPARED BY  
SHAWN KITCHENS  
ROW BUREAU/EAST CENTRA REGION  
1020 BANKHEAD HWY WEST  
BIRMINGHAM AL. 35204

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-I065(404)

CPMS PROJ. NO. 100063670

TRACT NO. 23

DATE: 02/28/2018

FEE SIMPLE  
WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of

One Thousand Two Hundred & 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), **George Drake**, a married man, **Grace Drake Norwood**, a married woman, **Ethel Thornton Dixon**, a married woman, **Cormelia Thorton-Lewis**, a married woman, **Wanda Thornton-Nix**, a married woman, **Sherrita Drake**, a married woman, **Richard King**, a married man, and **Robin King**, a single 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:

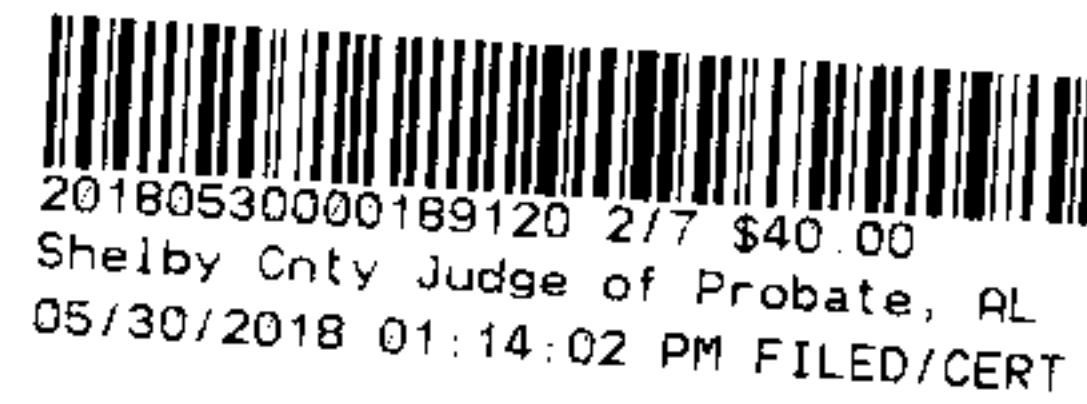
**A part of the SW1/4 of SE 1/4, Section 4, Township 22 South, Range 2 West, identified as Tract No. 23 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:**

**This property constitutes no part of the homestead of the grantors or their respective spouse.**

**Access Denial Clause**

As a part of the consideration hereinabove stated the grantor has bargained, sold, conveyed and relinquished to the grantee all existing, future, or potential common law or statutory rights of access between the Right of Way of the public way identified as Project No. IM-I065(404), County of Shelby and all the grantor's remaining property consisting of all parcels contiguous one to another, whether acquired by separate conveyances or otherwise, all of which parcels either adjoin the property conveyed by this instrument or are connected thereto by other parcels owned by the grantor. This Parcel will contain 0.00 acres acquired.

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 25<sup>th</sup> day of May, 2018.

George Drake  
George Drake  
Grace Drake Norwood  
Grace Drake Norwood

Ethel Thornton Dixon  
Ethel Thornton Dixon

Cornelia Thornton Lewis  
Cornelia Thornton-Lewis

Wanda Thornton-Nix  
Wanda Thornton-Nix

Sherita Drake  
Sherita Drake

Richard King  
Richard King

Robin King  
Robin King

ACKNOWLEDGMENT(S)

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, Celeste Fulmer, a Notary Public, in and for said County in said State, hereby certify that Ethel Thornton Dixon, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of March, 2018.

Celeste Fulmer  
Notary Public

My Commission Expires: 10-11-20

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, Celeste Fulmer, a Notary Public, in and for said County in said State, hereby certify that George Drake, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of March, 2018.

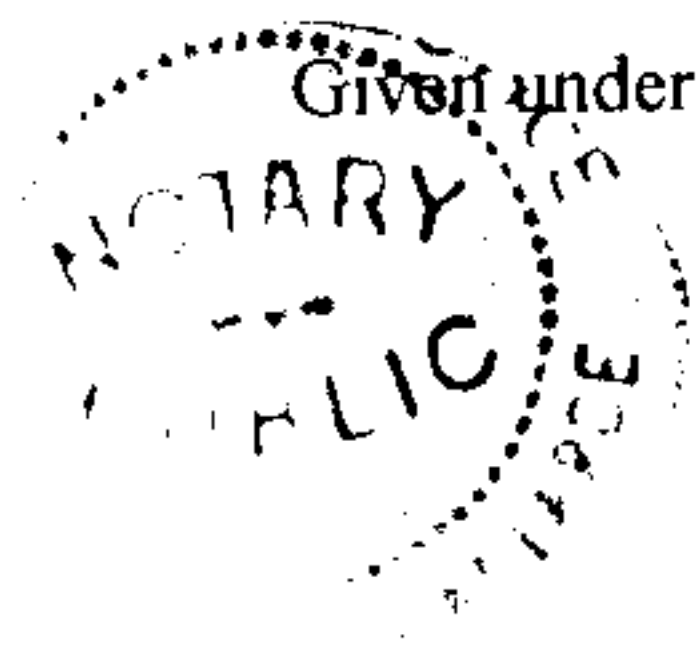
Celeste Fulmer  
Notary Public

My Commission Expires: 10-11-20

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Shelby Cnty Judge of Probate: RL  
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STATE OF ALABAMA  
SHELBY COUNTY

I, William R. Justice, a Notary Public in and for said County, in said State, hereby certify that Grace Drake Norwood, who 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 voluntarily on the day the same bears date.

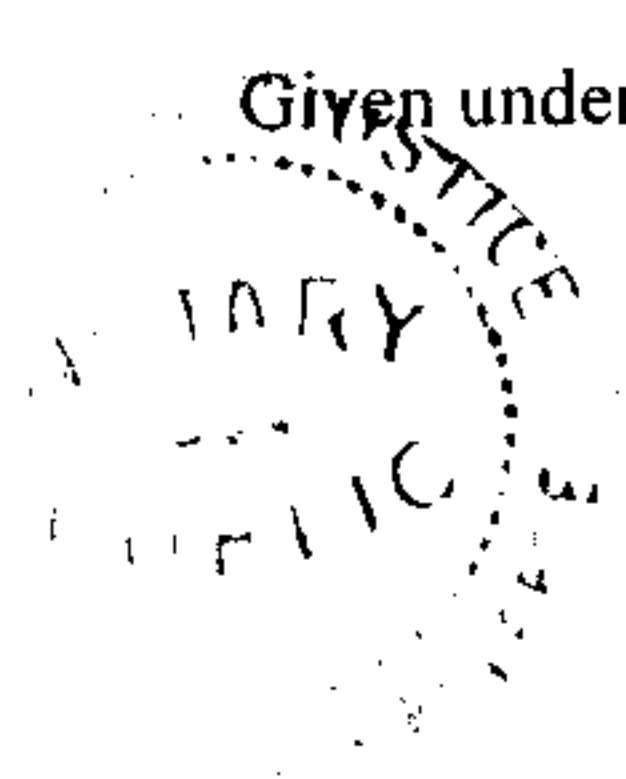


Given under my hand and official seal this 25th day of May, 2018.

William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

STATE OF ALABAMA  
SHELBY COUNTY

I, William R. Justice, a Notary Public in and for said County, in said State, hereby certify that Cornelia Thorton-Lewis, who 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 voluntarily on the day the same bears date.



Given under my hand and official seal this 3rd day of April, 2018.

William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

STATE OF ALABAMA  
SHELBY COUNTY

I, Celeste Fulmer, a Notary Public in and for said County, in said State, hereby certify that Wanda Thornton-Nix, who 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2018.



Celeste Fulmer  
Notary Public  
My Commission Expires: 10-11-20



STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Sherrita Drake, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2018.



William R. Justice  
Notary Public  
My Commission Expires: 9-11-19

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Celeste Fulmer, a Notary Public, in and for said County in said State, hereby certify that Richard King, 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 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 May, 2018.



Celeste Fulmer  
Notary Public  
My Commission Expires: 10-11-20

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that Robin King, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

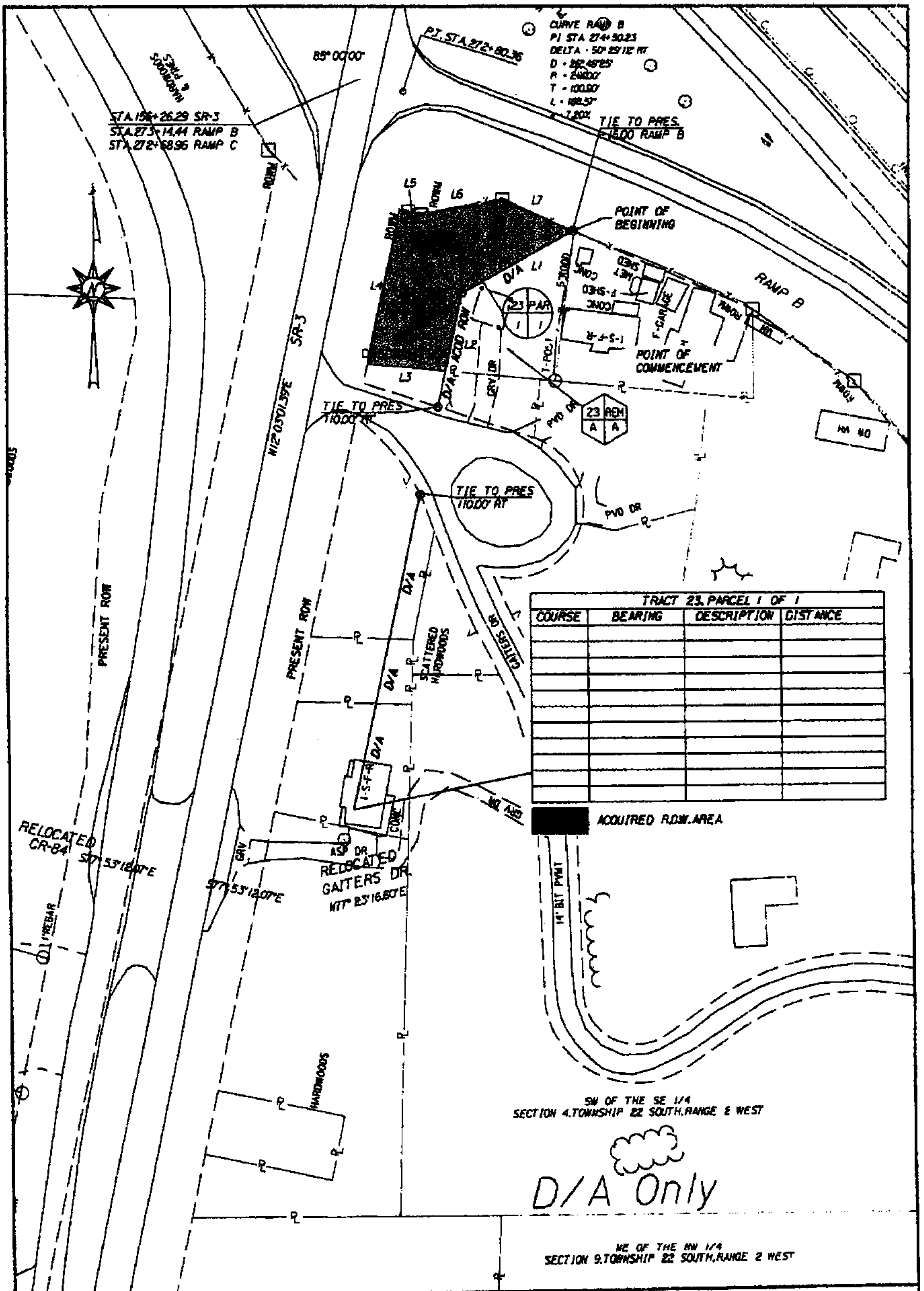
Given under my hand and official seal this 25th day of May, 2018.



William R. Justice  
Notary Public  
My Commission Expires: 9-11-19



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TRACT: NO. 23	GRANTOR(S):	SCALE:	1:100'
George Drake, Grace Drake Norwood, Ethel Thornton Dixon Carmella Thornton-Lewis, Wanda Thornton-nix, Sherrita Drake, Richard, and Robin King		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	0.170	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.000	CPMS:	100063670
TOTAL REMAINDER:	0.170	DATE:	2/27/2018
THIS IS NOT A BOUNDARY SURVEY		SKETCH:	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 : Ethel Thornton Dixon, et al  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

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

Property Address: Tract 23, Calera, AL  
Shelby County, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 1,200.00  
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  
\_\_\_\_\_ Sales Contract  
X 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 \_\_\_\_\_

Sign

Ethel Thornton Dixon  
(Grantor/Grantee/Owner/Agent) circle one

Print \_\_\_\_\_

\_\_\_\_\_ Unattested

\_\_\_\_\_  
(Verified by)

Form RT-1

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