

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. 36  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
and no/100-----  
Seven Thousand Six Hundred Fifty/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), Elaine F. Sweeney, unmarried  
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 SE ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract  
No. 36 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 SE ¼ of SW ¼ of Section 14, Township 21-S, Range 3-W;

thence southerly and along the section line a distance of 875.00 feet, more or less, to a point on  
the acquired R/W line (said line between a point that is offset 115' RT and perpendicular to  
centerline of project at station 112+19.30 and a point that is offset 135' RT and perpendicular to  
centerline of project at station 116+50.00);

thence southeasterly and along the acquired R/W line a distance of 63.00 feet, more or less, to a  
point on the acquired R/W line (said point offset 115' RT and perpendicular to centerline of project  
at station 112+19.30);

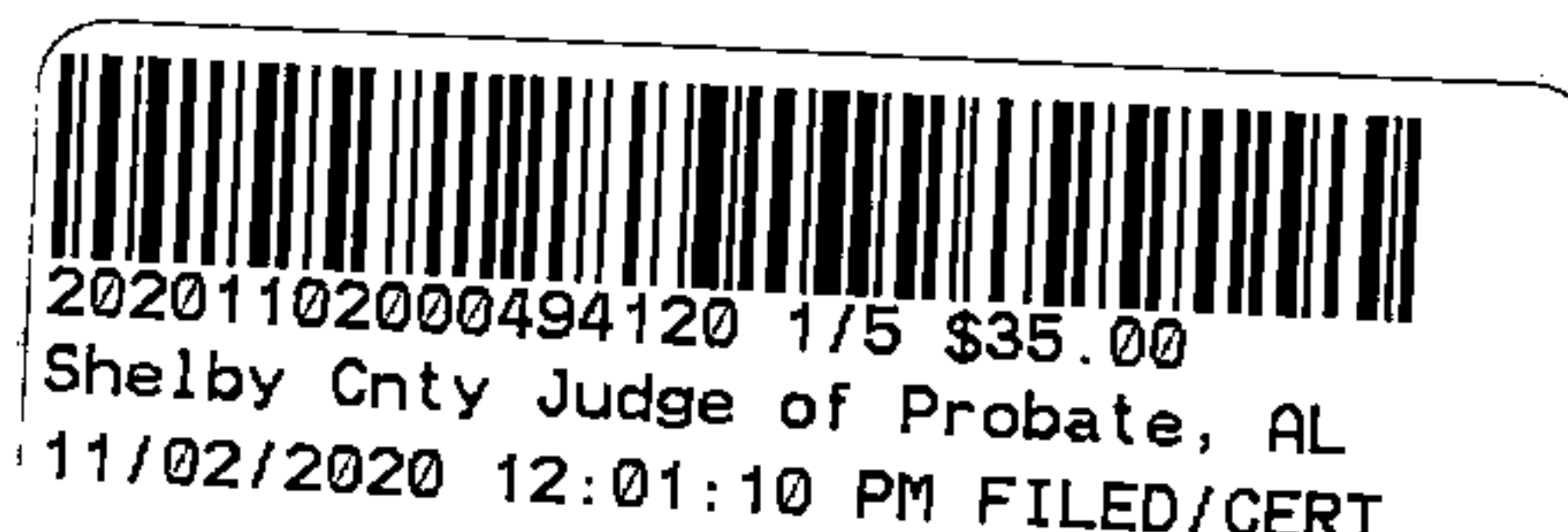
thence southeasterly and along the acquired R/W line a distance of 25.00 feet, more or less,  
to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project)  
(said point also on the grantor's north property line), which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 107.43 feet and along the acquired R/W  
line to a point on the present northeast R/W taper to SR-119 (said arc having a chord bearing of  
S 27°28'40" E, a clockwise direction, a chord distance of 107.42 feet and a radius of 1865.00 feet);

thence N 53°45'4" W and along said present R/W taper a distance of 111.67 feet to a point on the  
grantor's north property line;

thence N 54°8'6" E and along the grantor's said property line a distance of 49.97 feet to the point  
and place of BEGINNING, containing 0.062 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.

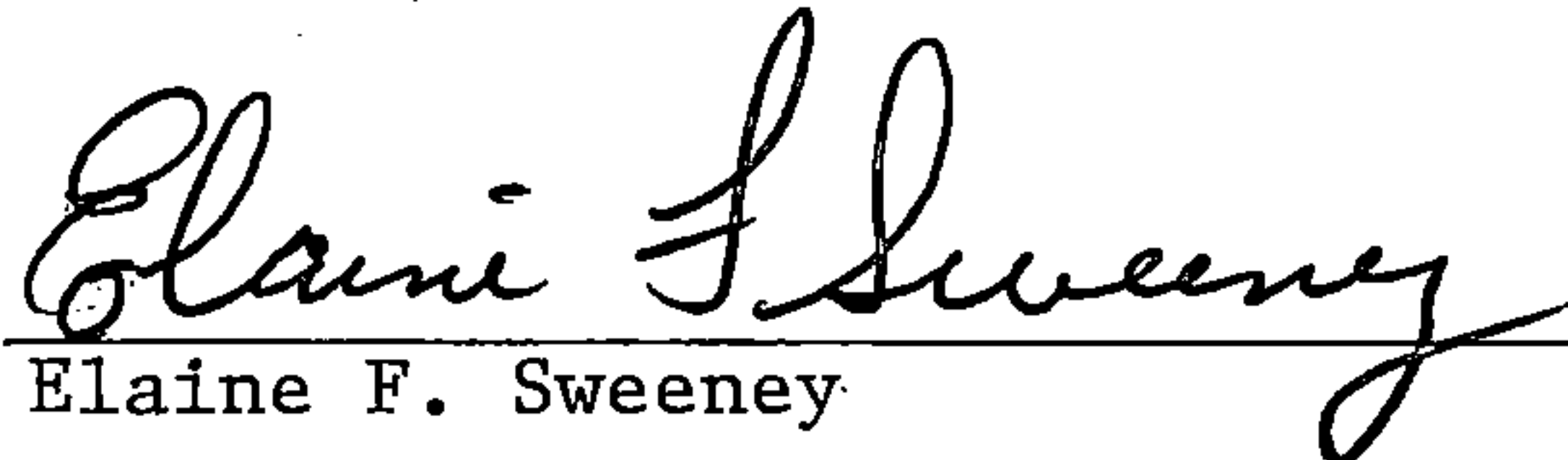


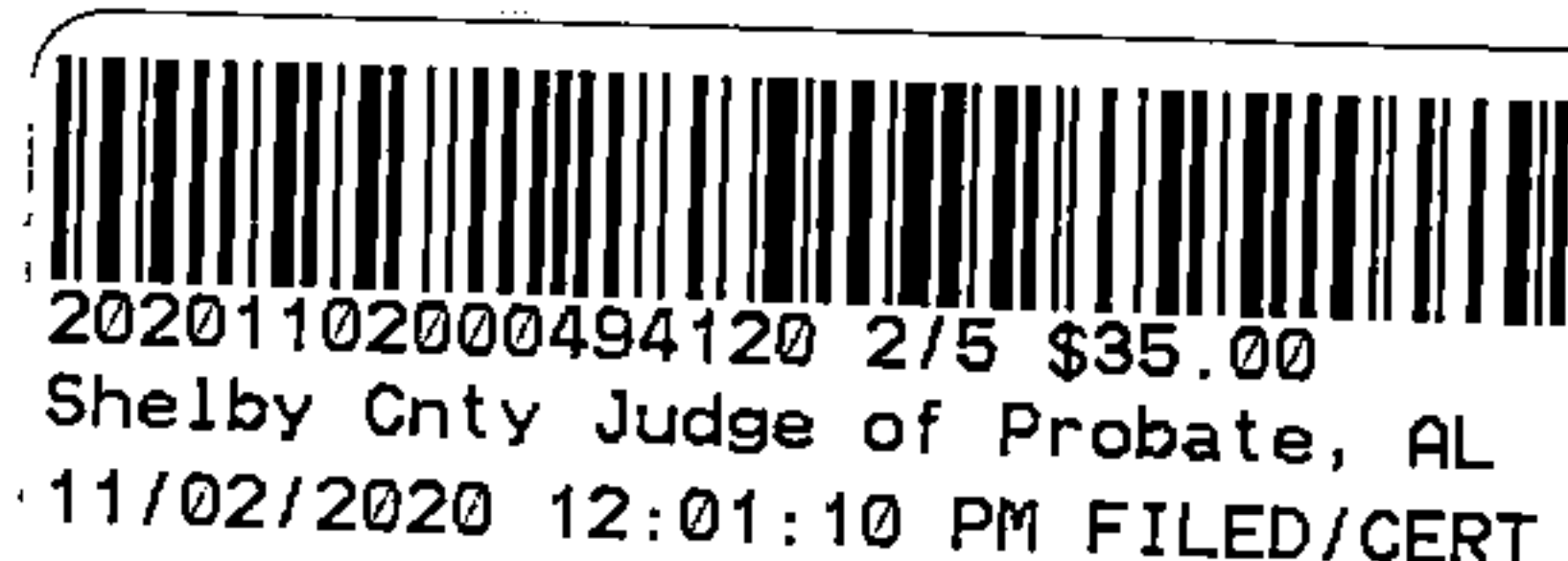
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

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

  
Elaine F. Sweeney





## ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF     SHELBY     )

I, Dana M. Askew, a Notary Public, in and for said County in said State, hereby certify that

Elaine F. Sweeney, 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,

she

executed the same voluntarily on the day the

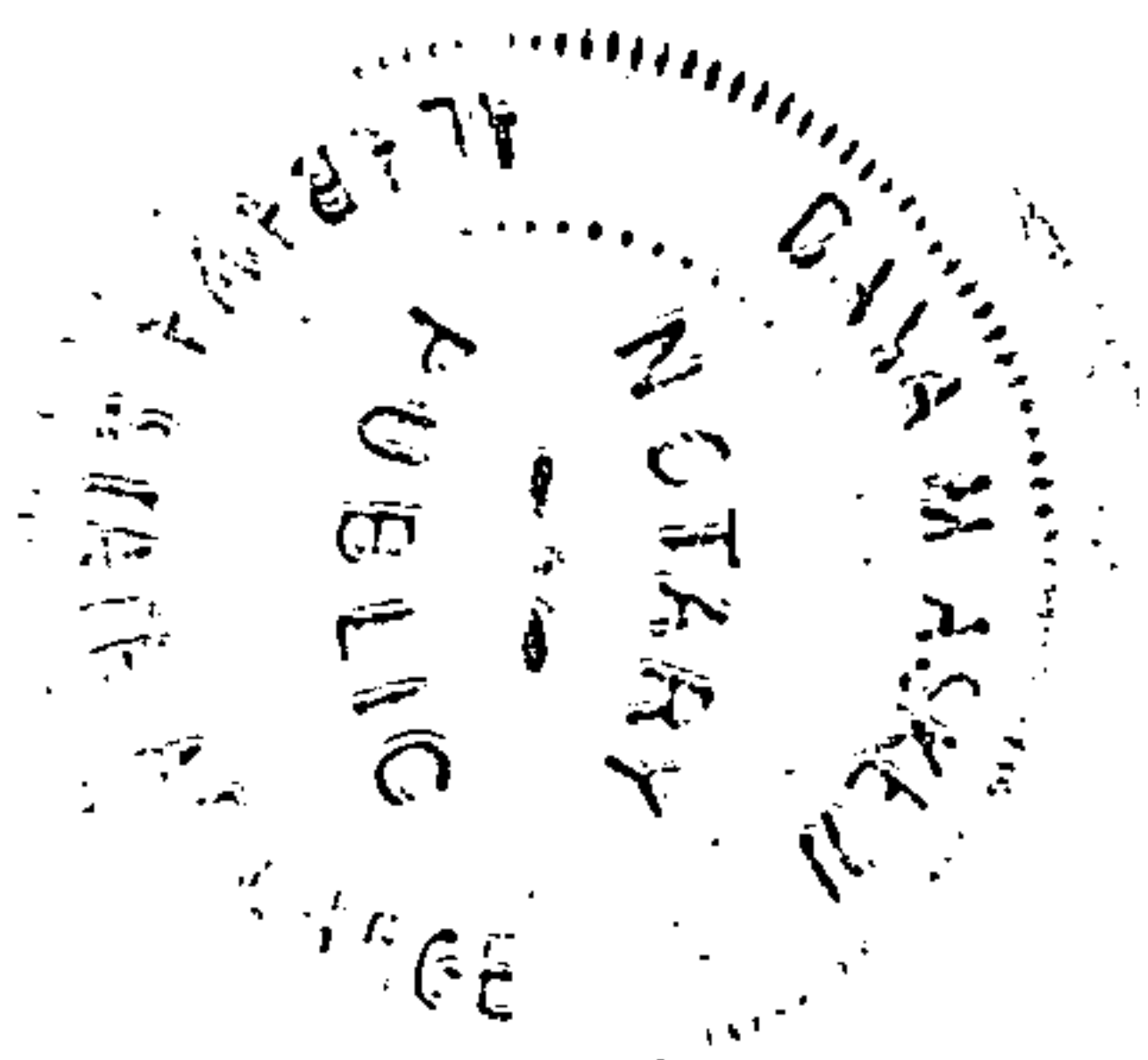
same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of October 2020.

Dana M. Asken

**NOTARY PUBLIC**

My Commission Expires 8/1/23



## 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

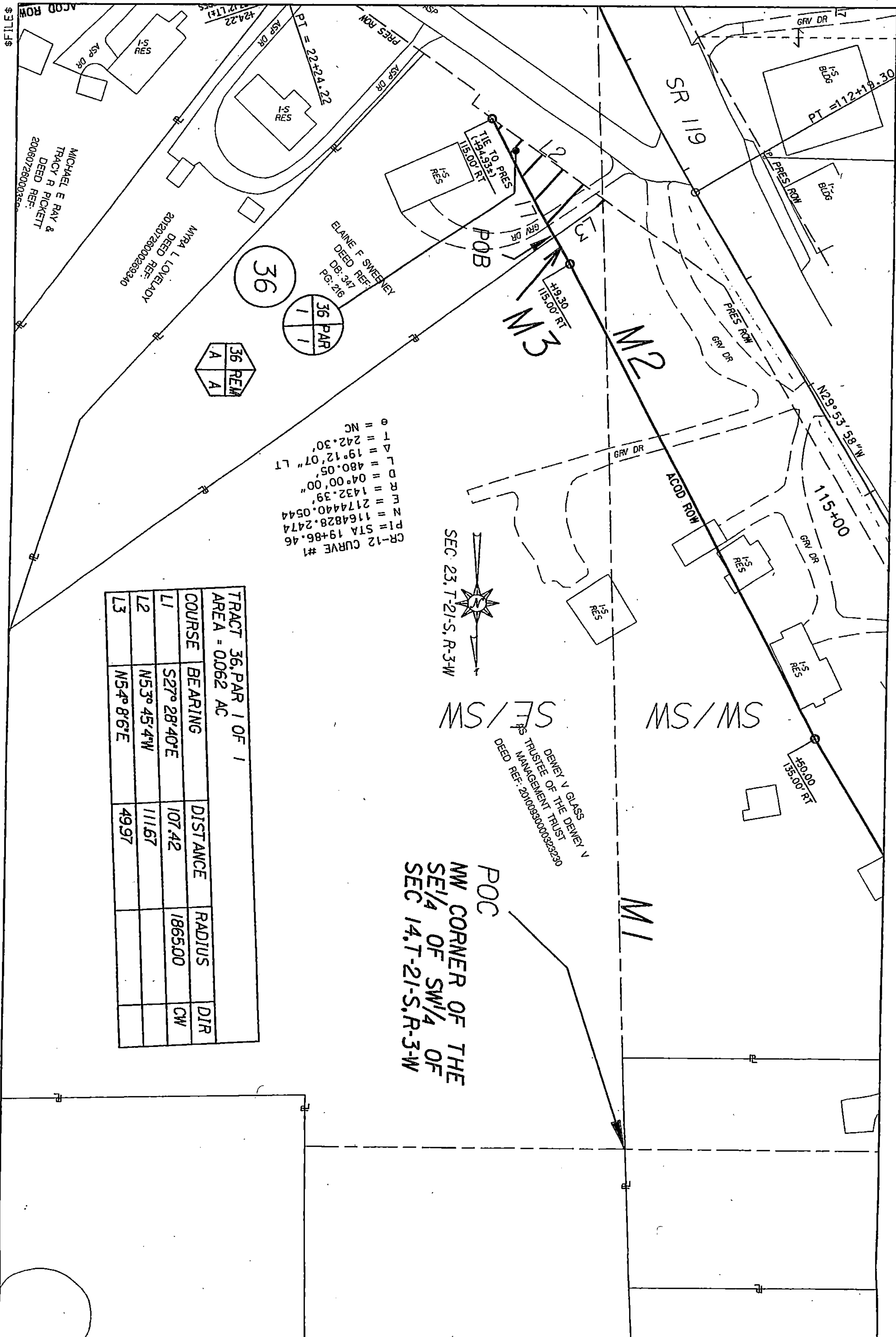
County of \_\_\_\_\_  
 I, \_\_\_\_\_  
 Judge of Probate in and for said County,  
 Hereby certify that the within  
 Conveyance was filed in my office at  
 \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_  
 day of \_\_\_\_\_, 20\_\_\_\_,  
 and duly recorded in Deed Record  
 page \_\_\_\_\_.  
 Dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

# Judge of Probate

County, Alabama.



20201102000494120 3/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/02/2020 12:01:10 PM FILED/CERT



TRACT 36, PAR 1 OF 1				
AREA = 0.062 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S27° 28' 40"E	107.42	1865.00	CW
L2	N53° 45' 4"W	111.67		
L3	N54° 8' 6"E	49.97		

Tract #:	36	Scale:	1" = 100'
Grantor(s)	Sweeney Elaine F	State:	Alabama
Total Before:	1.552 AC	County:	SHELBY
Total Acquired:	0.062 AC	Project:	STPBH-0119(510)
Total Remainder:	1.490 AC	CPMS #:	100061286
THIS IS NOT A BOUNDARY SURVEY		Date:	21-Feb-20
		Sketch:	1 of 1



20201102000494120 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
11/02/2020 12:01:10 PM 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 : Elaine F. Sweeney

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 21 Smokey Road  
Alabaster, AL 35007

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

Property Address: Hwy 119  
Alabaster, AL 35007

Date of Sale 10/27/2020  
Total Purchase Price \$ 7,650.00

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 10/27/2020

Sign Elaine F. Sweeney  
(Grantor/Grantee/Owner/Agent) circle one

Print Elaine F. Sweeney

☐ Unattested

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

