

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. 41
DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventeen Thousand 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), Raul Juarez and wife, Magda C. Garcia 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 SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 41 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at the SE corner of NW 1/4 of SW 1/4 of Section 14, Township 21-S, Range 3-W;
thence westerly and along the section line a distance of 473.00 feet, more or less, to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);
thence northeasterly and along the acquired R/W line for a distance of 106.00 feet, more ore less, to a point on the grantor's south property line, which is the point and place of BEGINNING;
thence N 88°58'9" W and along the grantor's said property line a distance of 74.63 feet to a point on the present east R/W line of SR-119;
thence following the curvature thereof an arc distance of 74.09 feet and along said present R/W line to a point on the grantor's north property line (said arc having a chord bearing of N 13°39'18" W, a clockwise direction, a chord distance of 74.09 feet and a radius of 1869.86 feet);
thence S 88°48'6" E and along the grantor's said property line a distance of 72.06 feet to a point on the acquired R/W line (said line offset 115' RT and parallel with centerline of project);
thence following the curvature thereof an arc distance of 74.59 feet and along the acquired R/W line (said arc having a chord bearing of S 15°36'35" E, a counterclockwise direction, a chord distance of 74.58 feet and a radius of 1385.00 feet) to the point and place of BEGINNING, containing 0.120 acre(s), more or less.

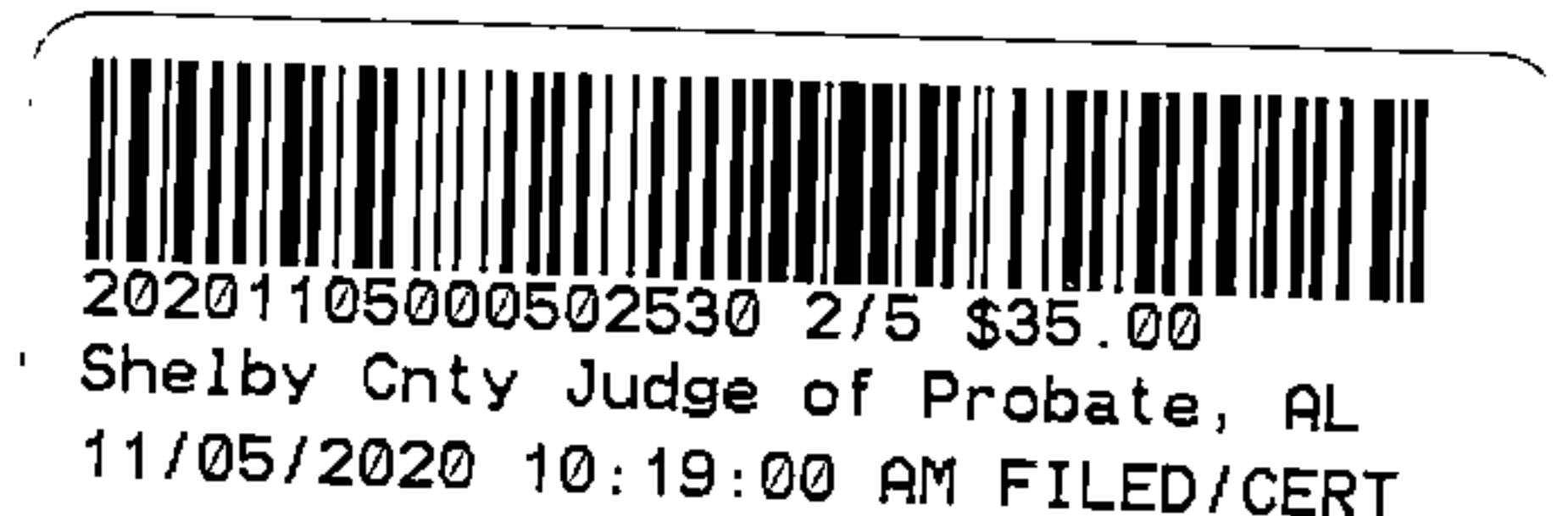
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 2nd day of November, 2020.

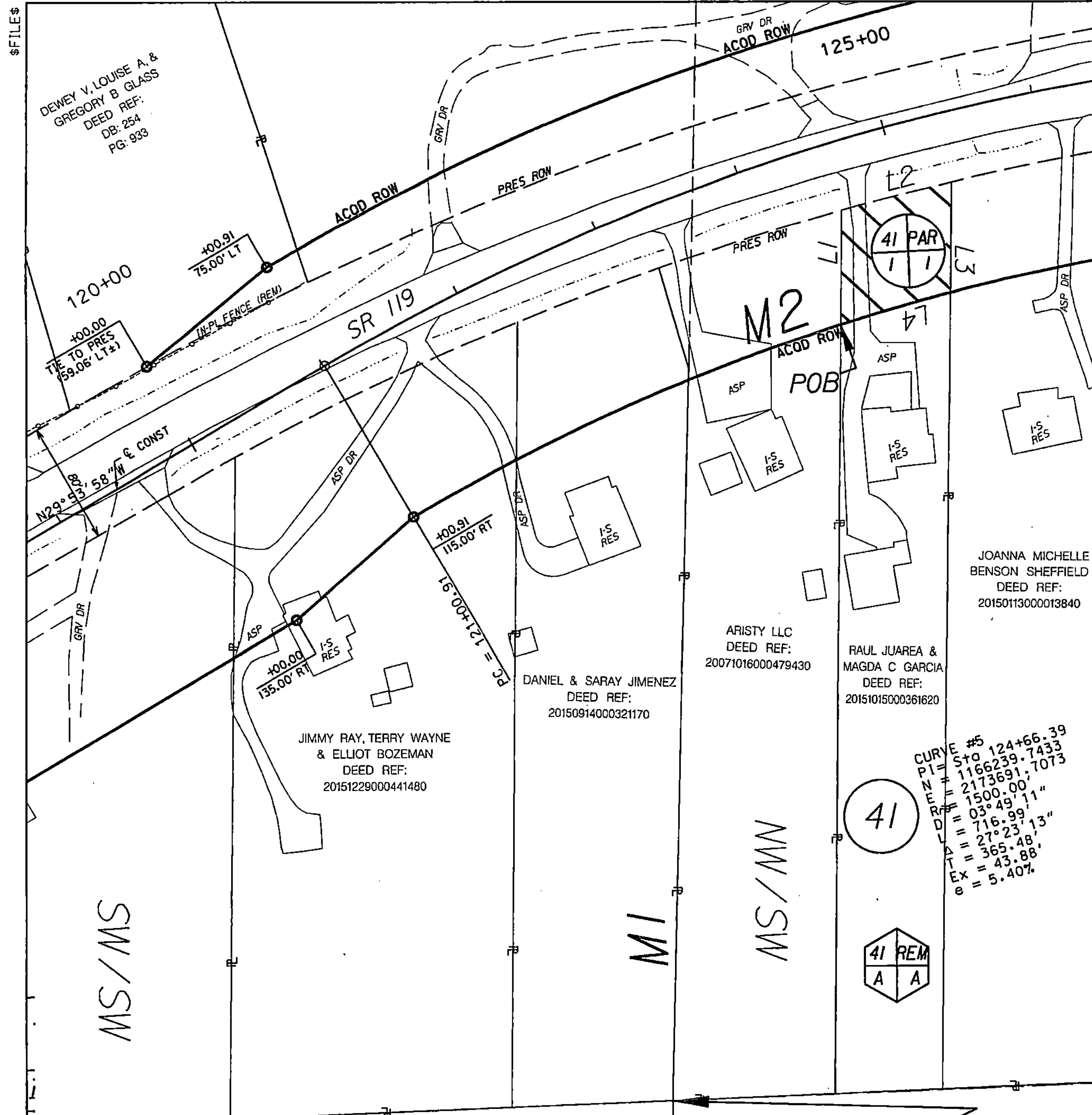


Raul Juarez
Raul Juarez

Magda C Garcia Ricó
Magda C. Garcia



20201105000502530 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/05/2020 10:19:00 AM FILED/CERT



TRACT 41, PAR 1 OF 1 AREA = 0.120 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N88° 58' 9"W	74.63		
L2	N13° 39' 18"W	74.09	1869.86	CW
L3	S88° 48' 6"E	72.06		
L4	S15° 36' 35"E	74.58	1385.00	CCW

Tract #:	41	Scale:	1" = 100'
Grantor(s)	Juarez Raul & Garcia Magda C	State:	Alabama
Total Before:	0.955 AC	County:	SHELBY
Total Acquired:	0.120 AC	Project:	STPBH-0119(510)
Total Remainder:	0.835 AC	CPMS #:	100061286
THIS IS NOT A BOUNDARY SURVEY		Date:	21-Feb-20
		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 : Raul Juarez & Magda C. Garcia

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 8538 Hwy 119
Alabaster, AL 35007

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

Property Address: Hwy 119
Alabaster, AL 35007

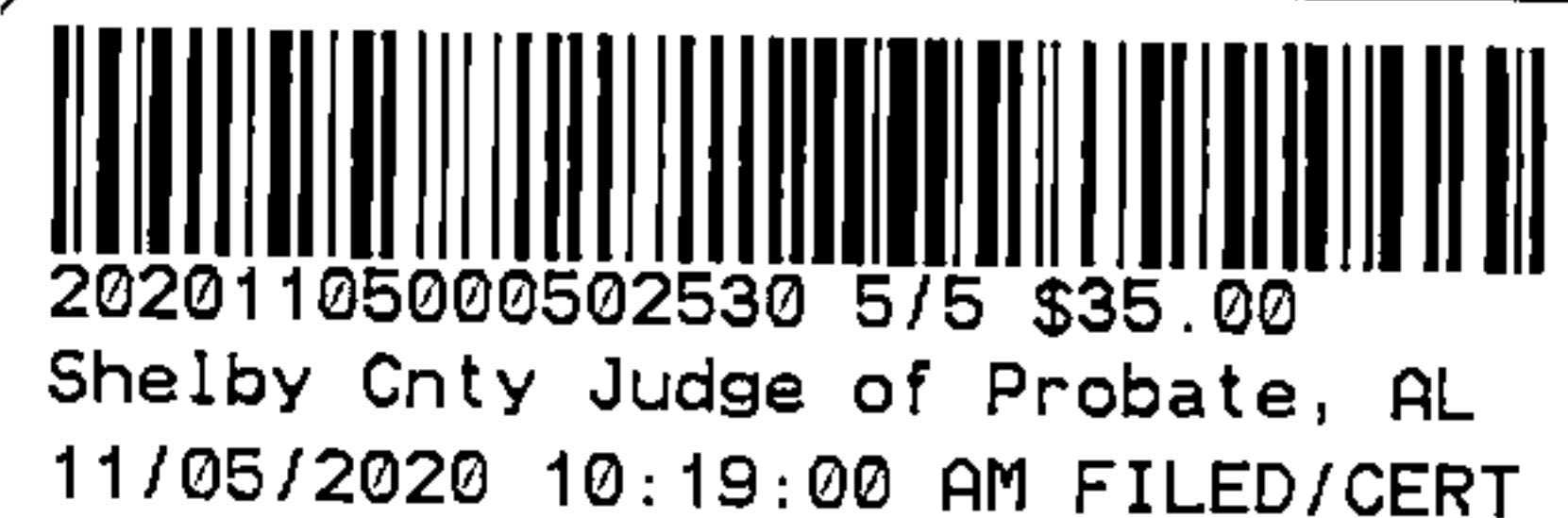
Date of Sale 11-2-2020
Total Purchase Price \$ 17,000.00

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 11-2-2020

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

(Verified by)

Unattested