


THIS INSTRUMENT PREPARED BY
Ellis Head Owens & Justice
P O Box 587
Columbiana, AL 35051


20190813000292890 1/7 \$34.00
Shelby Cnty Judge of Probate, AL
08/13/2019 10:52 02 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. CMAQ-5915(250)

CPMS PROJ. NO. 100063241

TRACT NO. 9

DATE: 8/17/2018

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight Thousand and no/100 dollar(s) (\$8,000.00), cash in hand paid to the undersigned, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Jimmy O. Humphries, Jr., unmarried and Nicole L. Humphries, unmarried, 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 NW ¼ of NE ¼, Section 7, Township 20 South, Range 2 West, identified as Tract No. 9 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 State Park Road in the Northwest Quarter of the Northeast Quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, a point 74.17 feet right of State Park Road at Station 109+88.24;

Thence S 71°29'06.80" W and along the existing Right-of-Way line of State Park Road a distance of 74.96 feet to a point 0.80 feet left of State Park Road at Station 109+87.89 (**POINT OF BEGINNING**);

Thence S 18°40'24.37" E a distance of 98.52 feet to a point 0.06 feet left of State Park Road at Station 108+89.37;

Thence S 63°58'25.36" W a distance of 50.40 feet to a point 50.00 feet left of State Park Road at Station 108+82.55;

Thence N 18°14'45.50" W a distance of 67.45 feet to a point 50.00 feet left of State Park Road at Station 109+50.00;

Thence N 19°28'09.79" W a distance of 37.78 feet to a point 50.81 feet left of State Park Road at Station 109+87.77;

Thence N 71°52'16.95" E and along the existing Right-of-Way line of State Park Road a distance of 17.39 feet to a point 33.42 feet left of State Park Road at Station 109+87.73;

Thence N 71°29'06.80" E and along the existing Right-of-Way line of State Park Road a distance of 32.62 feet to a point 0.80 feet left of State Park Road at Station 109+87.89 (**POINT OF BEGINNING**);

The above described parcel contains ± 0.116 acres (5064.18 sq. ft.);

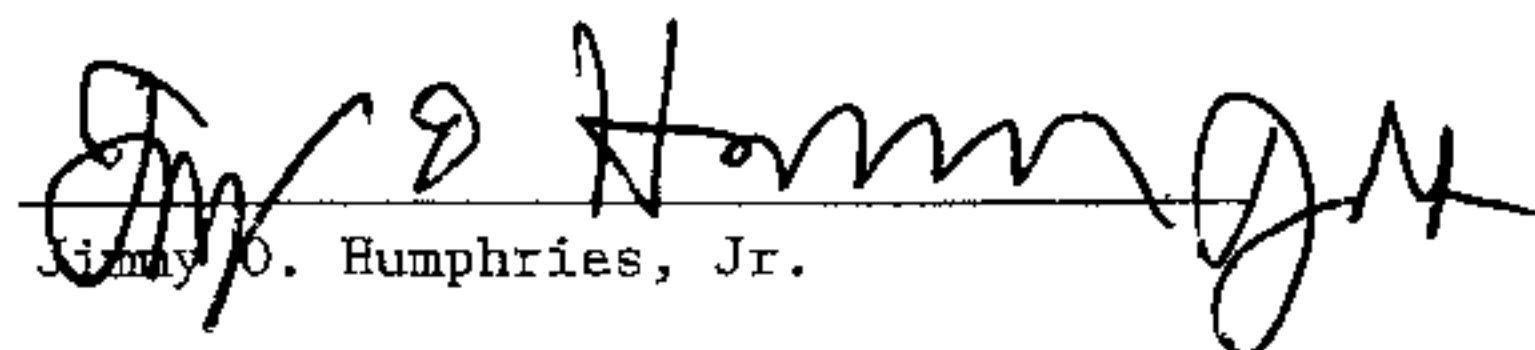
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 1 day of Aug, 20 19.


Jimmy O. Humphries, Jr.

Nicole L. Humphries

The above described parcel contains \pm 0.116 acres (5064.18 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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 5 day of AUGUST, 2019.


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Shelby Cnty Judge of Probate, AL
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Jimmy O. Humphries, Jr.



Nicole L. Humphries

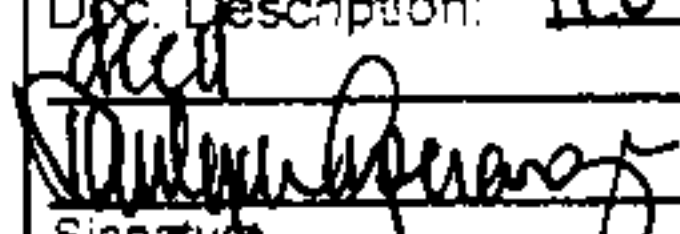
ACKNOWLEDGMENT


STATE OF Hawaii
COUNTY OF Hawaii

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jimmy O. Humphries, Jr., who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 1st day of August, 2019.


Notary Public
My Commission Expires: 10/14/20

NOTARY CERTIFICATION	
Doc. Date: <u>8/1/19</u>	# Pages: <u>2</u>
Name: <u>Doreen Esperanza</u>	Third Circuit
Doc. Description: <u>Fee Simple Warranty</u>	
	
Signature	
Date	<u>8/1/19</u>


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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Mendocino)

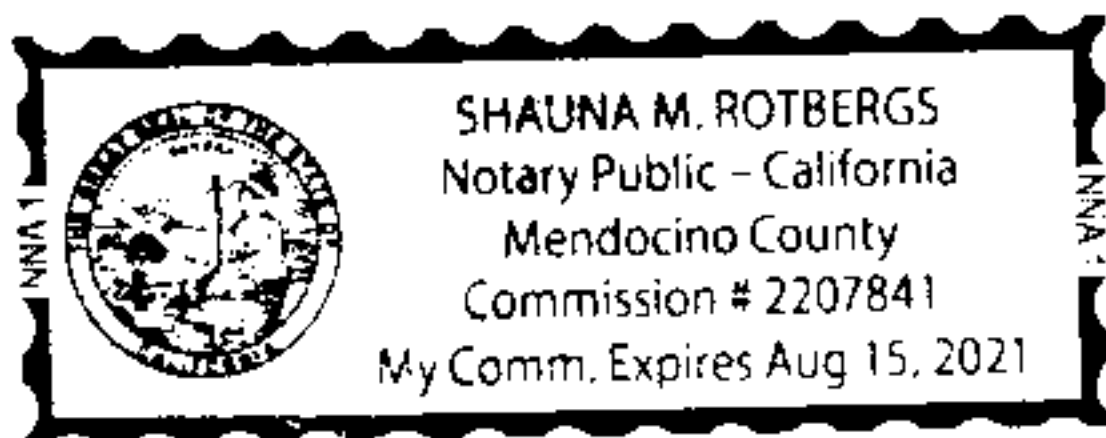
On August 5, 2019 before me, Shauna M Rotbergs,
 Date Here Insert Name and Title of the Officer

personally appeared Nicole Humphries
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Shauna M Rotbergs
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Real Estate Sales Validation Form Document Date: 8/5/2019
 Number of Pages: 5 Signer(s) Other Than Named Above: _____

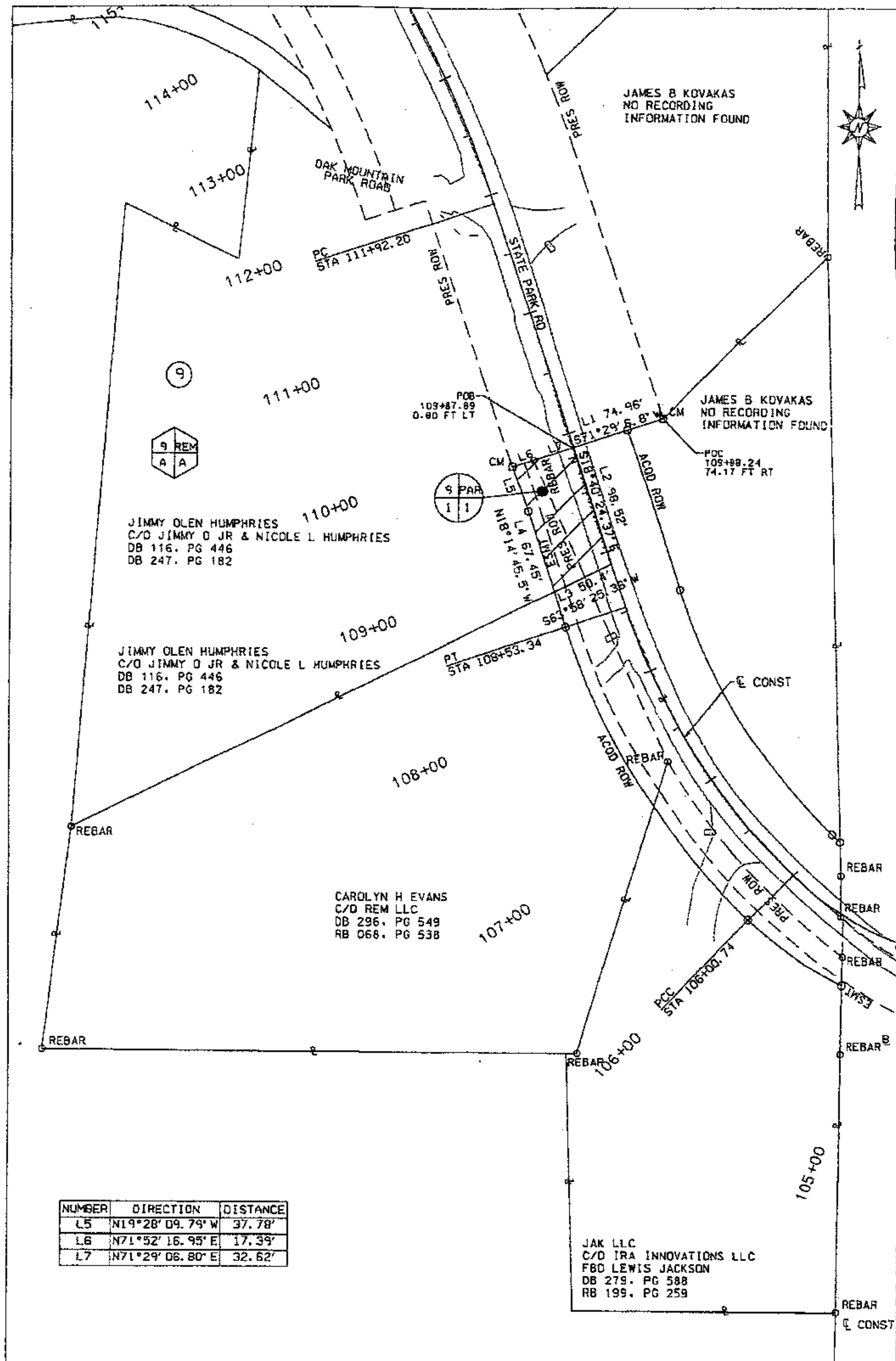
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
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☐ Other: _____
 Signer Is Representing: _____



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TRACT NUMBER 9 ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: JIMMY OLEN HUMPHRIES C/O PROJ. NO. CMAQ-5915(250)
JIMMY O JR & NICOLE L HUMPHRIES COUNTY: SHELBY
TOTAL ACRES: 3.14 SCALE: 1" = 100'
R/W REQUIRED: 0.12 DATE: 8/17/18
TCE REQUIRED: 0.00 REVISED: _____
REMAINDER: 3.02

Real Estate Sales Validation Form

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

Grantor's Name Nicole L. Humphries
Mailing Address 215 Brook Green Lane
Pelham, AL 35124

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

Property Address State Park Road
Pelham, AL

Date of Sale 8-1-19
Total Purchase Price \$ 8,000.00
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 8-1-19

Print

Jimmy O. Humphries, Jr.

☐ Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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