

THIS INSTRUMENT PREPARED BY:
WILLIAM R. JUSTICE
ELLIS, HEAD, OWENS & JUSTICE
P O BOX 587
COLUMBIANA, AL 35051

FEE SIMPLE

WARRANTY DEED
TRACT NO. 9

STATE OF ALABAMA

COUNTY OF SHELBY

COUNTY PROJ.NO. SCP 59-880-17

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Five Thousand and 00/00 dollar(s) (\$75,000.00), cash in hand paid to the undersigned by Shelby County, a political subdivision of the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Judy McAnnally, married, individually and, as Personal Representative of the Estate of Lillian Harriett Griffin a/k/a Harriett H. Davidson, Randy H. Davidson, married, and Bobbi L. Sargent, married, have this day granted, bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of **COUNTY PROJECT NO. SCP 59-880-17** of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

To Have and To Hold, unto Shelby County 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 Shelby County 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 that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County 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

16th day of June, 2020.

Estate of Lillian Harriett Griffin a/k/a
Harriett H. Davidson

By:

Judy McAnnally
Judy McAnnally, as Personal Representative and
Individually

Randy H Davidson
Randy H. Davidson

Bobbi L Sargent
Bobbi L. Sargent

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STATE OF ALABAMA
COUNTY OF JEFFERSON

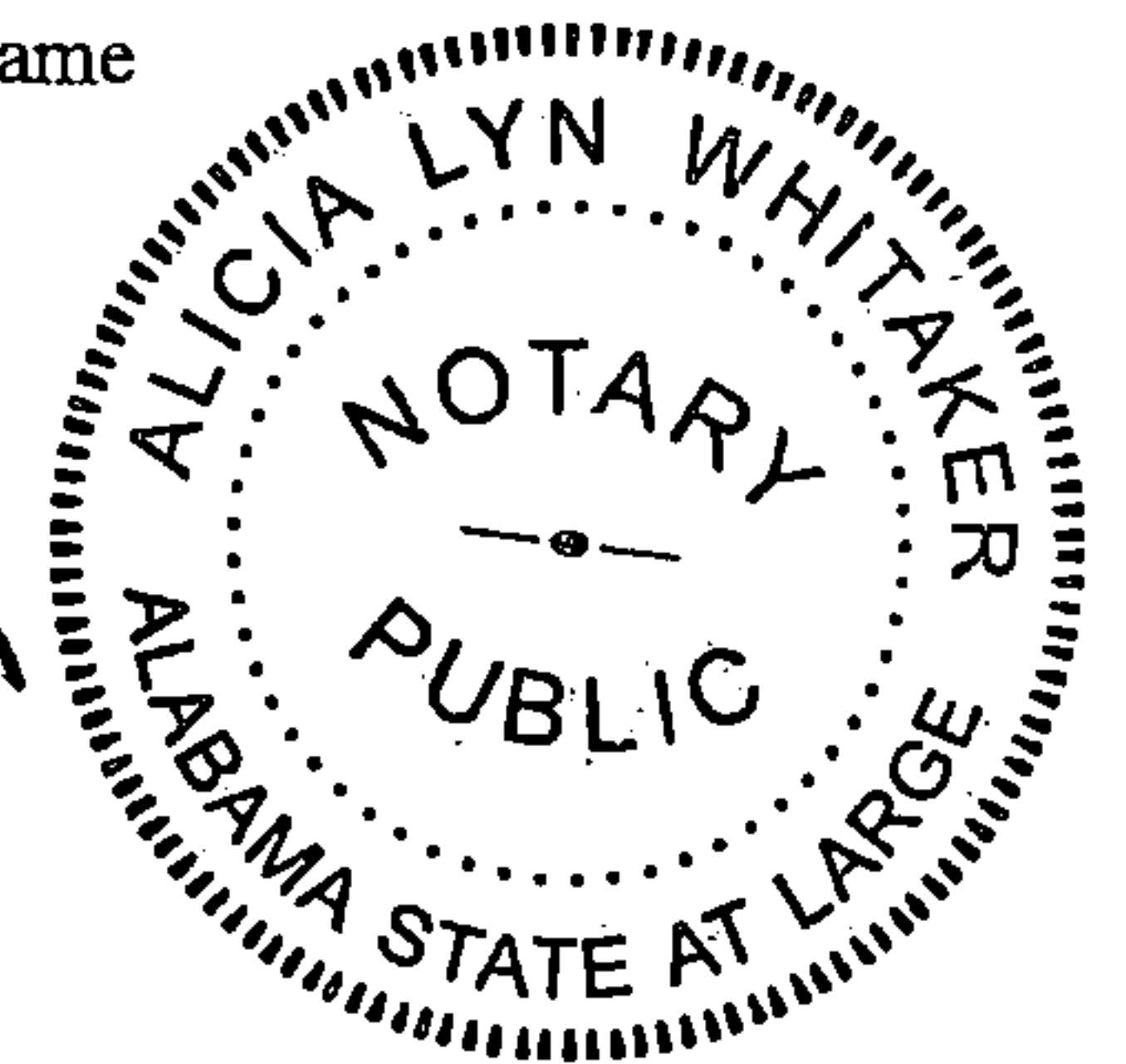
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judy McAnnally, individually and as Personal Representative of the Estate of Lillian Harriett Griffin a/k/a Harriett H. Davidson, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 16th day of June, 2020.

Alicia Lyn Whitaker
Notary Public

My Commission Expires: 1-21-21

ALICIA LYN WHITAKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 1-21-21



STATE OF ALABAMA
COUNTY OF JEFFERSON

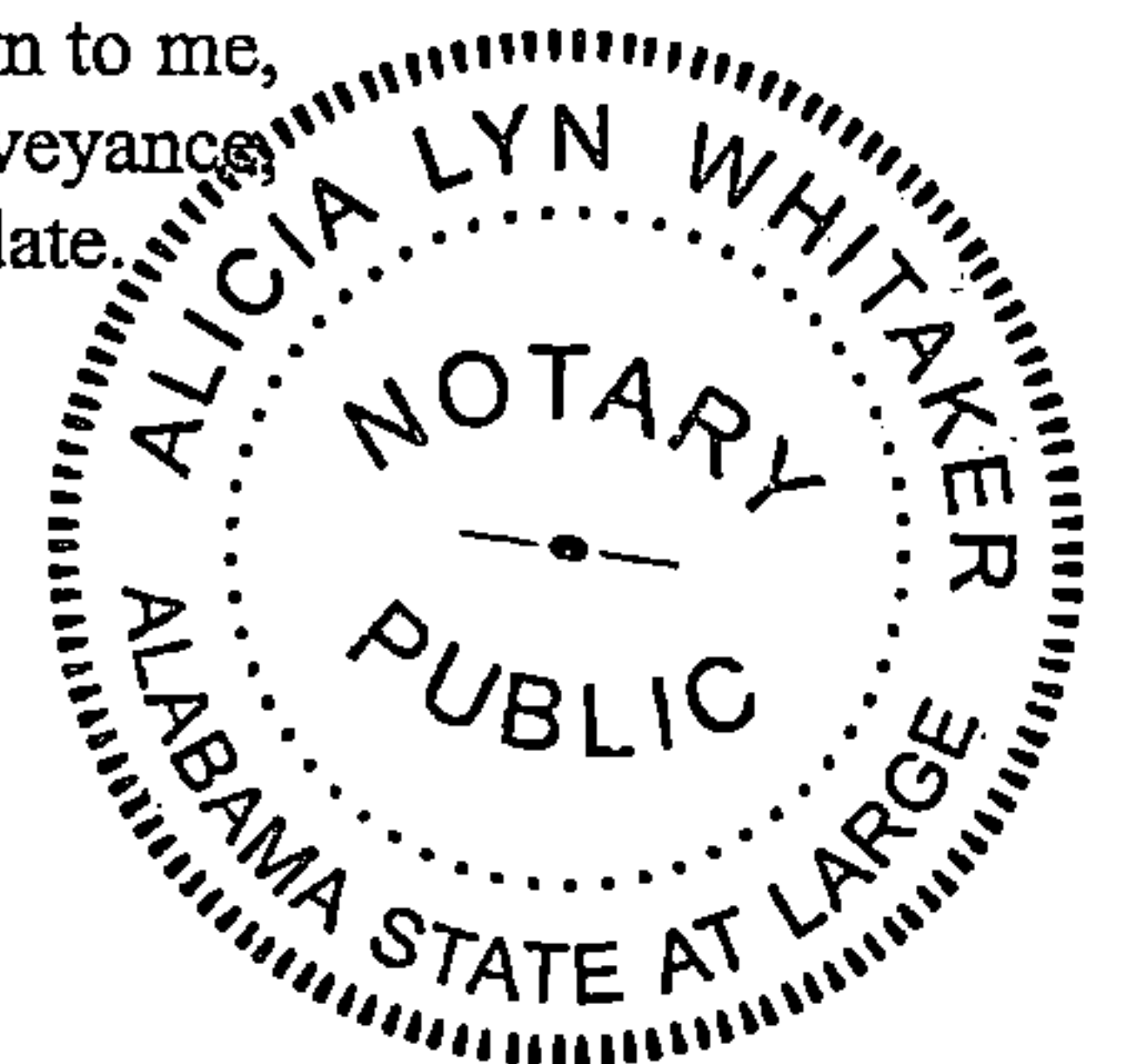
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy H. Davidson, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 16th day of June, 2020.

Alicia Lyn Whitaker
Notary Public

My Commission Expires: 1-21-21

ALICIA LYN WHITAKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 1-21-21



STATE OF ALABAMA
COUNTY OF JEFFERSON

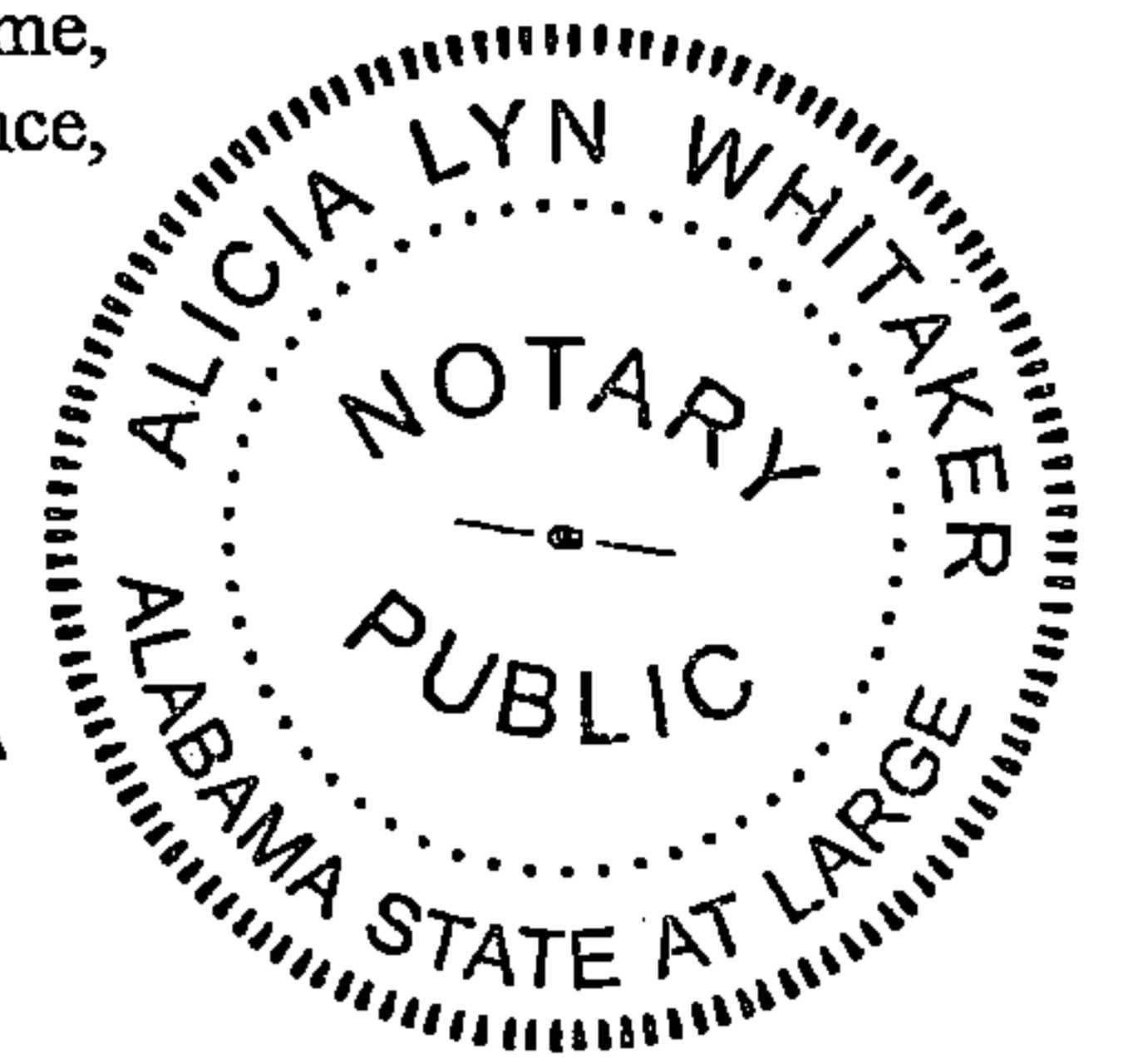
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobbi L. Sargent, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 16th day of June, 2020.

Alicia Lyn Whitaker
Notary Public

My Commission Expires: 1-21-21

ALICIA LYN WHITAKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 1-21-21



Tract #9 – Taking 1 of 1

A Right-of-Way Taking being a part of the SW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 9 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully described as follows:

COMMENCE at a Rebar found in a Gravel Road (Meadow Lake Lane) at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama;

thence run South 88° 32' 19" West for a distance of 291.35 feet to a point, that is a point on the centerline of County Road 47 at Station 27+35.86, said point also being the Point of Curvature of a curve to the right, having a radius of 1400.00 feet, a central angle of 08° 10' 13", a chord length of 199.47 feet, and a chord bearing of North 25° 10' 38" West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 199.64 feet to a point, that is a point on the centerline of County Road 47 at Station 25+36.22 and the Point of Tangency of said curve;


thence run North 21° 05' 31" West along the centerline of County Road 47 for a distance of 136.55 feet to a point, that is a point on the centerline of County Road 47 at Station 23+99.67, said point also being the Point of Curvature of a curve to the left, having a radius of 587.00 feet, a central angle of 01° 50' 35", a chord length of 18.88 feet, and a chord bearing of North 22° 00' 49" West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 18.88 feet to a point, that is a point on the centerline of County Road 47 at Station 23+80.79 and the Point of Tangency of said curve;

thence leaving the centerline of County Road 47 run South 67° 03' 54" West for a distance of 53.03 feet to a point on the present westerly Right-of-Way of County Road 47 and the **POINT OF BEGINNING**, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79;

thence leaving the present westerly Right-of-Way of County Road 47 run South 88° 24' 03" West for a distance of 38.93 feet to a point, that is a point 89.09 feet right of and at a right angle to the centerline of County Road 47 at Station 23+64.09;

thence run North 21° 05' 31" West for a distance of 129.44 feet to a point, that is a point 65.00 feet right of and at a right angle to the centerline of County Road 47 at Station 22+17.27, said point also being the Point of Curvature of a curve to the left, having a


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radius of 522.00 feet, a central angle of $38^{\circ} 00' 00''$, a chord length of 339.89 feet, and a chord bearing of North $57^{\circ} 53' 46''$ West;

thence continue along the arc of said curve for a distance of 346.20 feet to a point, that is a point 65.00 feet right of and at a right angle to the centerline of County Road 47 at Station 18+27.96 and the Point of Tangency of said curve;

thence run North $76^{\circ} 53' 46''$ West for a distance of 199.38 feet to a point, that is a point 65.00 feet right of and at a right angle to the centerline of County Road 47 at Station 16+28.58, said point also being the Point of Curvature of a curve to the right, having a radius of 1435.00 feet, a central angle of $05^{\circ} 52' 38''$, a chord length of 147.13 feet, and a chord bearing of North $73^{\circ} 57' 27''$ West;

thence continue along the arc of said curve for a distance of 147.20 feet to a point, that is a point 65.00 feet right of and at a right angle to the centerline of County Road 47 at Station 14+88.05 and the Point of Tangency of said curve;

thence run North $01^{\circ} 37' 57''$ West for a distance of 87.04 feet to a $3/4''$ Steel Bar Found, that is a point 16.12 feet left of and at a right angle to the centerline of County Road 47 at Station 14+57.03;

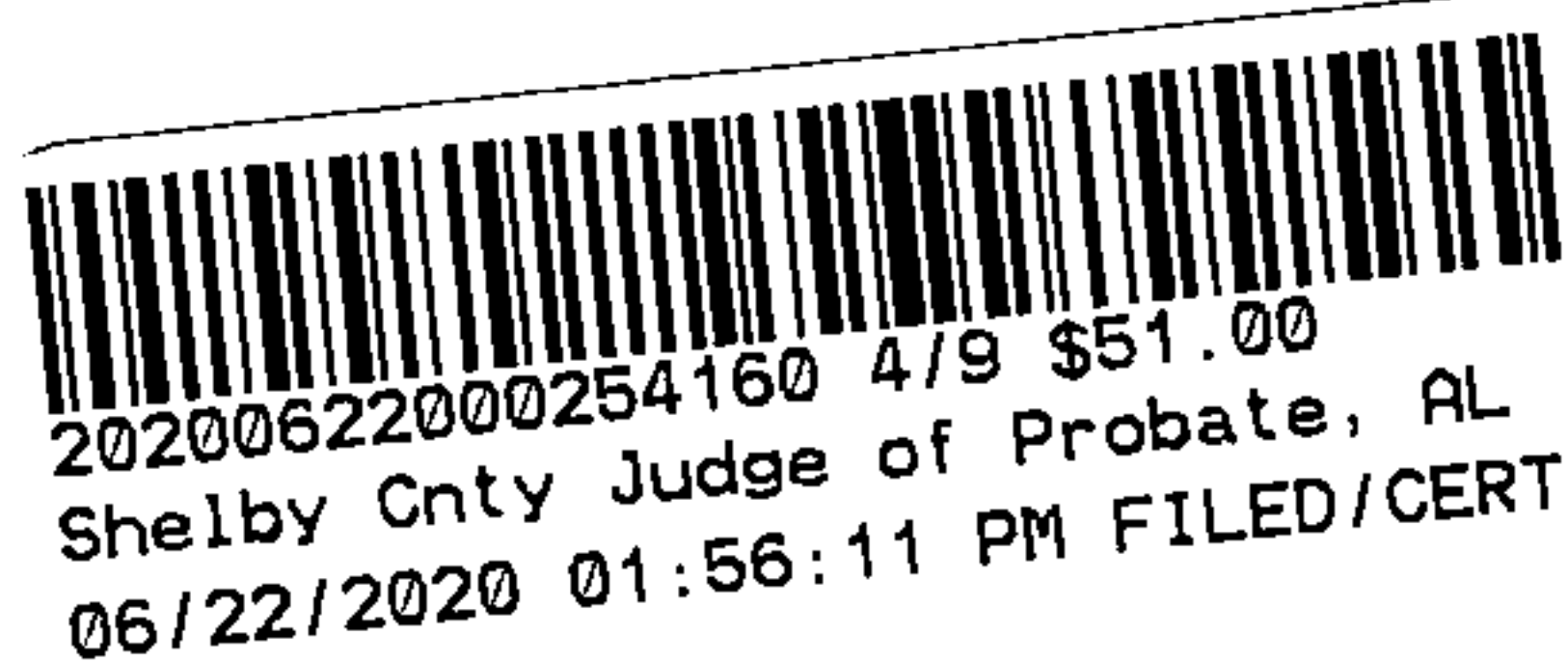
thence run North $56^{\circ} 37' 25''$ East for a distance of 131.31 feet to a point, that is a point 119.46 feet left of and at a right angle to the centerline of County Road 47 at Station 15+42.35;

thence run South $68^{\circ} 05' 50''$ East for a distance of 450.59 feet to a point, that is a point 74.51 feet left of and at a right angle to the centerline of County Road 47 Connector at Station 19+78.00;

thence run North $50^{\circ} 01' 03''$ East for a distance of 176.87 feet to a point on the present westerly Right-of-Way of County Road 47, that is a point 40.19 feet left of and at a right angle to the centerline of County Road 47 Connector at Station 102+86.15, said point also being the Point of Curvature of a curve to the left, having a radius of 1677.02 feet, a central angle of $13^{\circ} 57' 00''$, a chord length of 407.30 feet, and a chord bearing of South $06^{\circ} 28' 57''$ East;

thence continue along the arc of said curve and the present westerly Right-of-Way of County Road 47 for a distance of 408.31 feet to a point, that is a point 15.79 feet right of and at a right angle to the centerline of County Road 47 at Station 22+97.94 and the Point of Tangency of said curve;

thence run South $76^{\circ} 32' 33''$ West along the present westerly Right-of-Way of County Road 47 for a distance of 20.00 feet to a point, that is a point 34.82 feet right of and at a right angle to the centerline of County Road 47 at Station 22+91.52, said point also



being the Point of Curvature of a curve to the left, having a radius of 1697.02 feet, a central angle of $02^{\circ} 51' 09''$, a chord length of 84.48 feet, and a chord bearing of South $14^{\circ} 53' 02''$ East;

thence continue along the arc of said curve and the present westerly Right-of-Way of County Road 47 for a distance of 84.49 feet to the **POINT OF BEGINNING**, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79 and the Point of Tangency of said curve;

said Right-of-Way Taking containing 131,700 Square feet (3.02 acres) more or less.



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Tract #9 – Un-Economic Remnant 1 of 1

An Un-Economic Remnant being a part of the SW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, identified as Tract No. 9 on Project No. SCP 59-880-17 in Shelby County, Alabama and being more fully described as follows:

COMMENCE at a Rebar found in a Gravel Road (Meadow Lake Lane) at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama;

thence run South $88^{\circ} 32' 19''$ West for a distance of 291.35 feet to a point, that is a point on the centerline of County Road 47 at Station 27+35.86, said point also being the Point of Curvature of a curve to the right, having a radius of 1400.00 feet, a central angle of $08^{\circ} 10' 13''$, a chord length of 199.47 feet, and a chord bearing of North $25^{\circ} 10' 38''$ West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 199.64 feet to a point, that is a point on the centerline of County Road 47 at Station 25+36.22 and the Point of Tangency of said curve;

thence run North $21^{\circ} 05' 31''$ West along the centerline of County Road 47 for a distance of 136.55 feet to a point, that is a point on the centerline of County Road 47 at Station 23+99.67, said point also being the Point of Curvature of a curve to the left, having a radius of 587.00 feet, a central angle of $01^{\circ} 50' 35''$, a chord length of 18.88 feet, and a chord bearing of North $22^{\circ} 00' 49''$ West;

thence continue along the arc of said curve and the centerline of County Road 47 for a distance of 18.88 feet to a point, that is a point on the centerline of County Road 47 at Station 23+80.79 and the Point of Tangency of said curve;

thence leaving the centerline of County Road 47 run South $67^{\circ} 03' 54''$ West for a distance of 53.03 feet to a point on the present westerly Right-of-Way of County Road 47, that is a point 53.03 feet right of and at a right angle to the centerline of County Road 47 at Station 23+80.79;

said point also being the Point of curvature of a curve to the right, having a radius of 1697.02 feet, a central angle of $02^{\circ} 51' 09''$, a chord length of 84.48 feet, and a chord bearing of North $14^{\circ} 53' 02''$ West;

thence continue along the arc of said curve for a distance of 84.49 feet to a point, that is point 34.82 feet right of and at a right angle to the centerline of County Road 47 at Station 22+91.52 and the Point of Tangency of said curve;



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thence run North 76° 32' 33" East for a distance of 20.00 feet to a point, that is point 15.79 feet right of and at a right angle to the centerline of County Road 47 at Station 22+97.94, said point also being the Point of curvature of a curve to the right, having a radius of 1677.02 feet, a central angle of 13° 57' 00", a chord length of 407.30 feet, and a chord bearing of North 06° 28' 57" West;

thence continue along the arc of said curve for a distance of 408.31 feet to a point, that is point 240.91 feet left of and at a right angle to the centerline of County Road 47 at Station 20+25.57 and the Point of Tangency of said curve;

thence run South 50° 01' 03" West for a distance of 176.87 feet to a point, that is a point 74.51 feet left of and at a right angle to the centerline of County Road 47 at Station 19+78.00 and the **POINT OF BEGINNING** of the following described Un-Economic Remnant;

thence run North 68° 05' 50" West for a distance of 450.59 feet to a point, that is a point 119.46 feet left of and at a right angle to the centerline of County Road 47 at Station 15+42.35;

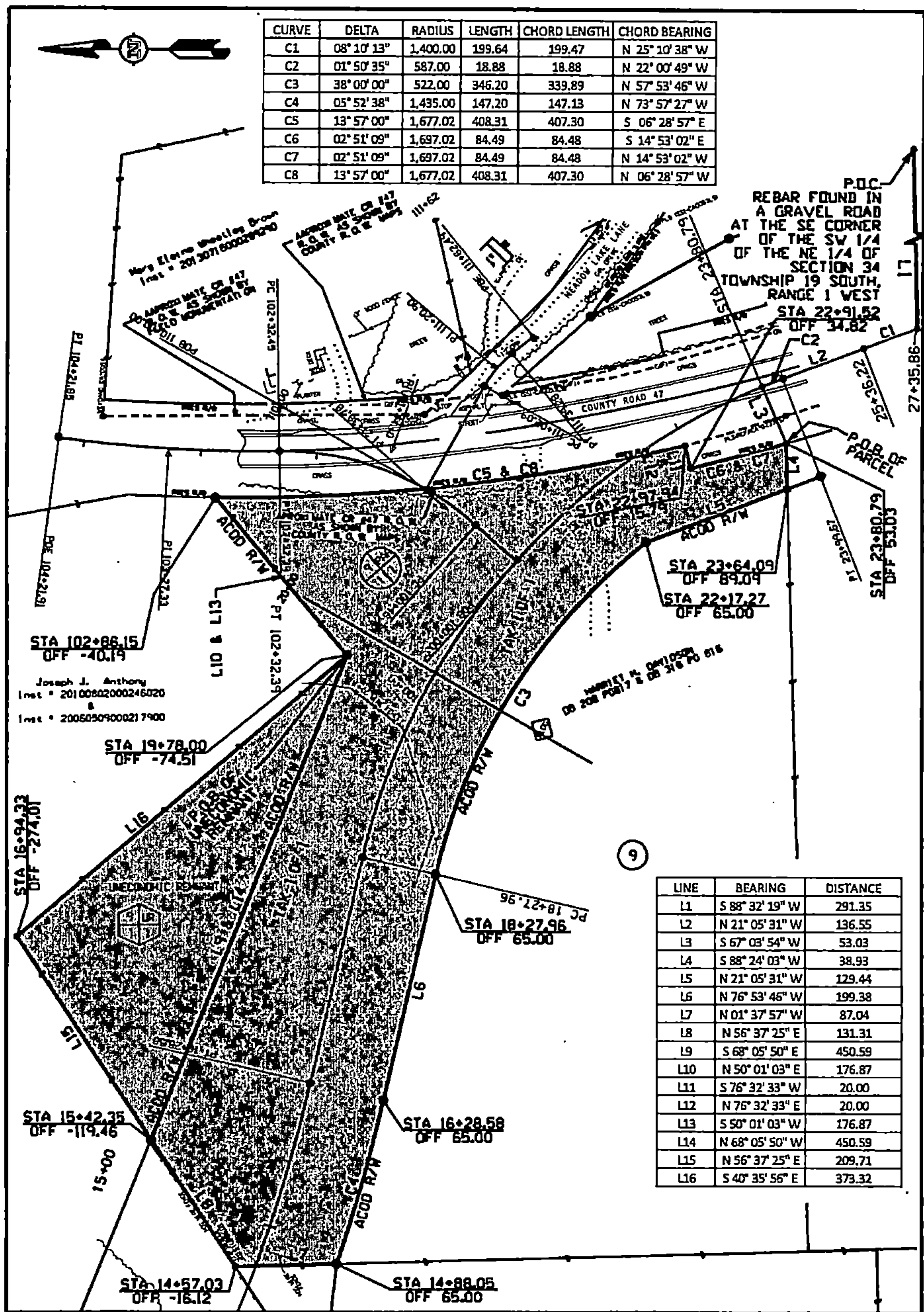
thence run North 56° 37' 25" East for a distance of 209.71 feet to a point, that is a point 274.01 feet left of and at a right angle to the centerline of County Road 47 at Station 16+94.33;

thence run South 40° 35' 56" East for a distance of 373.32 feet to the **POINT OF BEGINNING**, that is a point 74.51 feet left of and at a right angle to the centerline of County Road 47 at Station 19+78.00;

said Un-Economic Remnant containing 38,835 Square feet (0.89 acres) more or less.



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TRACT NO. 9

OWNER: HARRIET H. DAVIDSON

PROJECT NO.: SCP 59-880-17

TOTAL AREA: 8.24

COUNTY: SHELBY

R/W REQUIRED: 3.02

SCALE: 1:100

UNECONOMIC REMNANT: 0.89

DATE: 9-19-18

REMAINDER: 4.33

REVISED: 6-5-2020



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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 : Est. of Lillian Harriett Griffin, Judy McAnnally,
Randy H. Davidson & Bobbie L. Sargent
Mailing Address 141 West Sugart Ridge Road
Gardendale, AL 35071

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

Property Address: Parcel #098340001020.000
Chelsea, AL

DATE: 6-16-2020
Total Purchase Price \$ 75,000.00

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 - Deed

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 6-16-2020

Sign

(Grantor/Grantee/Owner/Agent) circle one

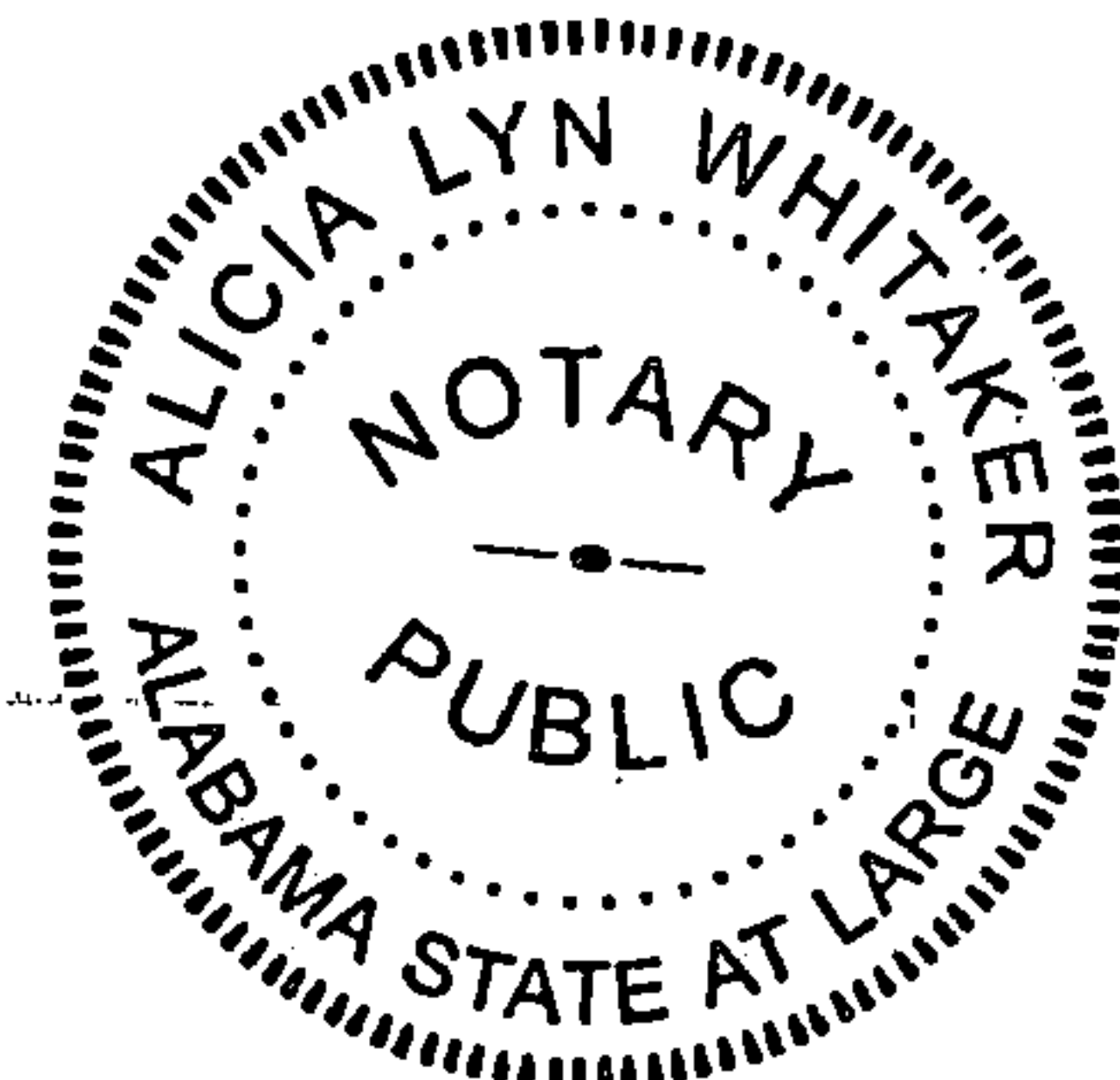
Print

☐ Unattested

(Verified by)

Form RT-1

ALICIA LYN WHITAKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 1-21-21



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