

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. 2

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 Forty Nine Thousand Six Hundred dollar(s) (\$149,600.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Gerald Colvin, Jr., married; Jim Barnes, married; and Charles K. Acker and Lila F. Acker as Trustees of the Charles K. Acker and Lila F. Acker 2013 Revocable Trust have 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. 2 on Project No. CMAQ-5915(250) in Shelby County, Alabama and being more fully described as follows:

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

Parcel 1 of 1:

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 60.21 feet right of State Park Road at Station 156+31.13;

Thence N 27°44'01.11" W and along the existing Right-of-Way line of State Park Road a distance of 62.63 feet to a point 2.41 feet left of State Park Road at Station 156+32.05 **(POINT OF BEGINNING)**;

Thence N 27°44'01.11" W and along the existing Right-of-Way line of State Park Road a distance of 56.66 feet to a point 59.07 feet left of State Park Road at Station 156+32.80;


Thence N 27°31'44.66" W and along the existing Right-of-Way line of State Park Road a distance of 30.00 feet to a point 89.06 feet left of State Park Road at Station 156+33.26;

Thence N 57°14'28.68" E a distance of 11.75 feet to a point 90.00 feet left of State Park Road at Station 156+44.08;

Thence N 62°06'19.60" E a distance of 134.44 feet to a point 90.00 feet left of State Park Road at Station 157+78.52;

Thence along an arc 442.91 feet to the left, having a radius of 1010.00 feet, the chord of which is N 49°32'33.32" E for a distance of 439.37 feet, to a point 90.00 feet left of State Park Road at Station 162+60.90;

Thence N 36°58'47.05" E a distance of 315.32 feet to a point 90.00 feet left of State Park Road at Station 165+76.22;


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Shelby Cnty Judge of Probate, AL
07/10/2019 03:50:00 PM FILED/CERT

FORM ROW-4
Rev 08/13

Thence S 0°15'17.70" E and along the Grantor's property line a distance of 81.85 feet to a point 40.47 feet left of State Park Road at Station 165+11.05;

Thence S 0°32'24.02" E and along the Grantor's property line a distance of 42.86 feet to a point 14.37 feet left of State Park Road at Station 164+77.05;

Thence S 37°00'25.30" W and along the existing Right-of-Way line of State Park Road a distance of 291.65 feet to a point 11.89 feet left of State Park Road at Station 161+84.51;

Thence along the existing Right-of-Way line of State Park Road and along an arc 380.41 feet to the right, having a radius of 873.00 feet, the chord of which is S 49°29'24.94" W for a distance of 377.40 feet, to a point 2.47 feet left of State Park Road at Station 158+02.83;

Thence S 61°58'24.59" W and along the existing Right-of-Way line of State Park Road a distance of 170.75 feet to a point 2.41 feet left of State Park Road at Station 156+32.05 (**POINT OF BEGINNING**);


The above described parcel contains ± 1.647 acres (71754.12 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.

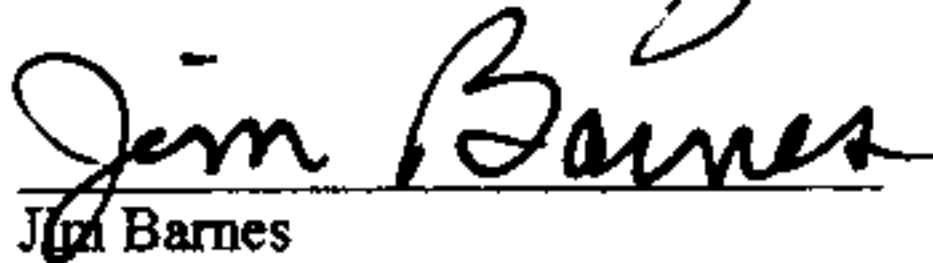
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous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


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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the
7th day of July, 2019.


Gerald D. Colvin, Jr.


Charles K. Acker, Trustee

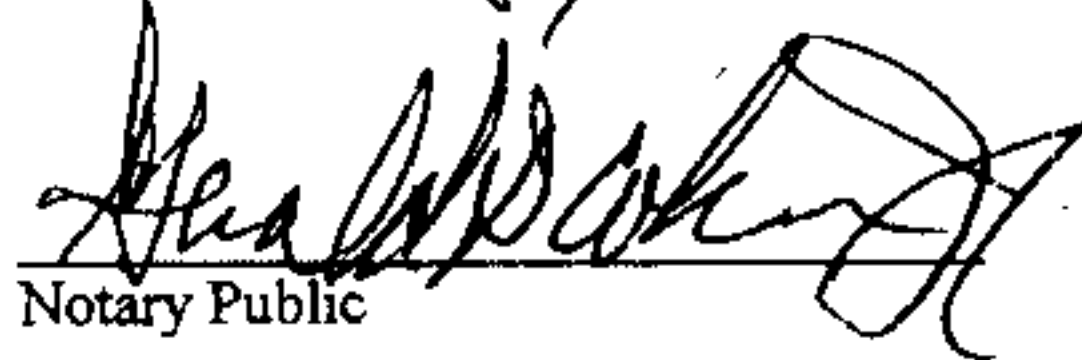

Jim Barnes


Lila F. Acker, Trustee

STATE OF Alabama
COUNTY OF Jefferson

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

Given under my hand and official seal this 7th day of July, 2019.

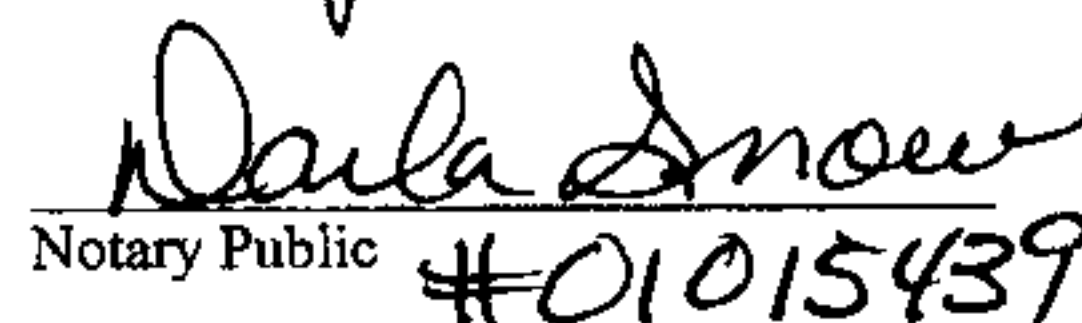

Notary Public

My Commission Expires: 11/17/19

STATE OF Oklahoma
COUNTY OF Pontotoc

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles K. Acker, whose name as Trustee of the Charles K. and Lila F. Acker 2013 Revocable Trust, 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 voluntarily on the day the same bears date in his capacity as Trustee.

Given under my hand and official seal this 27th day of June, 2019.

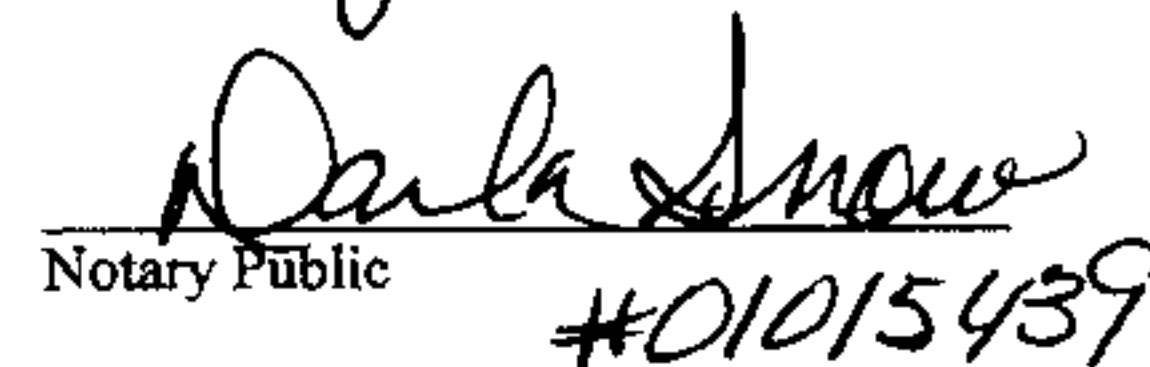

Notary Public #01015439

My Commission Expires: 9-13-2021

STATE OF Oklahoma
COUNTY OF Pontotoc

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lila F. Acker, whose name as Trustee of the Charles K. and Lila K. Acker 2013 Revocable Trust, 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 in her capacity as Trustee.

Given under my hand and official seal this 27th day of June, 2019.


Notary Public #01015439

My Commission Expires: 9-13-2021

(Additional Notary Acknowledgement attached)



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.

Deidra 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.

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.,	Grantee's Name	Shelby County, AL
Mailing Address	Jim Barnes, Charles K. Acker & Lila F. Acker as Trustees 1910 1st Ave. North Birmingham, AL 35203	Mailing Address	280 McDow Road Columblana, AL 35051
Property Address	State Park Road Pelham, AL	Date of Sale	
		Total Purchase Price	\$149,600.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.


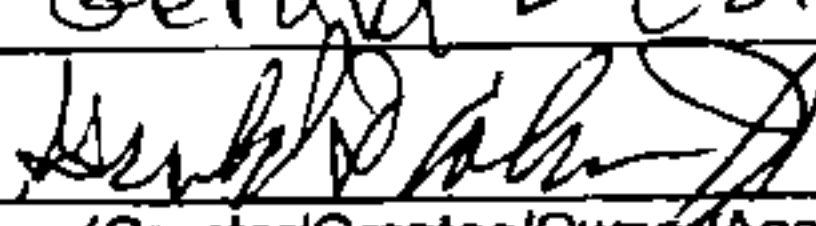
Date of Sale - the date on which interest to the property was conveyed.

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	4/30/19	Print	Gerald D Colvin Jr
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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