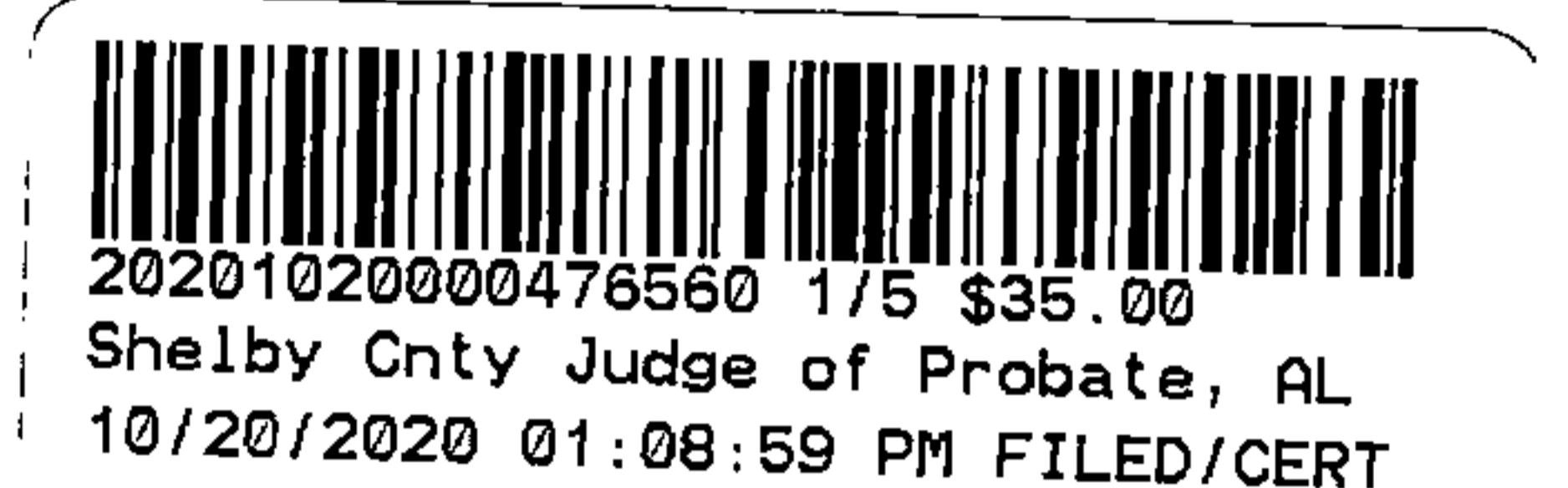


This Instrument Prepared By:  
Nathanael McCall  
ROW Bureau  
1409 Coliseum Boulevard  
Alabama Department of Transportation  
Montgomery, AL. 36110

STATE OF ALABAMA  
  
COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)  
CPMS PROJ. NO. 100061286  
TRACT NO. 33  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Thirty One Thousand Four 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), Danny McGee, ~~un~~ married 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 SW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 33 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:**

**Parcel 1 of 1:**

Commencing at the found iron pin at the SE corner of the property mentioned in Deed Ref 2006092500474010 (said point also on the present west R/W line of SR-119);

thence southerly and along the present west R/W line a distance of 220 feet, more or less, to a point on the present NW R/W taper to CR-12;

thence southeasterly and along said present R/W taper a distance of 54 feet, more or less, to a point on said present R/W taper [point also on the acquired R/W line (said point offset 50' LT and perpendicular to the centerline of CR-12 at station 18+92.52)], which is the point and place of BEGINNING;

thence S 16°34'43" W and along said present R/W taper a distance of 28.41 feet to a point on the present north R/W line of CR-12;

thence N 88°41'8" W and along said present R/W line a distance of 170.67 feet to a point on the grantor's west property line;

thence N 2°0'58" W and along the grantor's said property line a distance of 19.96 feet to a point on the acquired R/W line (said line offset 50' LT and parallel with centerline of CR-12);

thence S 88°42'29" E and along the acquired R/W line a distance of 36.39 feet to a point on the acquired R/W line (said point offset 50' LT and perpendicular to centerline of project at PC station 17+44.17);

thence following the curvature thereof an arc distance of 143.17 feet and along the acquired R/W line (said arc having a chord bearing of N 88°19'30" E, a counterclockwise direction, a chord distance of 143.11 feet and a radius of 1382.39 feet) to the point and place of BEGINNING, containing 0.087 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.

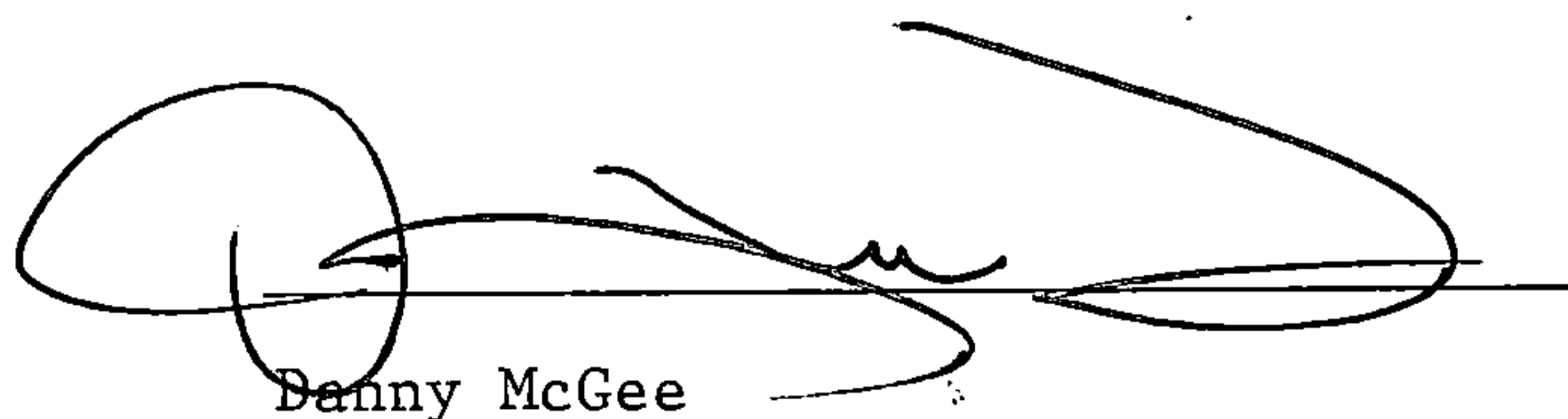
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**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 19<sup>th</sup> day of October, 2020.

  
20201020000476560 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/20/2020 01:08:59 PM FILED/CERT

  
Danny McGee

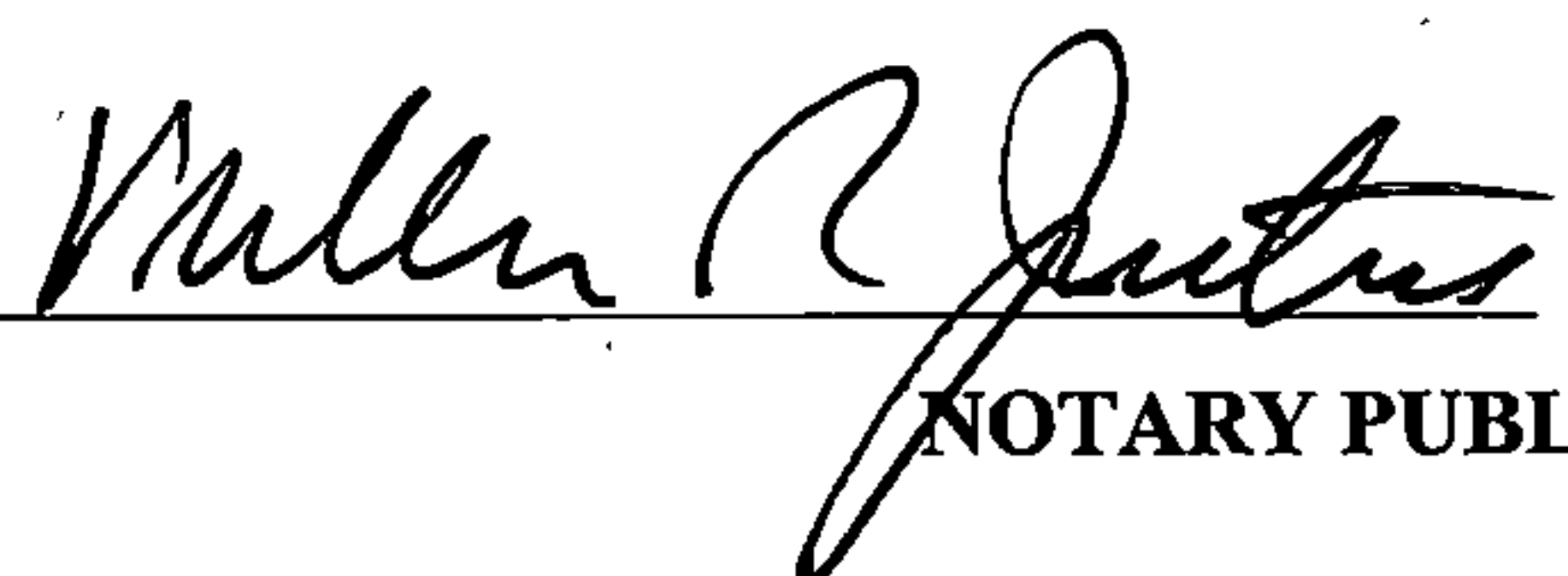
ACKNOWLEDGMENT

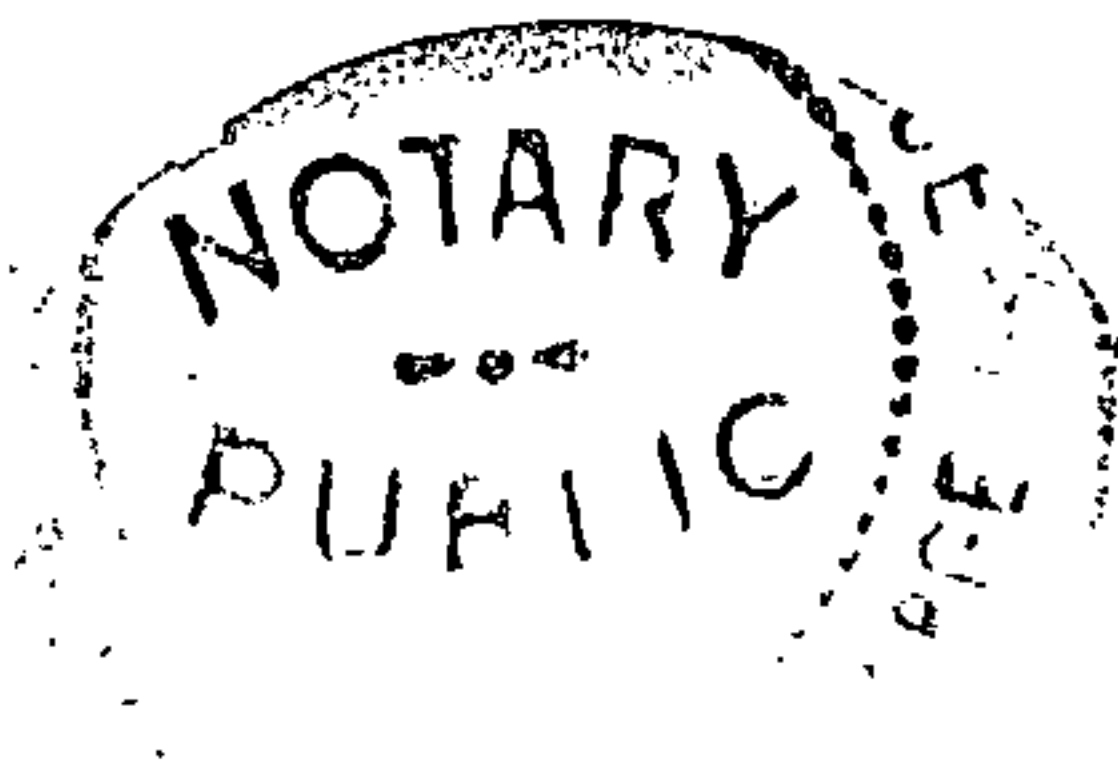
STATE OF ALABAMA

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that  
Danny McGee, whose name (s)  
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 executed the same voluntarily on the day the  
same bears date.

Given under my hand and official seal this 19th day of October 20 20.

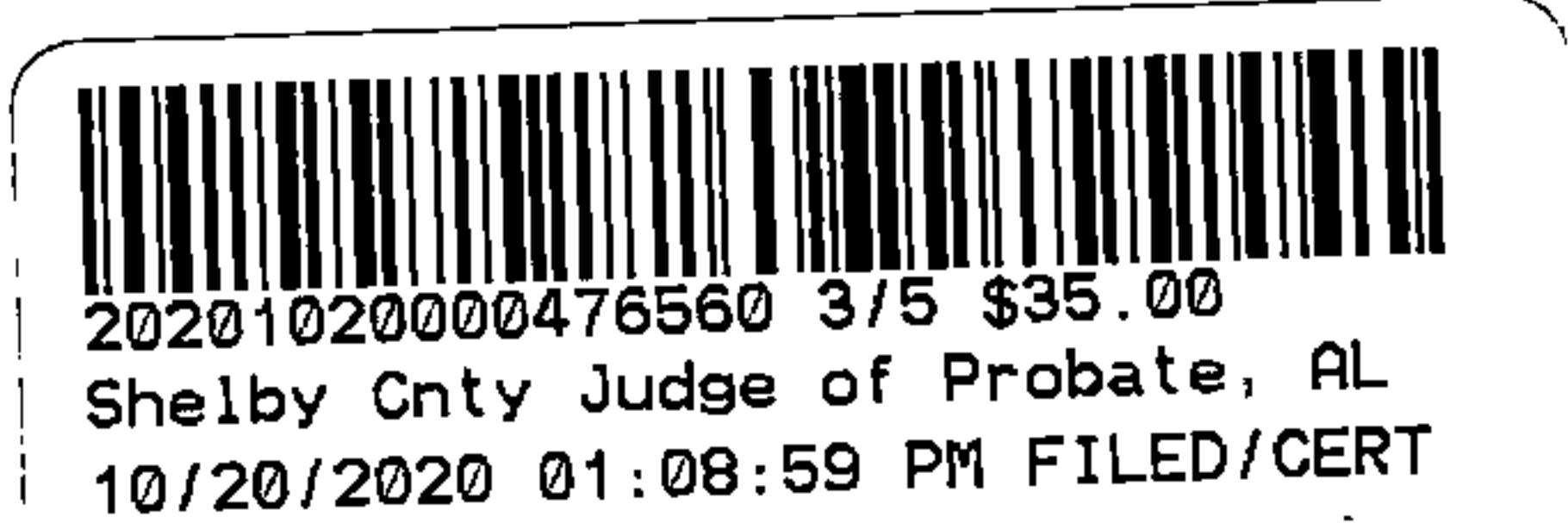
  
NOTARY PUBLIC  
My Commission Expires 9/12/23



ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

County



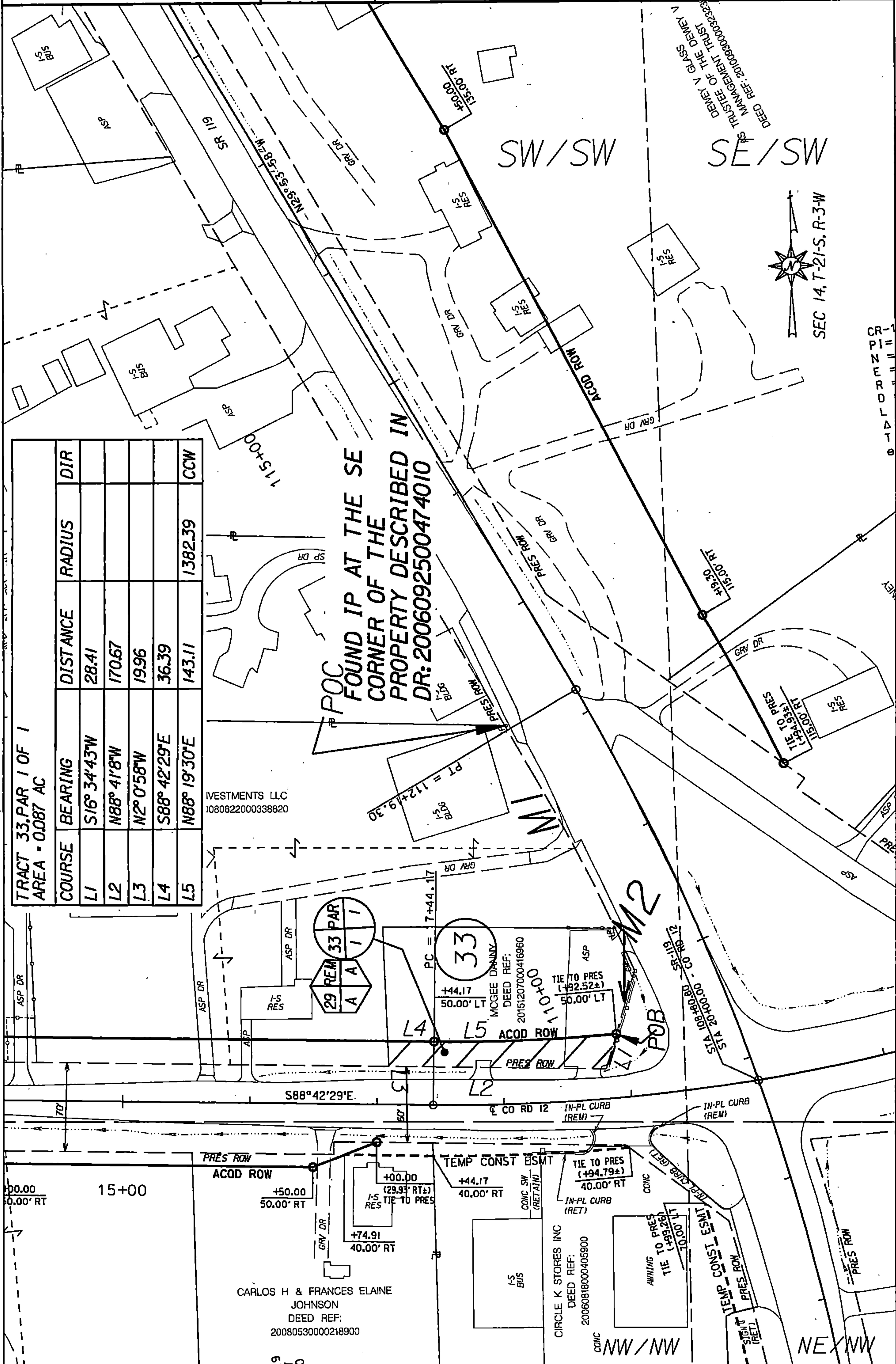
I, a in and for said County, in said State,  
hereby certify that whose name as  
of the Company, a corporation, is signed to  
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the  
contents of this conveyance, he, as such officer and with 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 and duly recorded in Deed Record page Dated day of 20.	Judge of Probate County, Alabama.
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Tract #:	33	Scale:	1" = 100'
Grantor(s)	McGee Danny	State:	Alabama
Total Before:	0.469 AC	Project:	STPBH-0119(510)
Total Acquired:	0.087 AC	CPMS #:	100061286
Total Remainder:	0.382 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 : Danny McGee

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 208 Highland Lakes Dr.  
Birmingham, AL 35242

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

Property Address: Hwy 119  
Alabaster, AL 35007

Date of Sale 10/19/2020

Total Purchase Price \$ 31,400.00

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 –

  
20201020000476560 5/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/20/2020 01:08:59 PM FILED/CERT

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 

(Grantor/Grantee/Owner/Agent) circle one

Print DANNY MCGEE

☐ Unattested

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