

This Instrument Prepared By:  
Karen M. Honaker  
ROW Bureau  
1409 Coliseum Boulevard  
Alabama Department of Transportation  
Montgomery, AL. 36110

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)  
CPMS PROJ. NO. 100061286  
TRACT NO. 42  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Seventeen Thousand Three Hundred Thirty Five and No/100--- (\$17,335.00) dollar(s), cash in hand paid to the undersigned by the State of Alabama Department of Transportation, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Joanna Michelle Benson Sheffield and husband, Kevin Miles Sheffield have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property:

**A part of the NW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 42 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the SE corner of NW 1/4 of SW 1/4 of Section 14, Township 21-S, Range 3-W;

thence westerly and along the section line a distance of 473.00 feet, more or less, to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);

thence northeasterly and along the acquired R/W line for a distance of 181.00 feet, more or less, to a point on the grantor's south property line, which is the point and place of BEGINNING;

thence N 88°48'6" W and along the grantor's said property line a distance of 72.06 feet to a point on the present east R/W line of SR-119;

thence following the curvature thereof an arc distance of 108.72 feet and along said present R/W line to a point on the grantor's north property line (said arc having a chord bearing of N 10°51'16" W, a clockwise direction, a chord distance of 108.70 feet and a radius of 1869.86 feet);

thence S 88°27'54" E and along the grantor's said property line a distance of 70.28 feet to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 108.71 feet and along the acquired R/W line (said arc having a chord bearing of S 11°49'6" E, a counterclockwise direction, a chord distance of 108.68 feet and a radius of 1385.00 feet) to the point and place of BEGINNING, containing 0.173 acre(s), more or less.


And as shown on the right of way map of record in the 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.

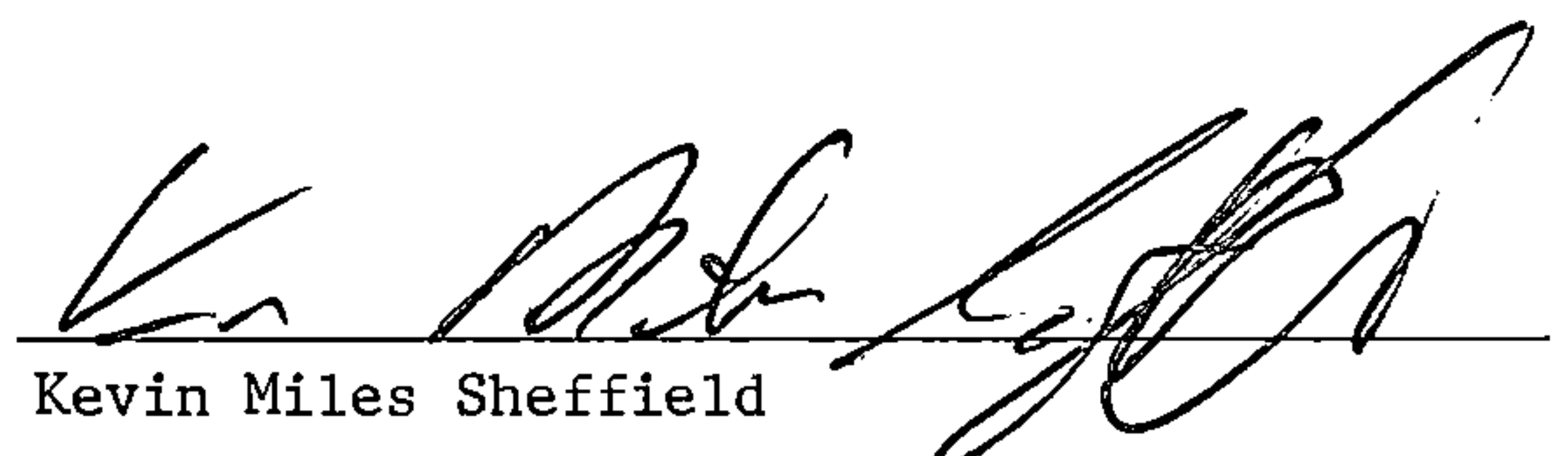
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 of 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 17th day of September, 2020.

  
20200921000423510 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/21/2020 03:21:57 PM FILED/CERT

  
Joanna Michelle Benson Sheffield

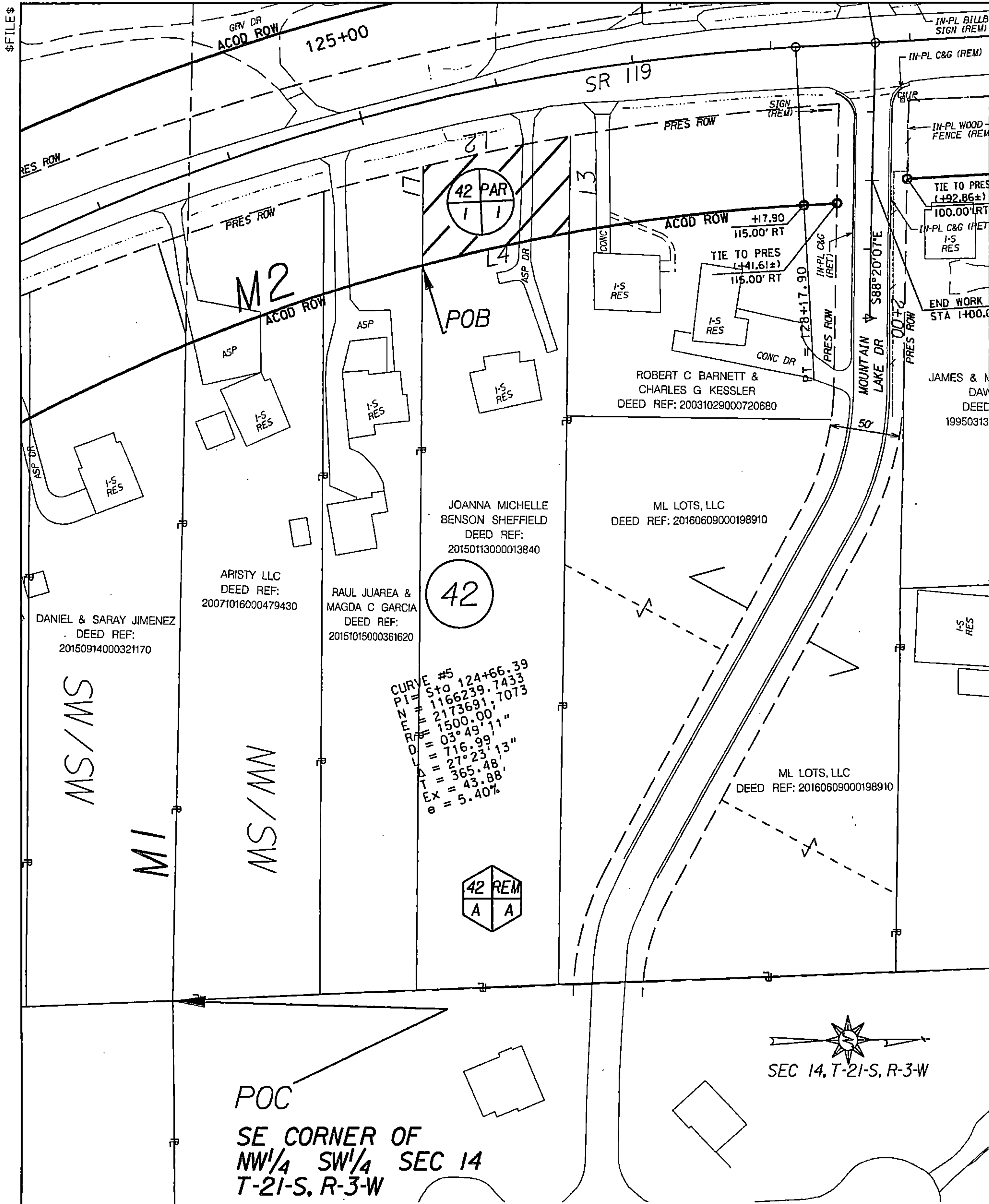
  
Kevin Miles Sheffield







20200921000423510 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/21/2020 03:21:57 PM FILED/CERT



TRACT 42, PAR 1 OF 1				
AREA = 0.173 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N88° 48' 6" W	72.06		
L2	N10° 51' 16" W	108.70	1869.86	CW
L3	S88° 27' 54" E	70.28		
L4	S11° 49' 6" E	108.68	1385.00	CCW

Tract #:	42	Scale:	1" = 100'
Grantor(s)	Sheffield Joanna Michelle Benson	State:	Alabama
		County:	SHELBY
Total Before:	1.451 AC	Project:	STPBH-0119(510)
Total Acquired:	0.173 AC	CPMS #:	100061286
Total Remainder:	1.278 AC	Date:	21-Feb-20
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Joanna Michelle Benson  
Sheffield

Mailing Address 8550 Hwy 119  
Alabaster, AL 35007

Property Address: Hwy 119  
Alabaster, AL 35007

Grantee's Name: State of Alabama Department of Transportation

Mailing Address: P O Box 2745  
Birmingham, AL 35202-2745

Date of Sale 9/17/2020

Total Purchase Price \$ 17,335.00

or

Actual Value \$ \_\_\_\_\_

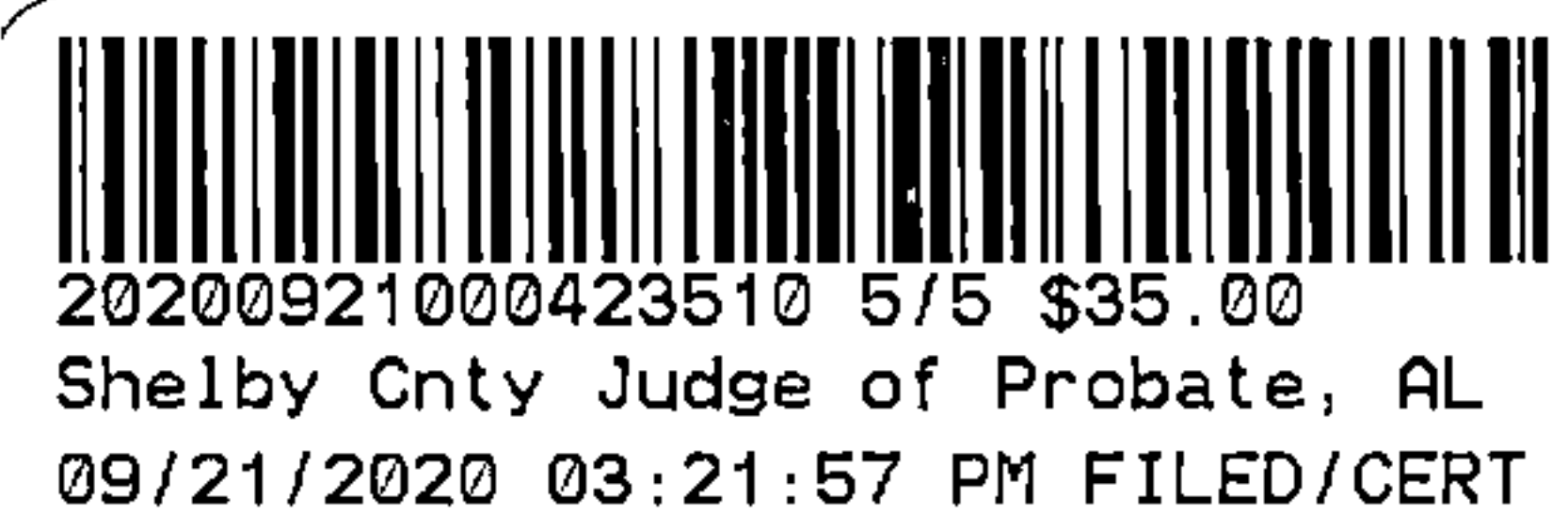
or

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 9-17-2020

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

Print Joanna Michelle Benson Sheffield

☐ Unattested

\_\_\_\_\_  
(Verified by)