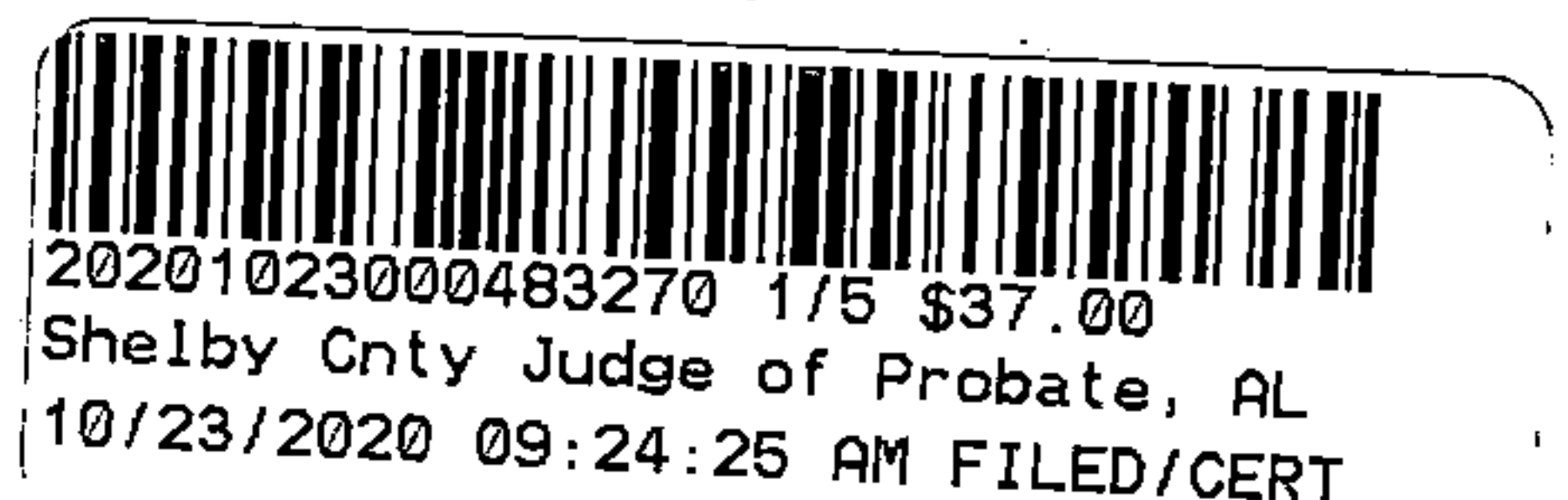


THIS INSTRUMENT PREPARED BY  
Will Jefcoat  
ROW Bureau/Central Office  
1409 Coliseum Boulevard  
ALABAMA DEPARTMENT OF TRANSPORTATION  
MONTGOMERY, AL 36110

STATE OF ALABAMA  
COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)  
CPMS PROJ. NO. 1000061286  
TRACT NO. 26  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Three Thousand Five Hundred Sixty & No/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), Frances Elaine Johnson, single, Lisa Johnson, single, Bonnie Green, single and Carlos H. Johnson, Jr., single 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. 26 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 South 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 East and along said present R/W line a distance of 597 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of CR-12 at station 11+75);

thence S 86°5'32" E and along the acquired R/W line a distance of 225.24 feet to a point on the acquired R/W line (said point offset 50' RT and perpendicular to centerline of CR-12 at station 14+00);

thence S 88°42'29" E and along the acquired R/W line a distance of 155.14 feet to a point on the grantor's West property line, which is the point of BEGINNING;

thence N 1°11'18" W and along the grantor's said property line a distance of 10.14 feet to a point on the present South R/W line of CR-12;

thence S 88°41'8" E and along said present R/W line a distance of 111.46 feet to a point on said present R/W line;

thence N 1°18'52" E and along said present R/W line a distance of 10.00 feet to a point on said present R/W line;

thence S 88°41'8" E and along said present R/W line a distance of 33.84 feet to a point on the acquired R/W line (said point perpendicular to centerline of CR-12 at station 17+00);



thence S 69°25'0" W and along the acquired R/W line a distance of 53.88 feet to a point on the acquired R/W line (said point offset 50' RT and perpendicular to centerline of CR-12 at station 16+50);

thence N 88°42'29" W and along the acquired R/W line a distance of 94.86 feet to the point and place of BEGINNING, containing 0.030 acre(s), more or less.

**Temporary Construction Easement 1 of 1:**

BEGINNING at a point on the required easement line (said point offset 40' RT and perpendicular to centerline of CR-12 at PC station 17+44.17);

thence N 88°42'29" W and along the required easement line a distance of 69.26 feet to a point on the acquired R/W line (said line between a point that is offset 50' RT and perpendicular to centerline of CR-12 at station 16+50.00 and a point that is offset to the present R/W line and perpendicular to centerline of said county road at station 17+00.00);

thence N 69°25'0" E and along the acquired R/W line a distance of 27.04 feet to a point on the present South R/W line of CR-12;

thence S 88°41'8" E and along said present R/W line a distance of 44.16 feet to a point on the grantor's East property line;

thence S 1°1'8" E and along the grantor's said property line a distance of 10.07 feet to a point on the required easement line (said line offset 40' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 0.40 feet and along the required easement line (said arc having a chord bearing of N 88°42'57" W, a clockwise direction, a chord distance of 0.40 feet and a radius of 1472.39 feet) to the point and place of BEGINNING, containing 0.013 acre(s), more or less.

**It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.**

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.

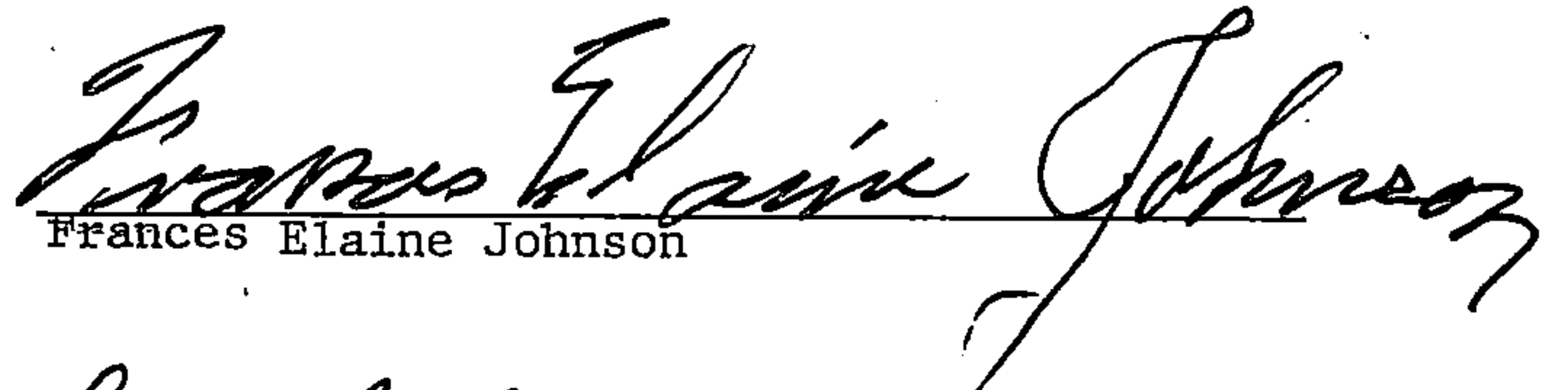
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

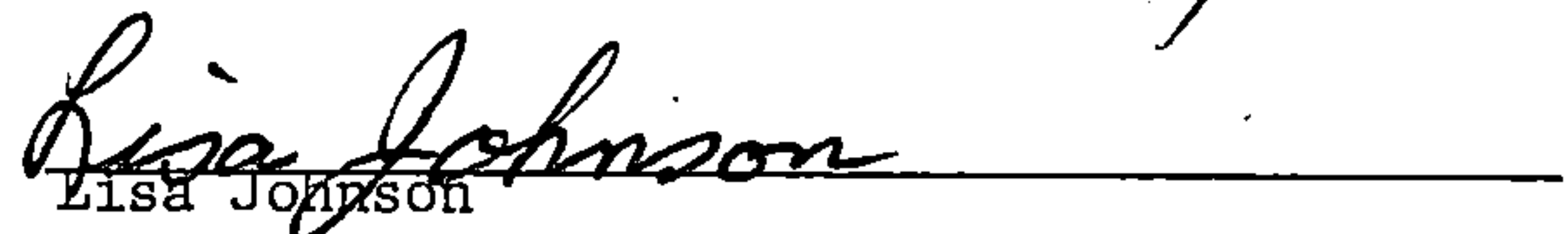
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described;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

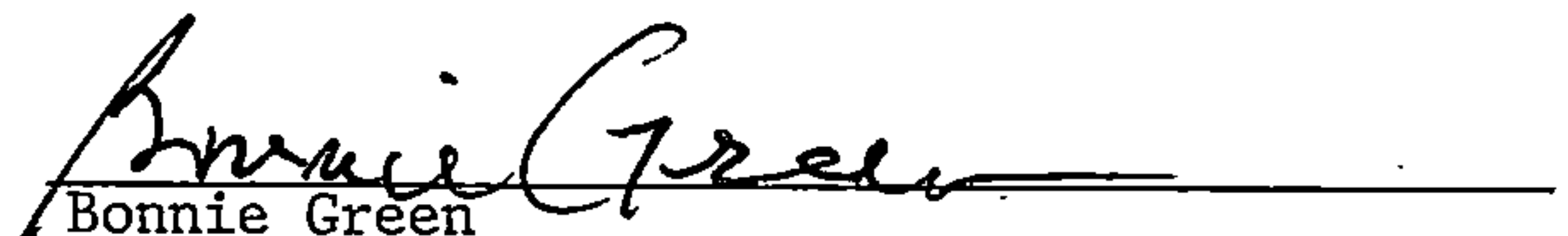


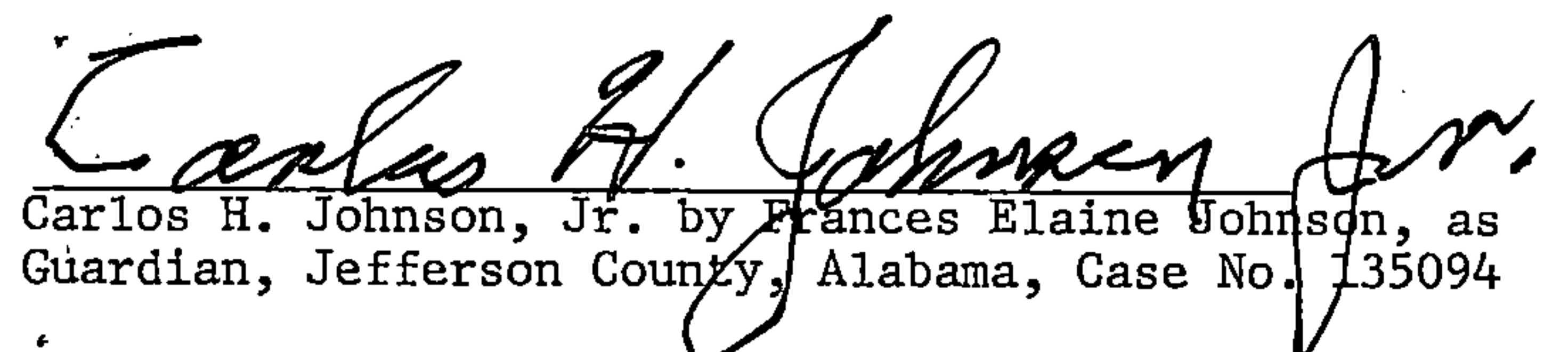
**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property 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 22nd day of October, 2020.

  
Frances Elaine Johnson

  
Lisa Johnson

  
Bonnie Green

  
Carlos H. Johnson, Jr. by Frances Elaine Johnson, as  
Guardian, Jefferson County, Alabama, Case No. 135094

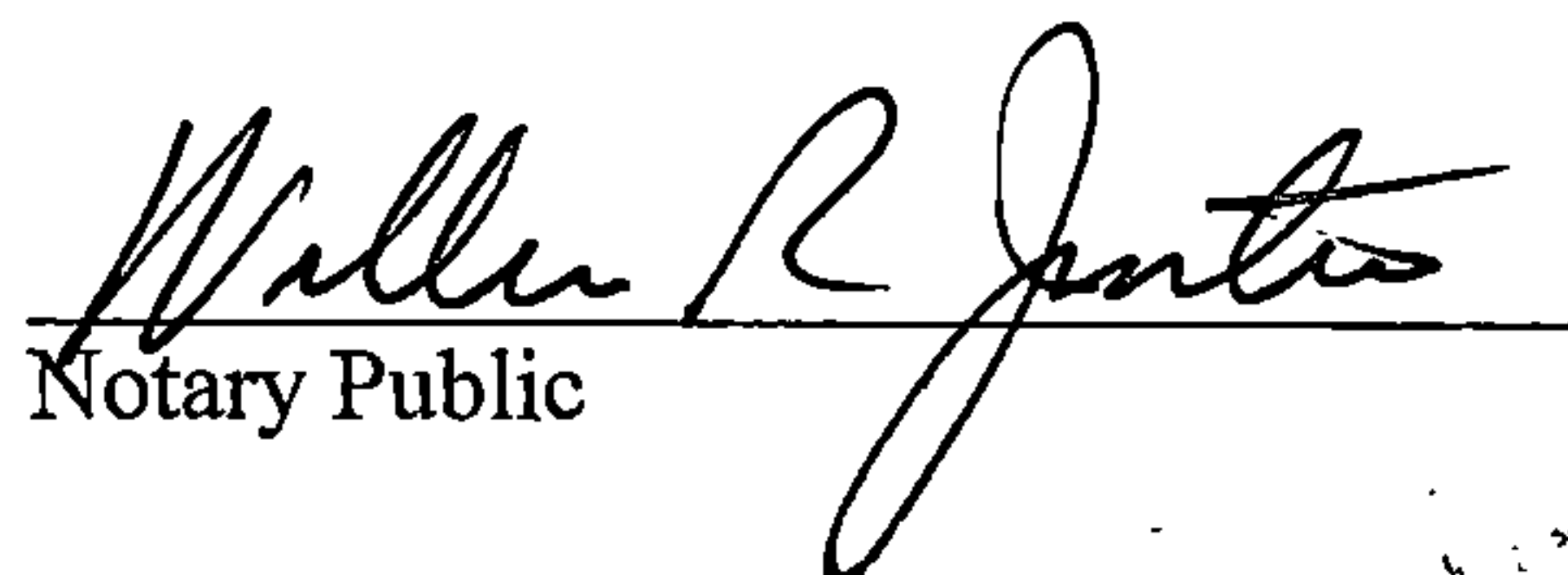
By



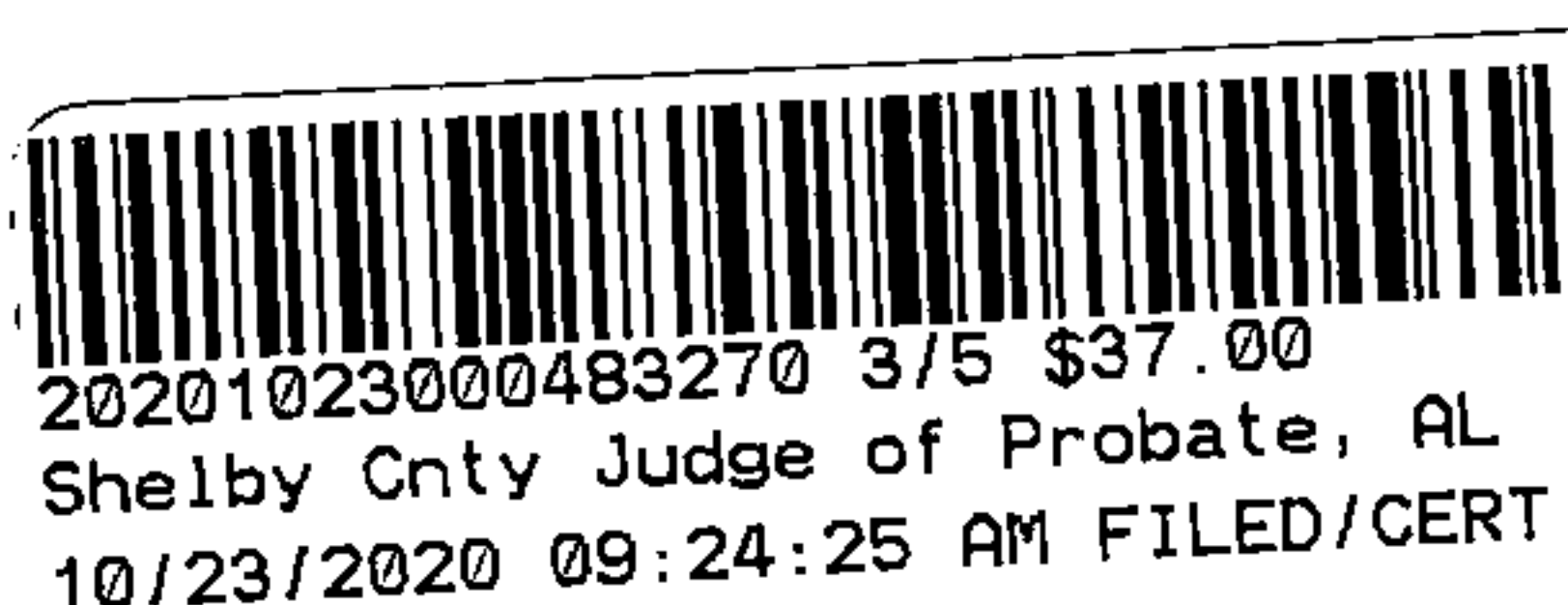
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frances Elaine Johnson, individually and as Guardian for Carlos H. Johnson, Jr., Lisa Johnson, and Bonnie Green, who 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October, 2020.

  
Notary Public

My Commission Expires: 9-12-23





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

TRACT 26.PAR 1 OF 1 AREA - 0.030 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N <sup>0</sup> 11°18'W	10.14		
L2	S88°41'8"E	111.46		
L3	N <sup>0</sup> 18°52'E	10.00		
L4	S88°41'8"E	33.84		
L5	S69°25'0"W	53.88		
L6	N88°42'29'W	94.86		

TRACT 26.TCE 1 OF 1				
AREA = 0.015 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N89°42'29"W	69.26		
L2	N69°25'0"E	27.04		
L3	S88°41'8"E	44.16		
L4	S1°18'E	10.07		
L5	N88°42'57"W	0.40	1472.39	CW

MELODY E & JOSEPH TIMOTHY  
MONELLA  
DEED REF:  
DB: 349 /PG: 194

ADDHANARI &  
MARTINEZ CRUZ  
DEED REF:  
20161003000360390

JOHN E. & MARY EAY, AN  
DEED REF: ✓  
DB9297 / PG: 635  
20080718000459840

*MM/MM*

CURVE #4  
PI = Sta 106+31.29  
N = 1164602.8047  
E = 2174632.9640  
R = 1750.00'  
D = 03° 16' 27"  
L = 1229.20'  
Δ = 40° 14' 40"  
T = 641.18'  
Ex = 113.76'  
e = 4.80%

CARLOS H & FRANCES ELAINE  
JOHNSON  
DEED REF:  
20080530000218900

$$\underline{PC = 17 + 44.17}$$

DANNY  
REF:  
0416960

LEAH R & S SAPP  
LLI ENTERPRISES LLC  
DEED REF:

WENDELL BISHOP  
DEED REF:  
DB: 323 /PG: 519

CIRCLE K STORES INC  
DEED REF:

<b>Tract #:</b>	26	<b>Scale:</b>	1"=100'
<b>Grantor(s)</b>		<b>State:</b>	Alabama
Johnson Carlos H & Frances Elaine		<b>County:</b>	SHELBY
<b>Total Before:</b>	1.318 AC	<b>Project:</b>	STPBH-0119(510)
<b>Total Acquired:</b>	0.030 AC	<b>CPMS #:</b>	100061286
<b>Total Remainder:</b>	1.288 AC	<b>Date:</b>	21-Feb-20
<b>Total TCE:</b>	0.013 AC	<b>Sketch:</b>	1 of 1

THIS IS NOT A BOUNDARY SURVEY



20201023000483270 4/5 \$37.00  
Shelby Cnty Judge of Probate, AL  
10/23/2020 09:24:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name : Frances Elaine Johnson, Lisa  
Johnson, Bonnie Green, Carlos H. Johnson, Jr.  
Mailing Address 1559 Stagner Hill Rd.  
Bessemer, AL 35022

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 10/22/2020  
Total Purchase Price \$ 3,560.00  
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 10/22/2020

X Sign Lisa Johnson  
(Grantor/Grantee/Owner/Agent) circle one

X Print Lisa Johnson

☐ Unattested

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

Form RT-1

