


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. 21  
DATE: 02/28/2018

**FEE SIMPLE  
WARRANTY DEED**

  
20180530000189190 1/5 \$28.00  
Shelby Cnty Judge of Probate, AL  
05/30/2018 01:31:22 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Five 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 <sup>husband and wife,</sup> (we), the undersigned grantor(s), Keith Lee Dowdell & Detrice Lee Dowdell/ 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 4, Township 22 South, Range 2 West, identified as Tract No. 21 on Project No. STPBH-I065(404) in Shelby County, Alabama and being more fully described as follows:**

Access Denial Clause

As a part of the consideration hereinabove stated the grantor has bargined, 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. STPBH-IO65(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.


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 23 day of MAY, 2018.

  
Keith Lee Dowdell

  
Detrice Lee Dowdell



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

23 day of May, 20 18

\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ALABAMA )

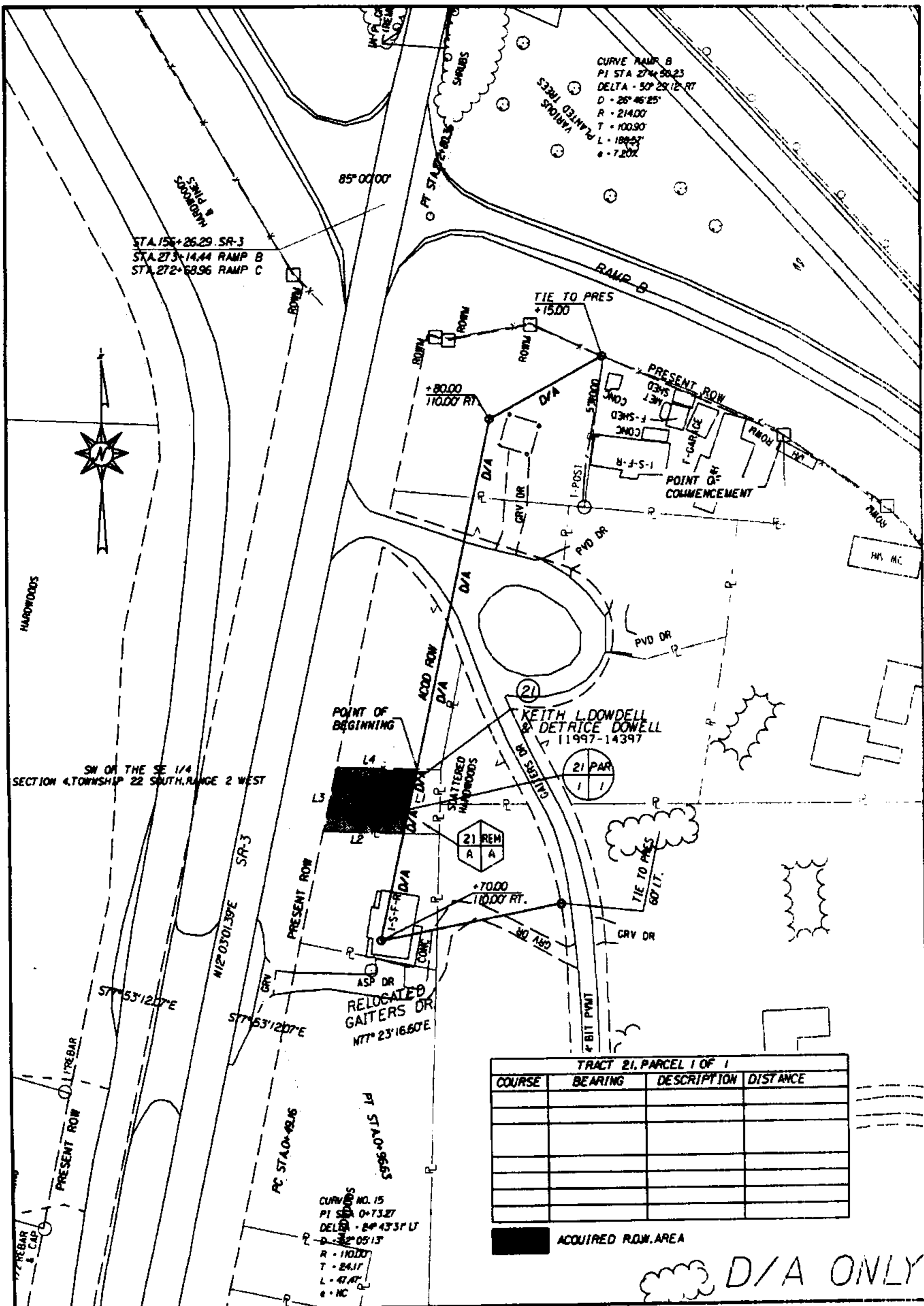
COUNTY OF SHELBY )

I, Keith Lee Dowdell Detrice Lee Dowdell, a Notary Public, in and for said County in said State, hereby certify that Keith Lee Dowdell and Detrice Lee Dowdell, 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 23 day of May, 20 18.

Jakisha Lunsford  
NOTARY PUBLIC

My Commission Expires August 31, 2020  
My Commission Expires \_\_\_\_\_



TRACT: NO. 21	GRANTOR(S):	SCALE:	1:100'
KEITH LEE DOWDELL AND DETRICE LEE DOWDELL		STATE:	ALABAMA
		COUNTY:	SHELBY (CITY OF CALERA)
TOTAL BEFORE:	0.026	PROJECT:	STPBH-1065(404)
TOTAL ACQUIRED:	0.000	CPMS:	100063670
TOTAL REMAINDER:	0.026	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 : Keith L. & Detrice L. Dowdell  
Mailing Address 522 Hwy 24  
Montevallo, AL 35115

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

Property Address: Calera, AL

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 500.00

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 23 May 2018

Sign Keith L. Dowdell Detrice L. Dowdell  
(Grantor/Grantee/Owner/Agent) circle one

Print Keith L. Dowdell DETRICE L. DOWDELL

\_\_\_\_\_  
Unattested

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

Form RT-1

