

THIS INSTRUMENT PREPARED BY
BARGE WAGGONER SUMNER & CANNON, INC.
3535 GRANDVIEW PARKWAY, SUITE 500
BIRMINGHAM, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. CMAQ-5915(250)
CPMS PROJ. NO. 100063241
TRACT NO. 6
DATE: 8/17/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Nine Thousand Eight Hundred Thirty dollar(s) (\$159,830.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Gerald D. Colvin, Jr., married 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 NE ¼ of NE ¼, Section 6, Township 20 South, Range 2 West, identified as Tract No. 6 on Project No. CMAQ-5915(250) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a Concrete Monument Found on the existing Right-Of-Way line of I-65 in the Southwest Quarter of the Northeast Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, a point 102.92 feet right of State Park Road at Station 162+83.75;

Thence along the existing Right-Of-Way line of I-65 and along an arc 331.24 feet to the left, having a radius of 3639.72 feet, the chord of which is N 37°38'33.91" E for a distance of 331.13 feet, to a point 106.75 feet right of State Park Road at Station 166+14.85;

Thence N 88°12'27.75" W and along the Grantor's property line a distance of 57.20 feet to a point 60.00 feet right of State Park Road at Station 165+81.89 **(POINT OF BEGINNING)**;

Thence N 88°12'31.91" W and along the Grantor's property line a distance of 54.26 feet to a point 15.66 feet right of State Park Road at Station 165+50.63;

Thence N 88°12'32.72" W and along the Grantor's property line a distance of 68.68 feet to a point 40.47 feet left of State Park Road at Station 165+11.05;

Thence N 0°15'17.70" W and along the Grantor's property line a distance of 81.85 feet to a point 90.00 feet left of State Park Road at Station 165+76.22;

Thence N 36°58'47.05" E a distance of 488.78 feet to a point 90.00 feet left of State Park Road at Station 170+65.00;

Thence N 71°33'25.86" E a distance of 29.71 feet, to a point 73.14 feet left of State Park Road at Station 170+89.46;



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06/21/2019 12:08:33 PM FILED/CERT

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Rev 08/13

Thence S 62°45'20.50" E and along the existing Right-Of-Way line of State Park Road a distance of 59.65 feet to a point 14.35 feet left of State Park Road at Station 170+99.55;

Thence S 36°58'44.64" W and along the existing Right-of-Way line of State Park Road a distance of 570.08 feet to a point 14.34 feet left of State Park Road at Station 165+29.47;

Thence S 88°12'31.87" E and along the Grantor's property line a distance of 36.71 feet to a point 15.66 feet right of State Park Road at Station 165+50.63;

Thence N 36°58'44.64" E and along the existing Right-Of-Way line of State Park Road a distance of 554.07 feet to a point 15.65 feet right of State Park Road at Station 171+04.70;

Thence S 62°45'20.50" E a distance of 40.55 feet to a point 55.62 feet right of State Park Road at Station 171+11.56;

Thence along the existing Right-Of-Way line of I-65 and along an arc 26.26 feet to the right, having a radius of 3639.72 feet, the chord of which is S 27°22'33.06" W for a distance of 26.26 feet, to a point 60.00 feet right of State Park Road at Station 170+85.66;

Thence S 36°58'47.05" W a distance of 503.77 feet to a point 60.00 feet right of State Park Road at Station 165+81.89 **(POINT OF BEGINNING)**;

The above described parcel contains ± 1.515 acres (65984.75 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.

This property constitutes no part of the homestead of grantor or his spouse.

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.

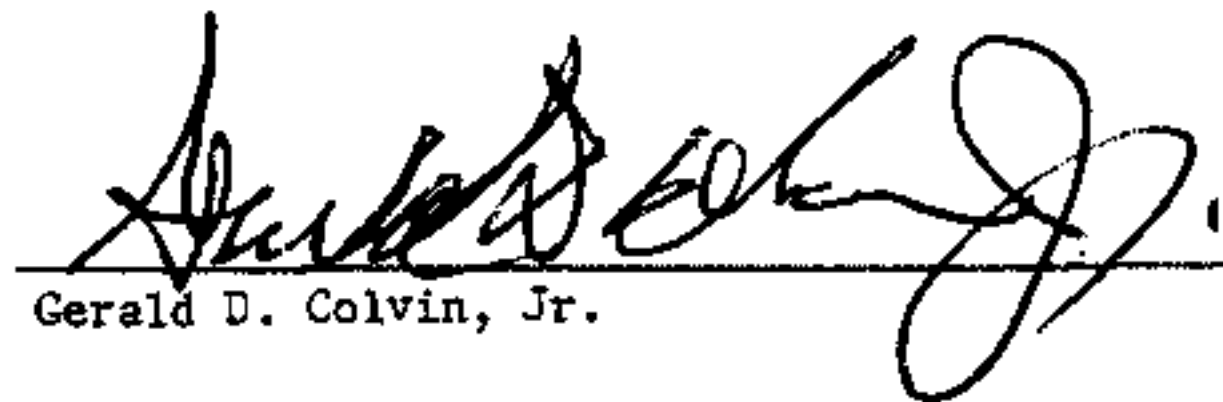
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping,



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06/21/2019 12:08:33 PM FILED/CERT

FORM ROW-4
Rev 08/13

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
20th day of June, 2019.


Gerald D. Colvin, Jr.


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Shelby Cnty Judge of Probate, AL
06/21/2019 12:08:33 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Gerald D. Colvin, Jr., 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,
he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2019.

Deirdra A. Smith
NOTARY PUBLIC

My Commission Expires 6/27/21

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

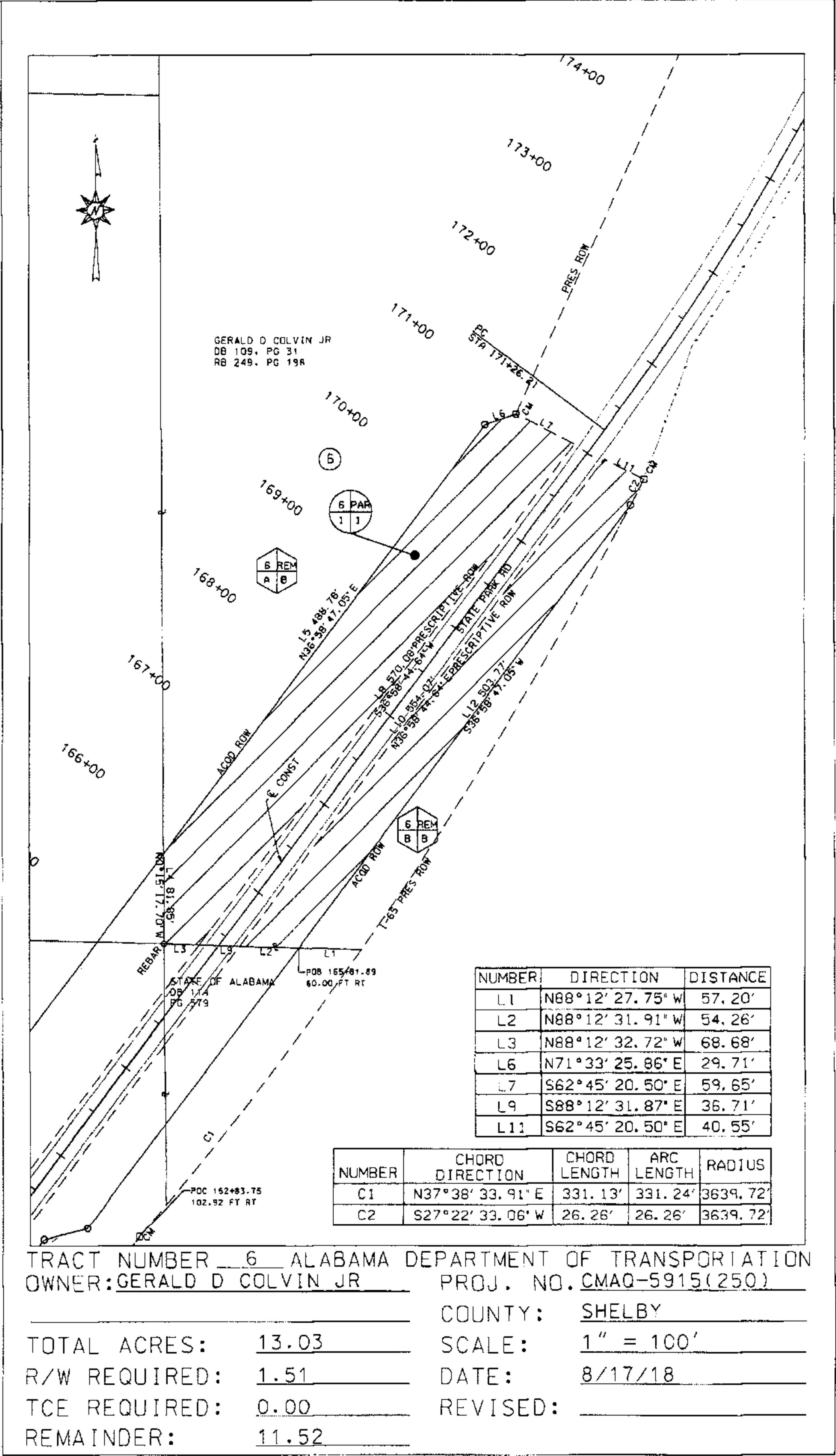
STATE OF ALABAMA

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.



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06/21/2019 12:08:33 PM FILED/CERT



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Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name : Gerald D. Colvin, Jr.
Mailing Address 1901 1st Ave. North
Birmingham, AL 35203

Grantee's Name: Shelby County Commission
Mailing Address 280 McDow Road
Columbiana, AL 35051

Property Address: State Park Road
Pelham, AL

DATE: 6/20/19
Total Purchase Price \$ 159,830.00
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 6/20/19

Sign Gerald D. Colvin Jr
(Grantor/Grantee/Owner/Agent) circle one

Print Gerald D. Colvin Jr

☐ Unattested

Deidra Smith
(Verified by)

Form RT-1



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