

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. 38  
DATE: February 21, 2020

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of  
no/100 (\$87,500.00)  
Eighty Seven Thousand Five Hundred & / 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), Jimmy Ray Bozeman, single, Terry Wayne Bozeman, married,  
Ista Bozeman Elliott, single, Randy Bozeman, married and  
Jennifer Tara Bori, 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:

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTORS OR THEIR RESPECTIVE SPOUSE.

**A part of the SW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract  
No. 38 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully  
described as follows:**

**Parcel 1 of 1:**

Commencing at the NE corner of SW ¼ of SW ¼ 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 southeasterly and along the acquired R/W line for a distance of 125.00 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;

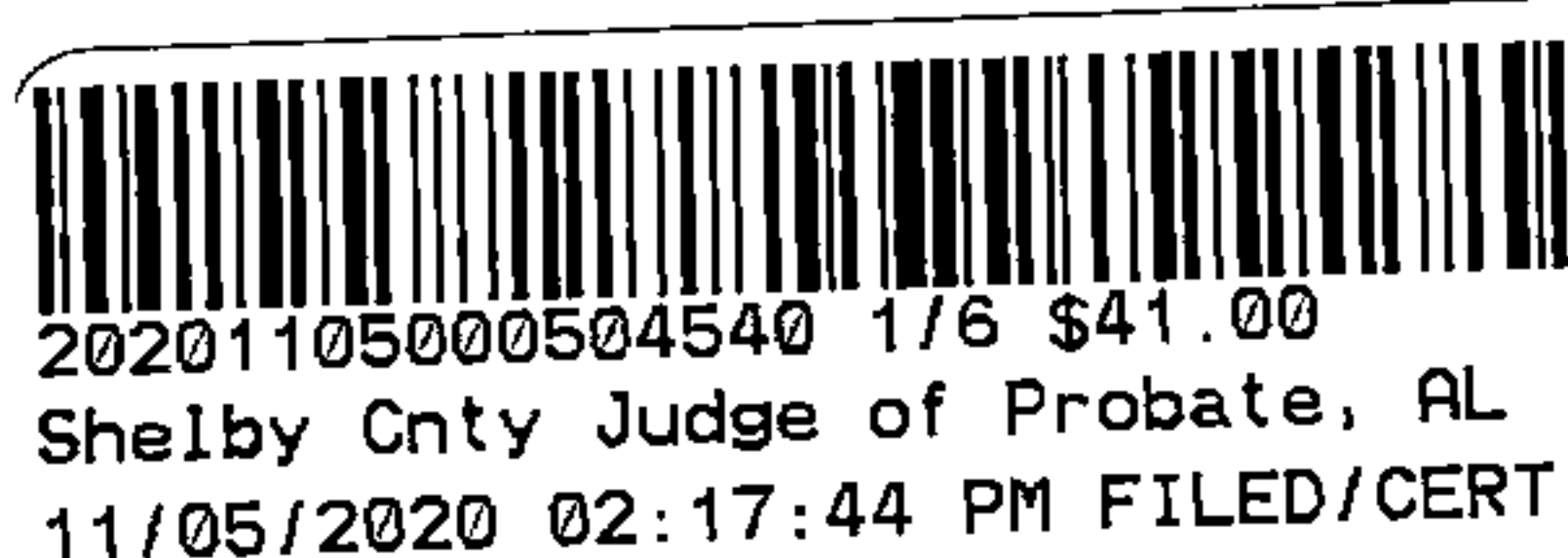
thence following the curvature thereof an arc distance of 77.23 feet and along the acquired R/W  
line to a point on the acquired R/W line (said point offset 115' and perpendicular to centerline of  
project at PC station 121+00.91) (said arc having a chord bearing of S 28°18'7" E, a  
counterclockwise direction, a chord distance of 77.22 feet and a radius of 1385.00 feet);

thence S 41°6'37" E and along the acquired R/W line a distance of 102.87 feet to a point on the  
acquired R/W line (said point offset 135' RT and perpendicular to centerline of project at station  
120+00.00);

thence S 29°53'58" E and along the acquired R/W line a distance of 48.04 feet to a point on the  
grantor's south property line;

thence N 88°58'9" W and along the grantor's said property line a distance of 132.29 feet to a point  
on the present east R/W line of SR-119;

thence following the curvature thereof an arc distance of 205.48 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 24°50'9" W,  
a clockwise direction, a chord distance of 205.38 feet and a radius of 1869.86 feet);



thence S 88°58'9" E and along the grantor's said property line a distance of 90.35 feet to the point and place of BEGINNING, containing 0.500 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.

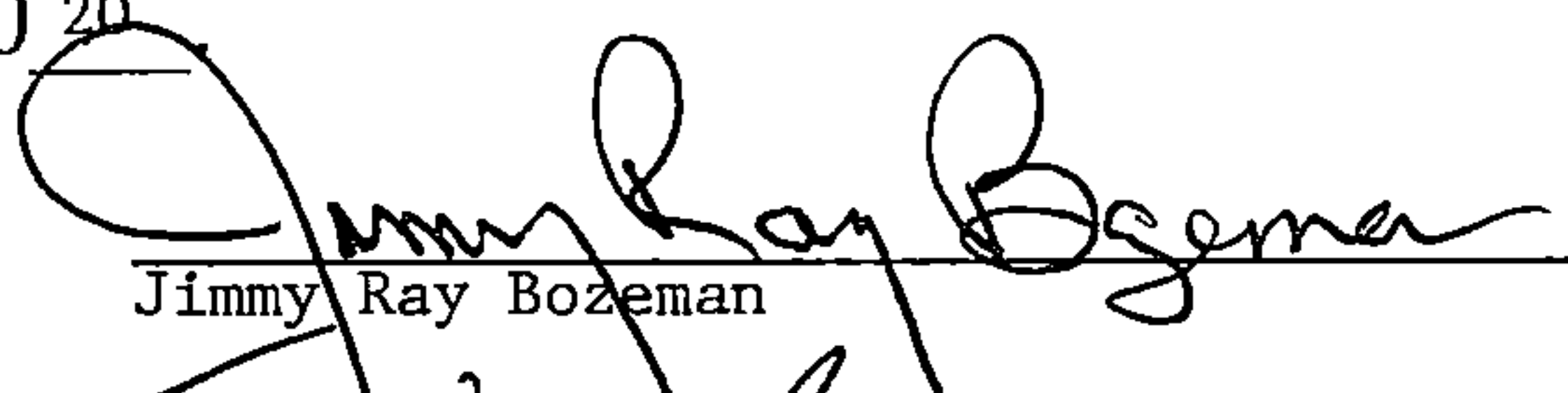
**AND FOR THE CONSIDERATION AFORESAID**, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described;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

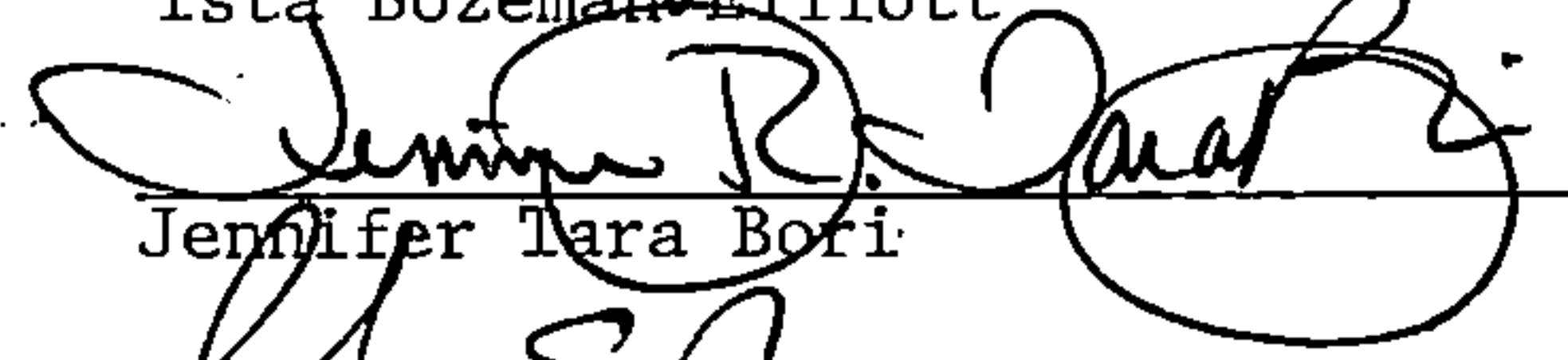
5<sup>th</sup> day of November, 2020

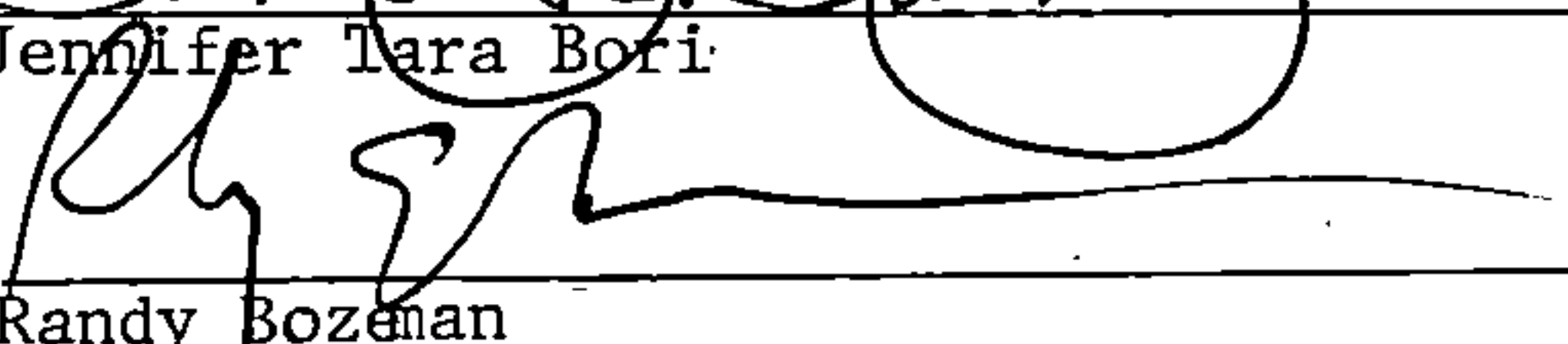
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Shelby Cnty Judge of Probate, AL  
11/05/2020 02:17:44 PM FILED/CERT

  
Jimmy Ray Bozeman

  
Terry Wayne Bozeman

  
Ista Bozeman Elliott

  
Jennifer Tara Bori

  
Randy Bozeman



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 Jimmy Ray Bozeman, who 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2020.

William R Justice  
Notary Public

My Commission Expires: 9-12-23

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Wayne Bozeman, who 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2020.

William R Justice  
Notary Public

My Commission Expires: 9-12-23

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ista Bozeman Elliott, who 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2020.

William R Justice  
Notary Public

My Commission Expires: 9-12-23

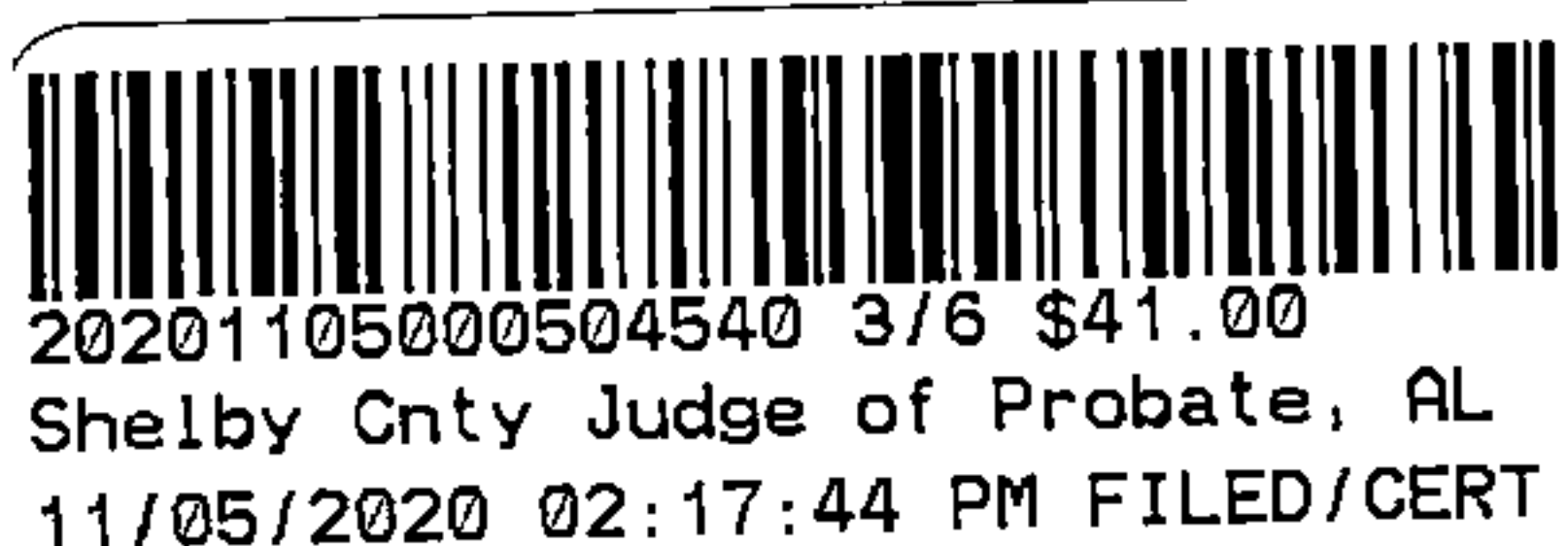
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy Bozeman, who 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2020.

William R Justice  
Notary Public

My Commission Expires: 9-12-23



ACKNOWLEDGMENT (Continued)


STATE OF ALABAMA  
COUNTY OF SHELBY

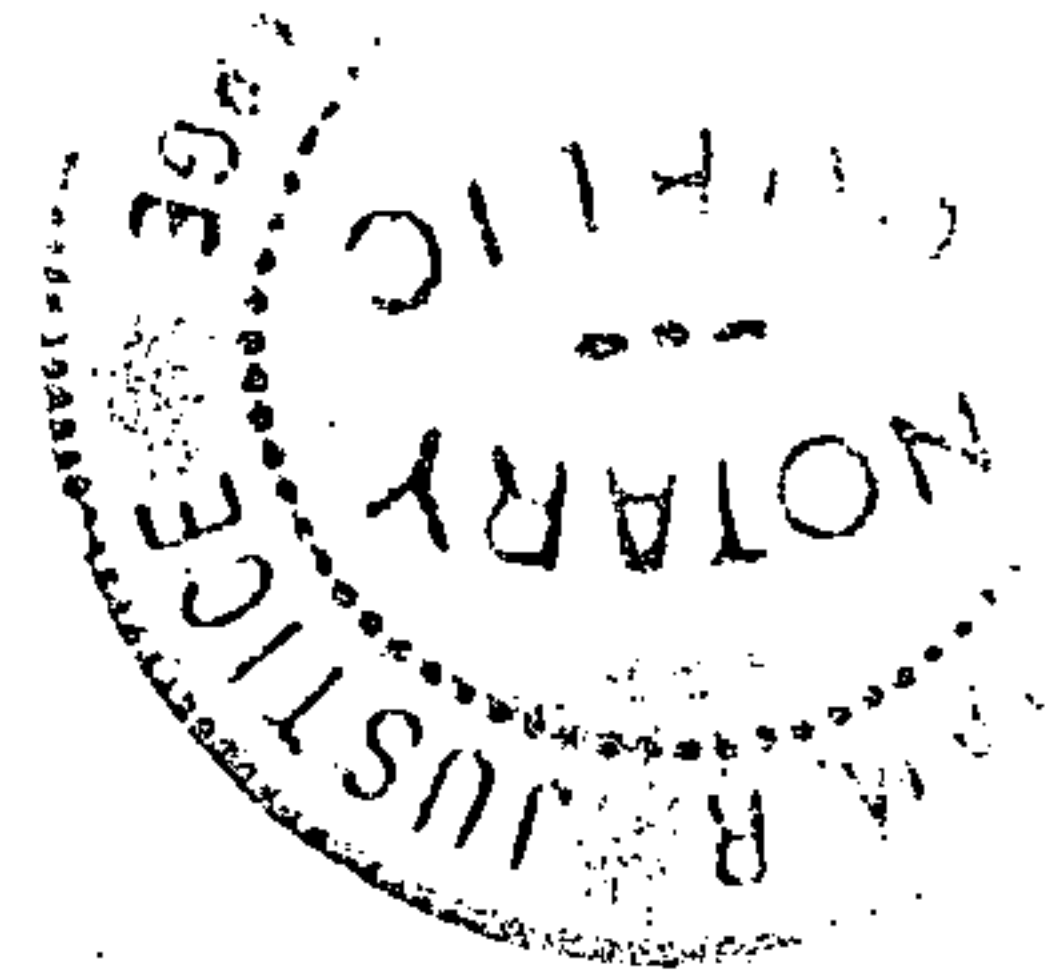
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer Tara Bori, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, 2019.

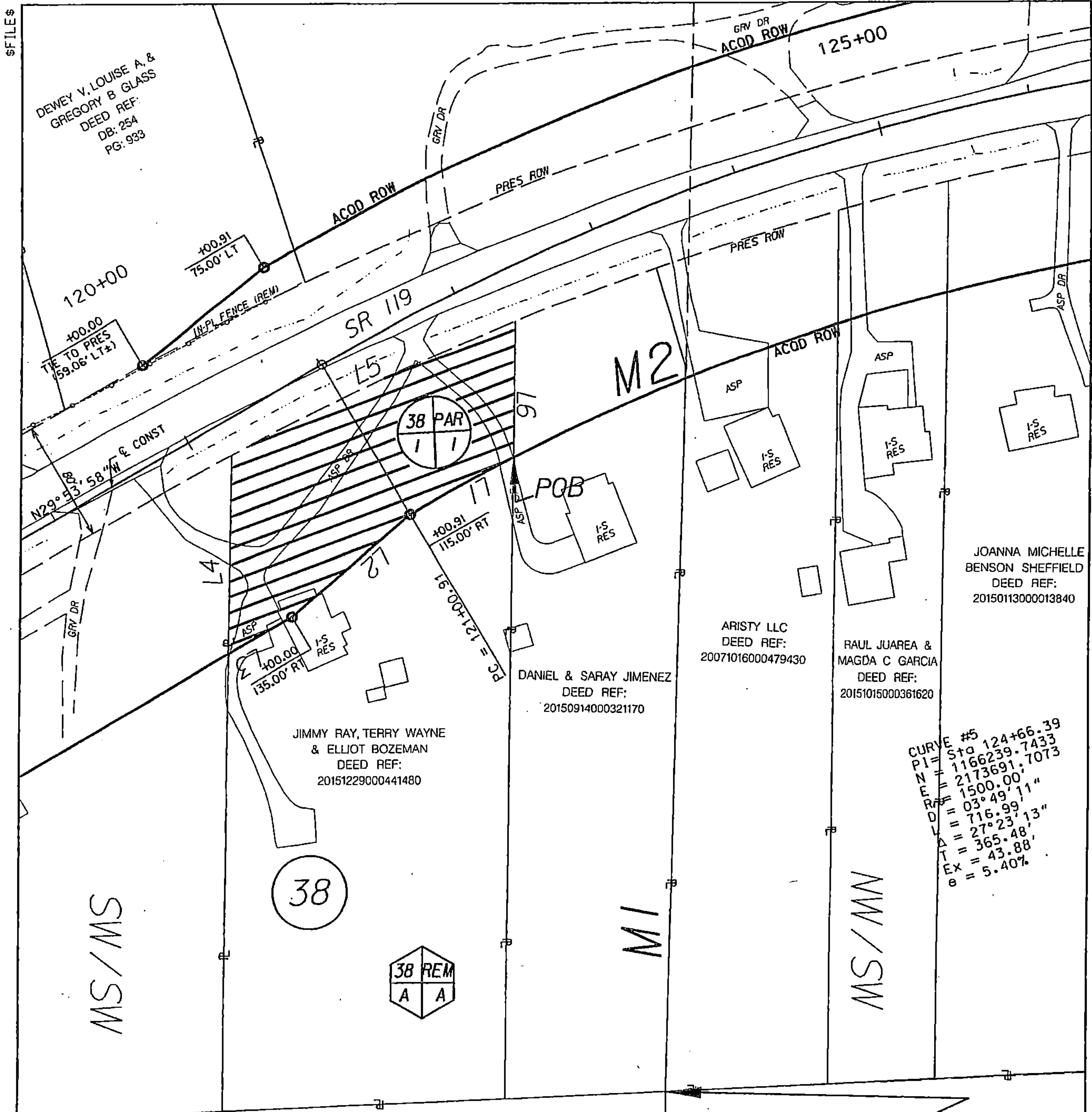
William R. Jantner  
Notary Public

My Commission Expires: 9-12-23

  
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Shelby Cnty Judge of Probate, AL  
11/05/2020 02:17:44 PM FILED/CERT







TRACT 38, PAR 1 OF 1				
AREA = 0.500 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S28° 18' 7" E	77.22	1385.00	CCW
L2	S41° 6' 37" E	102.87		
L3	S29° 53' 58" E	48.04		
L4	N88° 58' 9" W	132.29		
L5	N24° 50' 9" W	205.38	1869.86	CW
L6	S88° 58' 9" E	90.35		

POC  
NE CORNER OF  
SW 1/4 SW 1/4 SEC 14  
T-21-S, R-3-W

SEC 14, T-21-S, R-3-W

Tract #:	38	Scale:	1"=100'
Grantor(s)	Bozeman Jimmy Ray & Terry Wayne & Elliot	State:	Alabama
		County:	SHELBY
Total Before:	2.054 AC	Project:	STPBH-0119(510)
Total Acquired:	0.500 AC	CPMS #:	100061286
Total Remainder:	1.554 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 : Jimmy Ray Bozeman  
Terry Wayne Bozeman, Ista Bozeman Elliott,  
Randy Bozeman and Jennifer Tara Bori  
Mailing Address 515 Westminster Dr.  
Rainbow City, AL 35906

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 11-5-2020  
Total Purchase Price \$ 87,500.00

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  
☐ 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 11-5-2020

Sign Jimmy Ray Bozeman  
(Grantor/Grantee/Owner/Agent) circle one  
Print Jimmy Ray Bozeman

☐ Unattested

(Verified by)

Form RT-1

20201105000504540 6/6 \$41.00  
Shelby Cnty Judge of Probate, AL  
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