

THIS INSTRUMENT PREPARED BY  
Will Jefcoat  
ROW Bureau/Central Office  
1409 Coliseum Boulevard  
ALABAMA DEPARTMENT OF TRANSPORTATION  
MONTGOMERY, AL 36110

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)  
CPMS PROJ. NO. 1000061286  
TRACT NO. 13  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Fourteen Thousand Six Hundred and no/100 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), Phillip Christopher Jones and wife, Kimberly Michelle Jones 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 NW ¼ of Section 23, Township 21-S, Range 3-W, identified as Tract No. 13 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:**

Commencing at the NW corner of the SW quarter of the NW quarter, Section 23, Township 21-S, Range 3-W;

thence East and along the North quarter section line a distance of 1306 feet, more or less, to a point on the acquired R/W line (said line offset 85' LT and parallel with centerline of project) (said point also on the grantor's South property line), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 134.82 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' LT and perpendicular to centerline of project at PT station 96+58.85) (said arc having a chord bearing of N 8°29'33" E, a clockwise direction, a chord distance of 134.80 feet and a radius of 2085.00 feet);

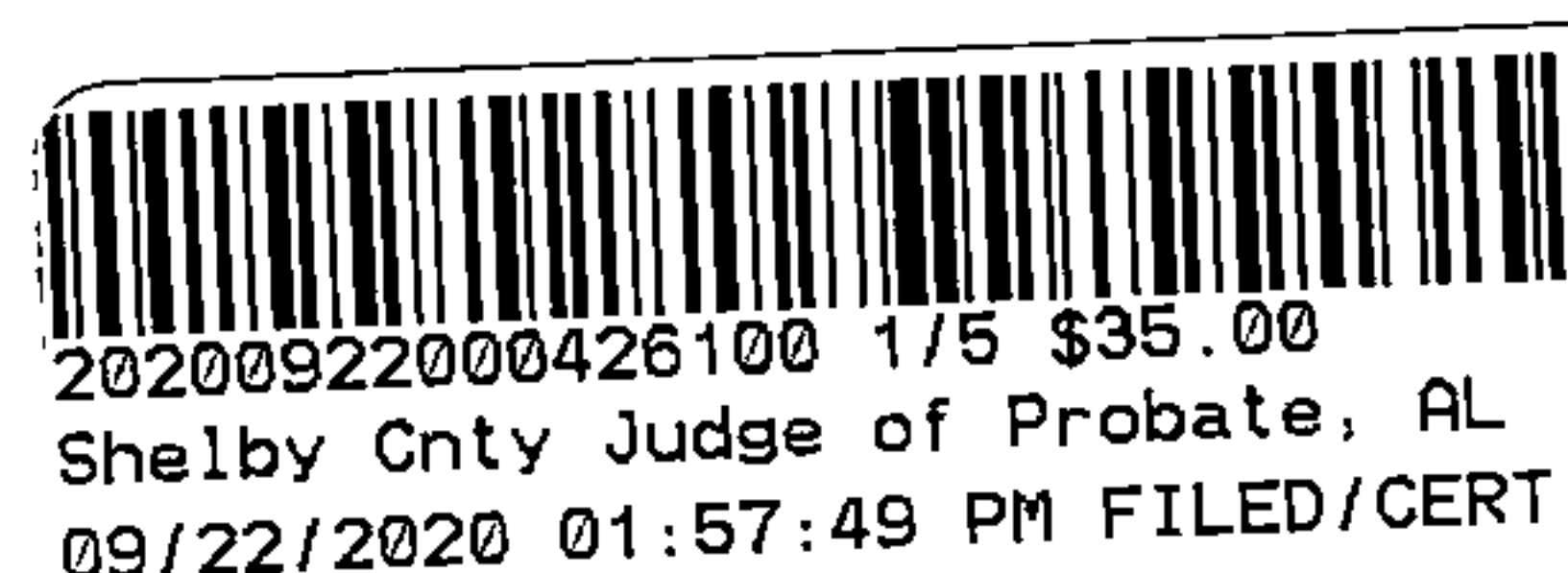
thence N 25°18'26" E and along the acquired R/W line a distance of 4.13 feet to a point on the grantor's North property line;

thence S 89°20'6" E and along the grantor's said property line a distance of 23.28 feet to a point on the present West R/W line of SR-119;

thence S 10°34'50" W and along said present R/W line a distance of 16.98 feet to a point on said present R/W line;

thence following the curvature thereof an arc distance of 122.09 feet and along said present R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 8°47'13" W, a counterclockwise direction, a chord distance of 122.07 feet and a radius of 1949.86 feet);

thence N 88°40'28" W and along the grantor's said property line a distance of 23.19 feet to the point and place of BEGINNING, containing 0.074 acre(s), more or less.



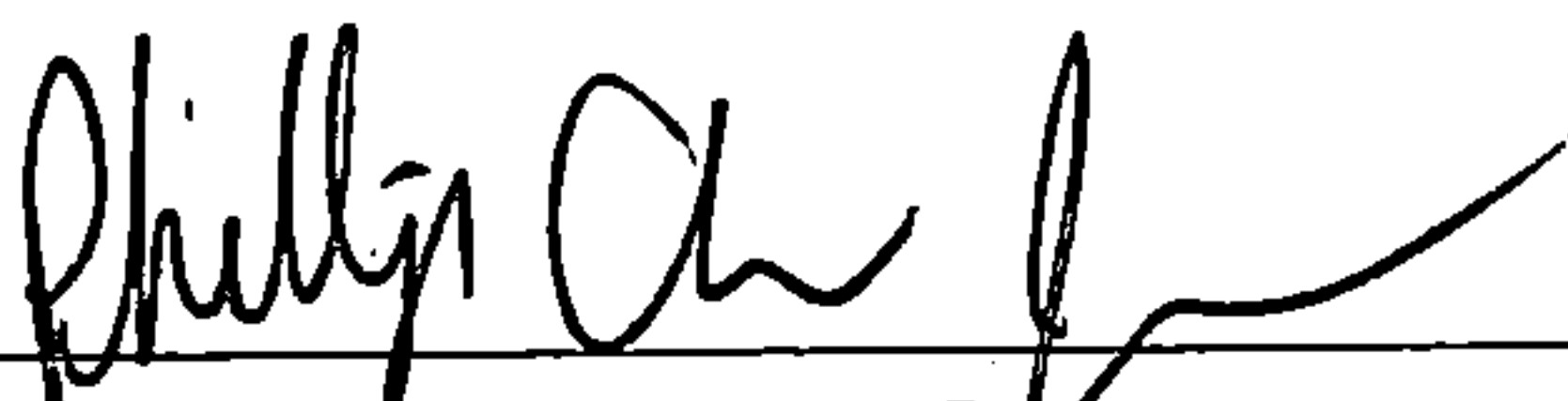
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

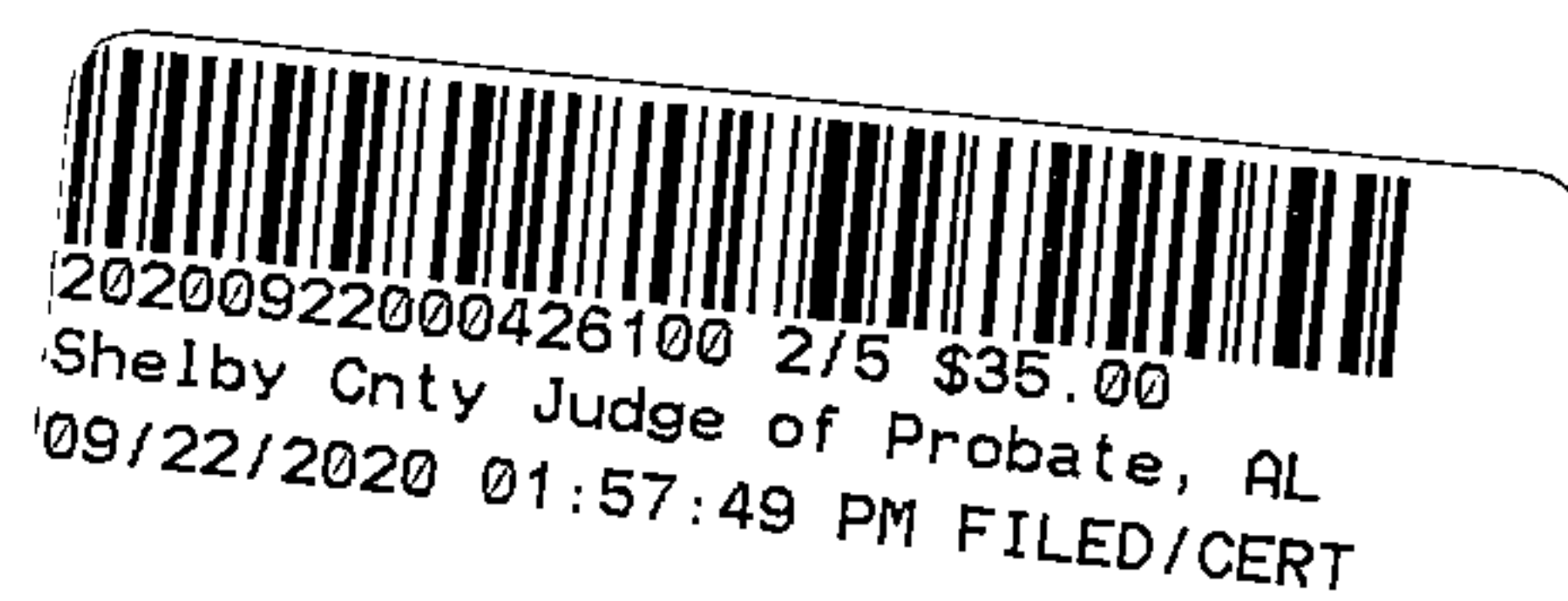
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 22 day of September, 2020.

  
Phillip Christopher Jones

  
Kimberly Michelle Jones





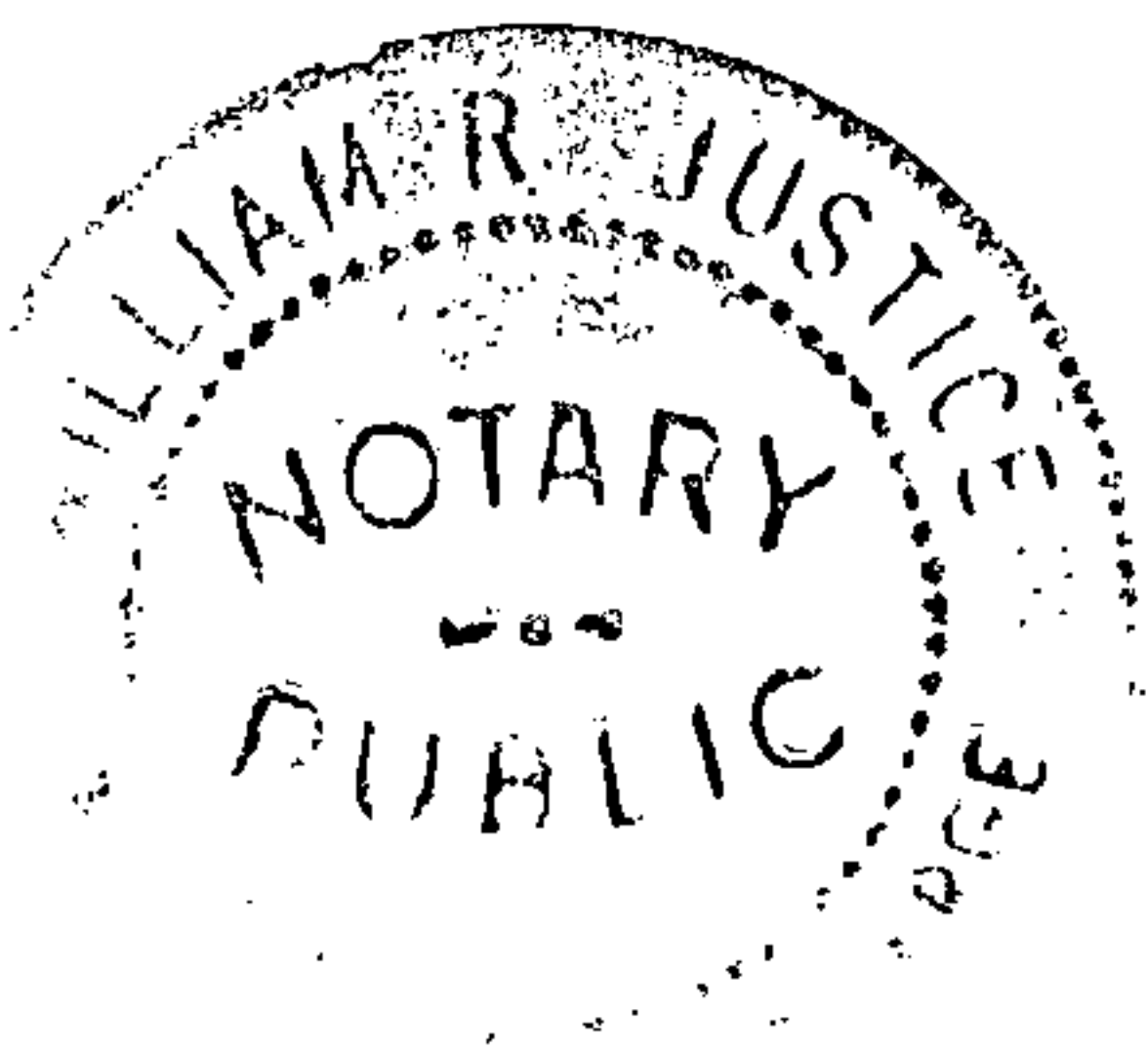
ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority , a Notary Public, in and for said County in said State, hereby certify that Phillip Christopher Jones and Kimberly Michelle Jones , whose name (s) are , signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September 20 20 .



William R. Justice  
NOTARY PUBLIC

My Commission Expires 9-12-23

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

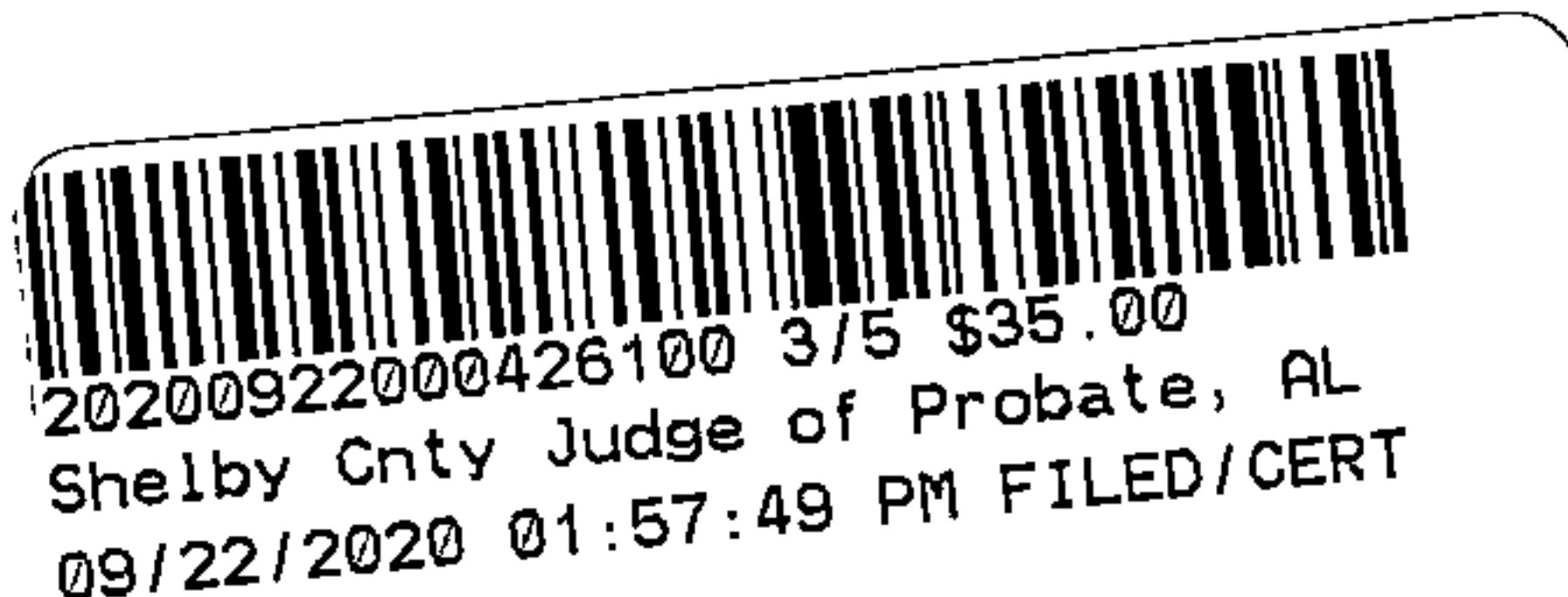
County

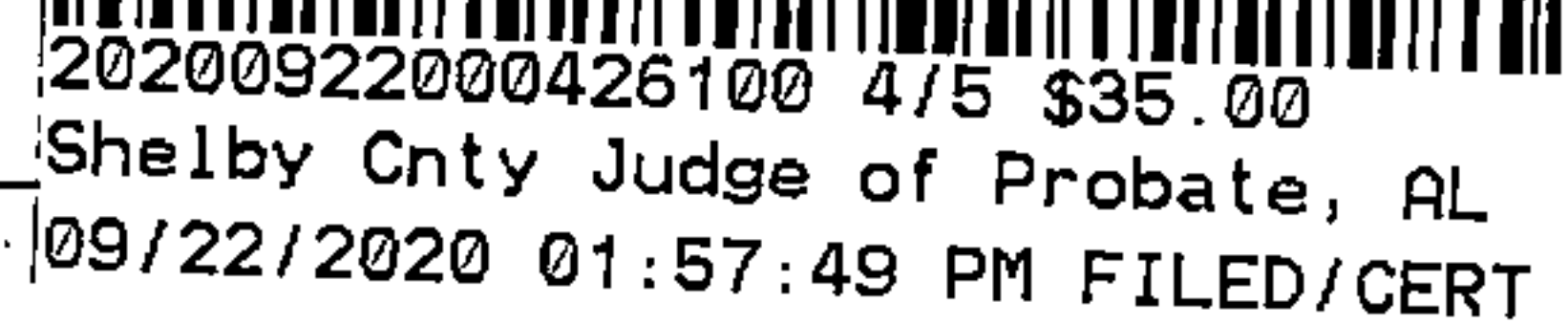
I, , a in and for said County, in said State, hereby certify that whose name as of the Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, 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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20200922000426100 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
09/22/2020 01:57:49 PM FILED/CERT

TRACT 13, PAR 1 OF 1  
AREA - 0.074 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N8° 29'33"E	134.80	2085.00	CW
L2	N25° 18'26"E	4.13		
L3	S89° 20'6"E	23.28		
L4	S10° 34'50"W	16.98		
L5	S8° 47'13"W	122.07	1949.86	CCW
L6	N88° 40'28"W	23.19		

POC  
NW CORNER OF  
SW-NW SEC 23  
T-21-S, R-3-W



SEC 23,T-21-S,R-3-W

MI

MM

SW/MW

CURVE #3  
 PI = Sta 92+67.81  
 N = 1163251.1296  
 E = 2174386.2243  
 R = 2000.00'  
 D = 2° 51' 53"  
 L = 792.62'  
 Δ = 22° 42' 25"  
 T = 401.58'  
 Ex = 39.92'  
 e = 4.40%



DONNIE NORRIS  
DEED REF: 20060908000445730

ALABAMA POWER COMPANY  
DEED REF: 20141217000396160

ES LLC  
EF:  
003060

ASP

GRAVEL

95+00

ACOD ROW

GUO SHI & ZIUYING LI  
ZENG  
DEED REF:  
19980202000032651

ROBERT JOHN &  
MICHELLE L THOMAS  
DEED REF:  
20120731000279080

1-5  
R/18

ADUD INC  
2016092100003489

Low

\_\_\_\_\_

**AYNINE**

116

TEMP 20-

CONST ESMT

SR 119

**PRES ROW**

IN-PL FENCE (REM)

IN-PL FENCE (REU)

<b>Tract #:</b>	13	<b>Scale:</b>	1"=100'
<b>Grantor(s):</b>		<b>State:</b>	Alabama
		<b>County:</b>	SHELBY
<b>Total Before:</b>	2.708 AC	<b>Project:</b>	STPBH-0119(510)
<b>Total Parcels:</b>	0.074 AC	<b>CPMS #:</b>	100061286
<b>Total Remainder:</b>	2.634 AC	<b>Date:</b>	21-Feb-20
THIS IS NOT A BOUNDARY SURVEY		<b>Sketch:</b>	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 : Phillip Christopher Jones &  
Kimberly Michelle Jones  
Mailing Address 6333 Hwy 119  
Alabaster, AL 35007

Grantee's Name: State of Alabama Department of Transportation  
Mailing Address: P O Box 2745  
Birmingham, AL 35202-2745

Property Address: Hwy 119  
Alabaster, AL 35007

Date of Sale 9/22/2020  
Total Purchase Price \$ 14,600.00  
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)

☐ 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 9/22/20

\*Sign Phillip C Jones  
(Grantor/Grantee/Owner/Agent) circle one  
\*Print Phillip Christopher Jones

☐ Unattested

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

Form RT-1

