

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. CMAQ-5915(250)

CPMS PROJ. NO. 100063241

TRACT NO. 3

DATE: 8/17/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Thousand and no/100 dollar(s) (\$70,000.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), June B. Pyburn, unmarried, has this day granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

A part of the SW ¼ of NE ¼, Section 6, Township 20 South, Range 2 West, identified as Tract No. 3 on Project No. CMAQ-5915(250) in Shelby County, Alabama and being more fully described as follows:

Commence at a Concrete Monument found on the existing Right-of-Way line of State Park Road in the Southwest Quarter of the Northeast Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, a point 59.07 feet left of State Park Road at Station 156+32.80;

Thence S 27°44'01.11" E and along the existing Right-of-Way line of State Park Road a distance of 71.66 feet to a point 12.59 feet right of State Park Road at Station 156+31.84 **(POINT OF BEGINNING)**;

Thence N 61°58'24.59" E and along the Grantor's property line a distance of 170.83 feet to a point 12.53 feet right of State Park Road at Station 158+02.54;

Thence along the Grantor's property line and along an arc 288.09 feet to the left, having a radius of 888.00 feet, the chord of which is N 52°40'45.92" E for a distance of 286.83 feet, to a point 8.71 feet right of State Park Road at Station 160+87.40;

Thence S 7°40'55.76" E and along the Grantor's property line a distance of 56.83 feet to a point 55.00 feet right of State Park Road at Station 160+55.35;

Thence along an arc 290.67 feet to the right, having a radius of 1155.00 feet, the chord of which is S 54°53'45.01" W for a distance of 289.90 feet, to a point 55.00 feet right of State Park Road at Station 157+78.52;

Thence S 62°06'19.60" W a distance of 134.44 feet to a point 55.00 feet right of State Park Road at Station 156+44.08;

Thence S 38°44'07.73" W a distance of 13.32 feet to a point 60.21 feet right of State Park Road at Station 156+31.13;



20190606000197230 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
06/06/2019 12:10:00 PM FILED/CERT

Thence N 27°44'01.11" W and along the existing Right-of-Way line of State Park Road a distance of 47.63 feet to a point 12.59 feet right of State Park Road at Station 156+31.84 (**POINT OF BEGINNING**);

The above described parcel contains \pm 0.439 acres (19105.03 sq. ft.);

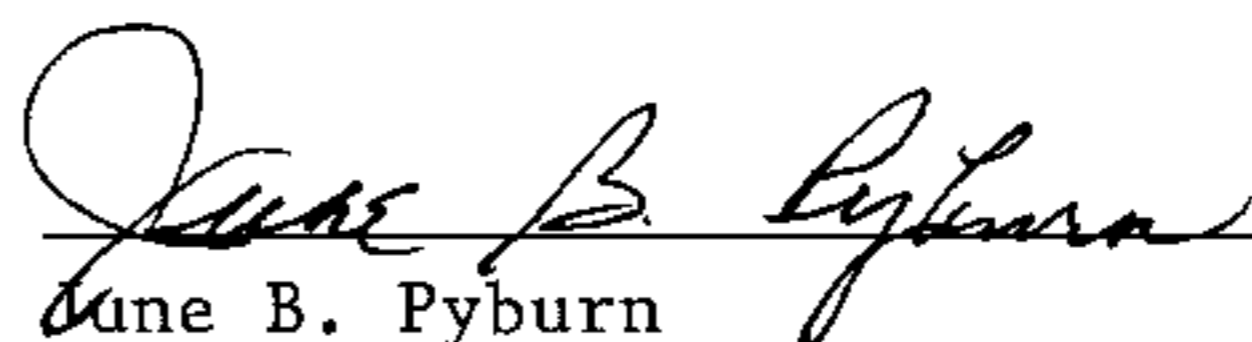
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 June, 2019.


June B. Pyburn

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that June B. Pyburn, whose name (s) 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 5th day of June 2019.



Celeste Fulmer
NOTARY PUBLIC

My Commission Expires 10-11-20

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

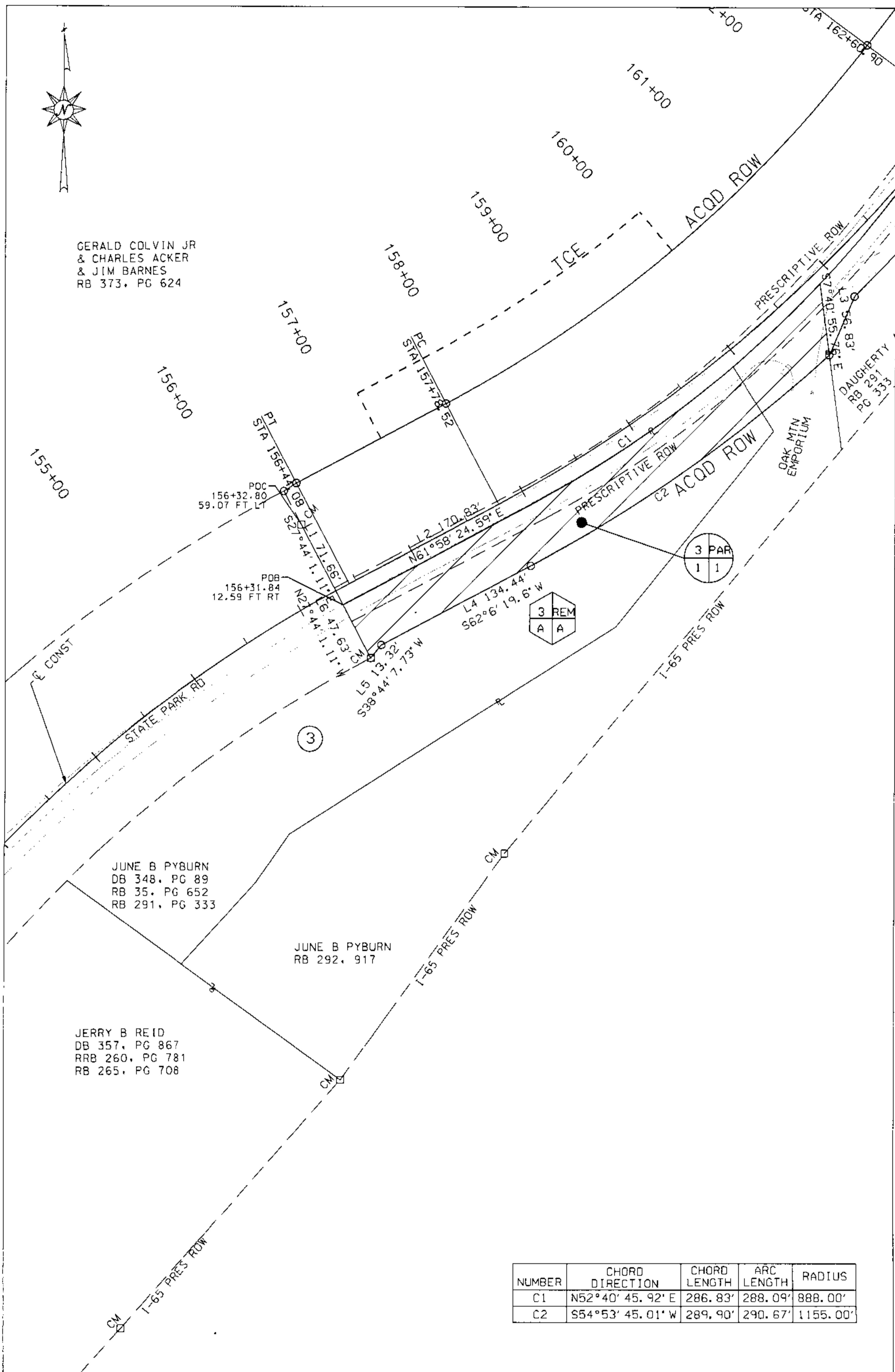
STATE OF ALABAMA

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.





NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N52°40'45.92\" E	286.83'	288.09'	888.00'
C2	S54°53'45.01\" W	289.90'	290.67'	1155.00'

TRACT NUMBER 3 ALABAMA DEPARTMENT OF TRANSPORTATION

OWNER: JUNE B PYBURN PROJ. NO. CMAQ-5915(250)

COUNTY: SHELBY

TOTAL ACRES: 2.95 SCALE: 1" = 100'

R/W REQUIRED: 0.44 DATE: 8/17/18

TCE REQUIRED: 0.00 REVISED:

REMAINDER: 2.51

Real Estate Sales Validation Form

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

Grantor's Name June B. Pyburn
Mailing Address 203 Kings Crest Lane
Pelham, AL 35124

Grantee's Name Shelby County, AL
Mailing Address 506 Hwy 70
Columbiana, AL 35051

Property Address 2401 Oak Mountain Ste Park Rd.
Pelham, AL 35124

Date of Sale 6-5-19

Total Purchase Price \$ 70,000.00

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 6-5-19

Print JUNE B. PYBURN

☐ Unattested

(verified by)

Sign

June B. Pyburn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

