

This Instrument Prepared By:  
Nathanael McCall  
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. 28  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Thousand Five Hundred & 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), Addhanari Orozco Cruz and Luis E. Rodriguez Martinez, Husband & wife, 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 NW ¼ of the NW ¼ of Section 23 Township 21-S, Range 3-W, identified as Tract No. 28 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:**

**Parcel 1 of 1:**

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

thence southerly and along the west section line a distance of 13 feet, more or less, to a point on the present south R/W line of CR-12;

thence easterly and along said present R/W line a distance of 597 feet, more or less, to a point on said present R/W line [point also on the acquired R/W line (said point perpendicular to the centerline of CR-12 at station 11+75)], which is the point and place of BEGINNING;

thence S 88°41'8" E and along said present R/W line a distance of 86.40 feet to a point on the grantor's east property line;

thence S 7°27'30" E and along the grantor's said property line a distance of 3.99 feet to a point on the acquired R/W line (said line between a point that is tied to the present south R/W line of CR-12 and perpendicular to centerline of CR-12 at station 11+75 and a point that is offset 50' RT and perpendicular to centerline of CR-12 at station 14+00);

thence N 86°5'32" W and along the acquired R/W line a distance of 87.10 feet to the point and place of BEGINNING, containing 0.004 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.

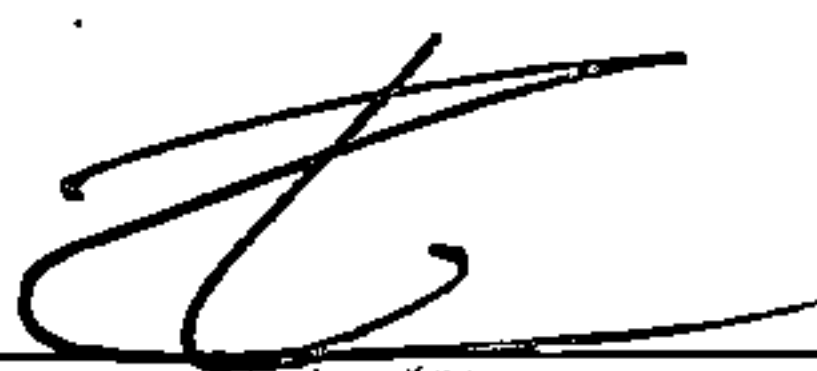
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

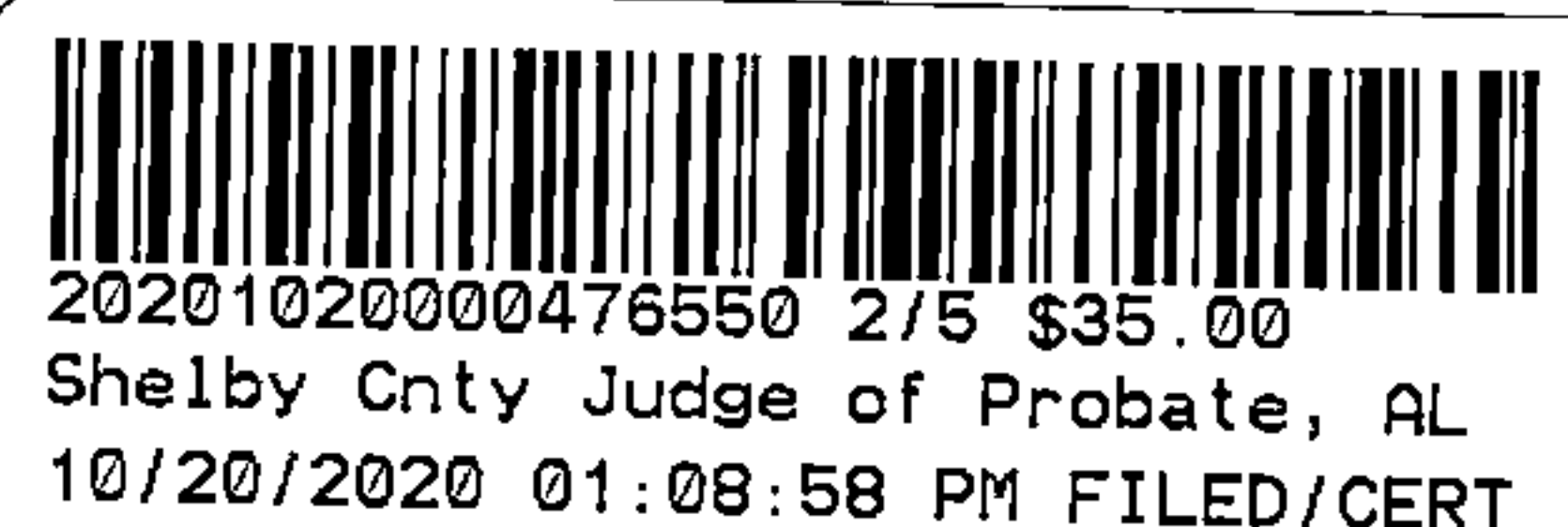
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 19th day of October, 2020.

  
\_\_\_\_\_  
Addhanari Orozco Cruz

  
\_\_\_\_\_  
Luis E. Rodriguez Martinez





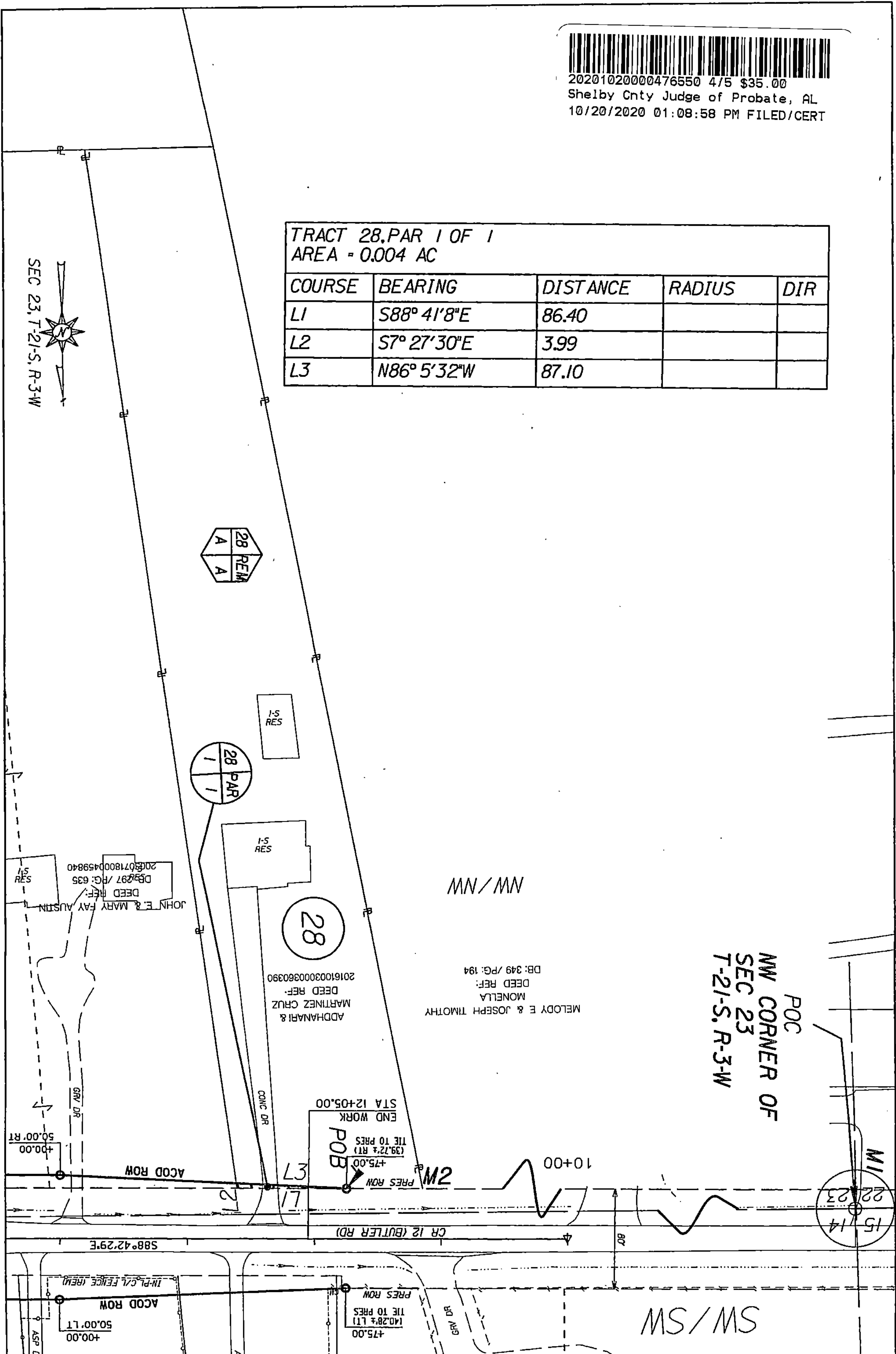


\$FILE\$



20201020000476550 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/20/2020 01:08:58 PM FILED/CERT

TRACT 28, PAR 1 OF 1 AREA = 0.004 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S88° 41' 8" E	86.40		
L2	S7° 27' 30" E	3.99		
L3	N86° 5' 32" W	87.10		



Tract #:		28	Scale:		1"=100'
Grantor(s)			State:		Alabama
Martinez Cruz & Addhanari			County:		SHELBY
Total Before:		2.347 AC	Project:		STPBH-0119(510)
Total Acquired:		0.004 AC	CPMS #:		100061286
Total Remainder:		2.343 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 : Addhanari Orozco Cruz      Grantee's Name: State of Alabama Department of Transportation  
                         Luis E. Rodriguez Martinez  
Mailing Address 2004 Butler Road      Mailing Address: P O Box 2745  
                         Alabaster, AL 35007      Birmingham, AL 35202-2745

Property Address: Hwy 119      Date of Sale 10/19/2020  
                         Alabaster, AL 35007      Total Purchase Price    \$ 1,500.00  
                              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      ☐ Appraisal  
☐ Sales Contract      ☐ Other –  
☒ 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 10/19/2020

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

Print Addhanari L. Orozco

☐ Unattested

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