

This Instrument Prepared By:
Noah C. Thomas Jr.
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. 54
DATE: August 06, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Fifty Five Thousand Two 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), Elliottsville Church of Christ 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 NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No.
54 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully
described as follows:**

Parcel 1 of 1:

Commencing at the SW corner of the SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence easterly and along the quarter section line a distance of 436 feet, more or less, to a point on
the acquired R/W line (said line is offset 185' LT and parallel to centerline of project);

thence northerly and along the acquired R/W line a distance of 30 feet, more or less, to a point on
the acquired R/W line (said point offset 185' LT and perpendicular to centerline of project at station
137+84.53);

thence easterly and along the acquired R/W line a distance of 130 feet, more or less, to a point on
the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station
137+80.85);

thence northwesterly and along the acquired R/W line a distance of 114 feet, more or less, to a point
on the acquired R/W line (said point offset 55' LT and perpendicular to the centerline of project at PC
station 138+95.48);

thence northerly and along the acquired R/W line a distance of 21 feet, more or less, to a point on
the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station
139+16.39) (said point also on the grantor's south property line), which is the point and place of
BEGINNING;

thence following the curvature thereof an arc distance of 187.21 feet and along the acquired R/W
line to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of
project at station 141+00.00) (said arc having a chord bearing of N 0°12'21" W, a clockwise
direction, a chord distance of 187.18 feet and a radius of 2855.00 feet);

thence N 34°42'57" W and along the acquired R/W line a distance of 25.16 feet to a point on the
present south R/W line of Wilderness Lane (said point offset 70' LT and perpendicular to centerline
of project);

thence N 87°59'52" E and along said present R/W line a distance of 45.01 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 199.15 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of S 0°7'41" W, a counterclockwise direction, a chord distance of 199.11 feet and a radius of 2904.79 feet);

thence S 1°50'10" E and along said present R/W line a distance of 5.45 feet to a point on the grantor's south property line;

thence S 80°40'51" W and along the grantor's said property line a distance of 30.11 feet to the point and place of BEGINNING, containing 0.145 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.

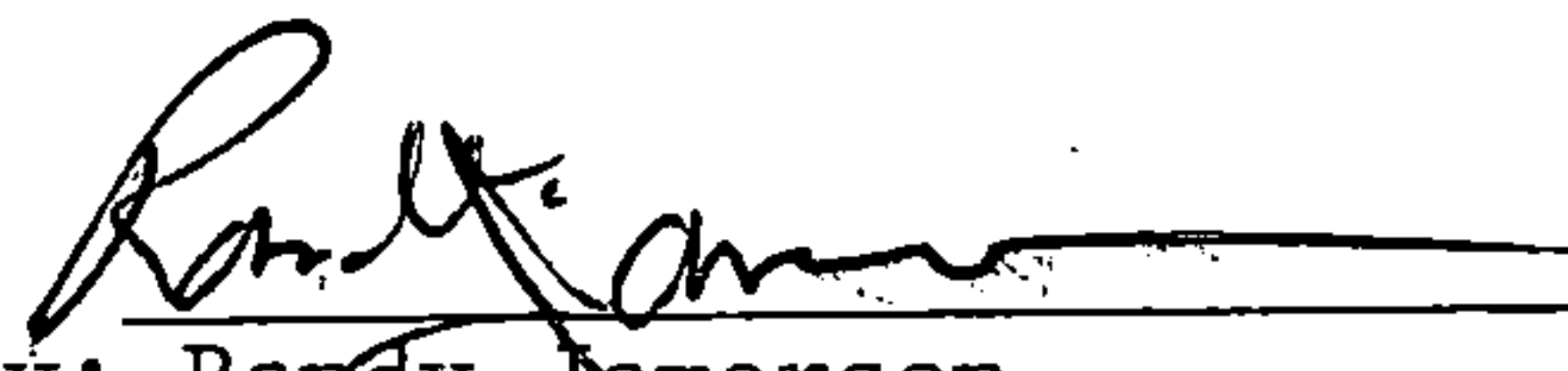
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous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

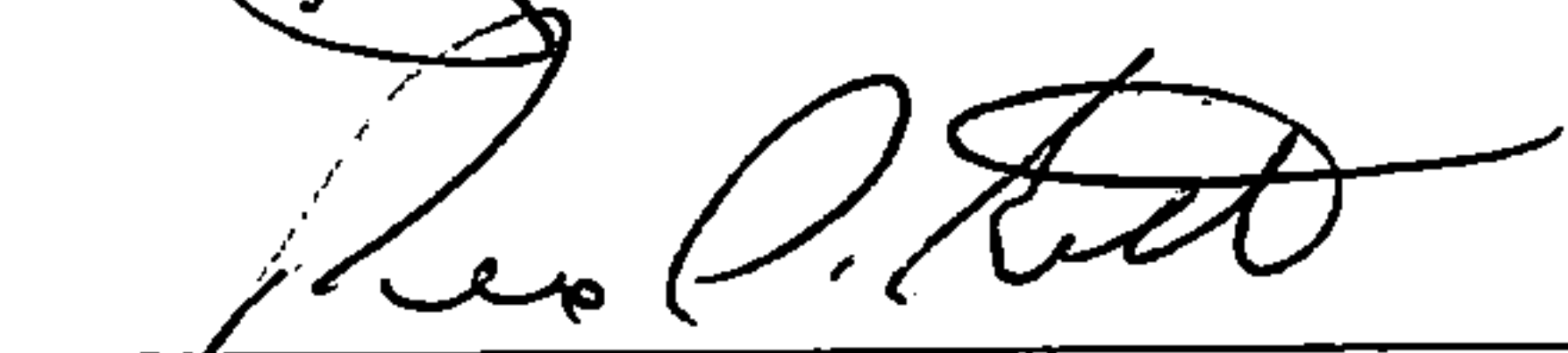
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 20th day of November, 2020.



20201123000536860 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/23/2020 01:26:30 PM FILED/CERT

ELLIOTTSVILLE CHURCH OF CHRIST


By: Randy Jamerson


By: Rex Bittle

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
Randy Jamerson and Rex Bittle, whose name (s)
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 this conveyance,
they executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 20th day of November 2020.

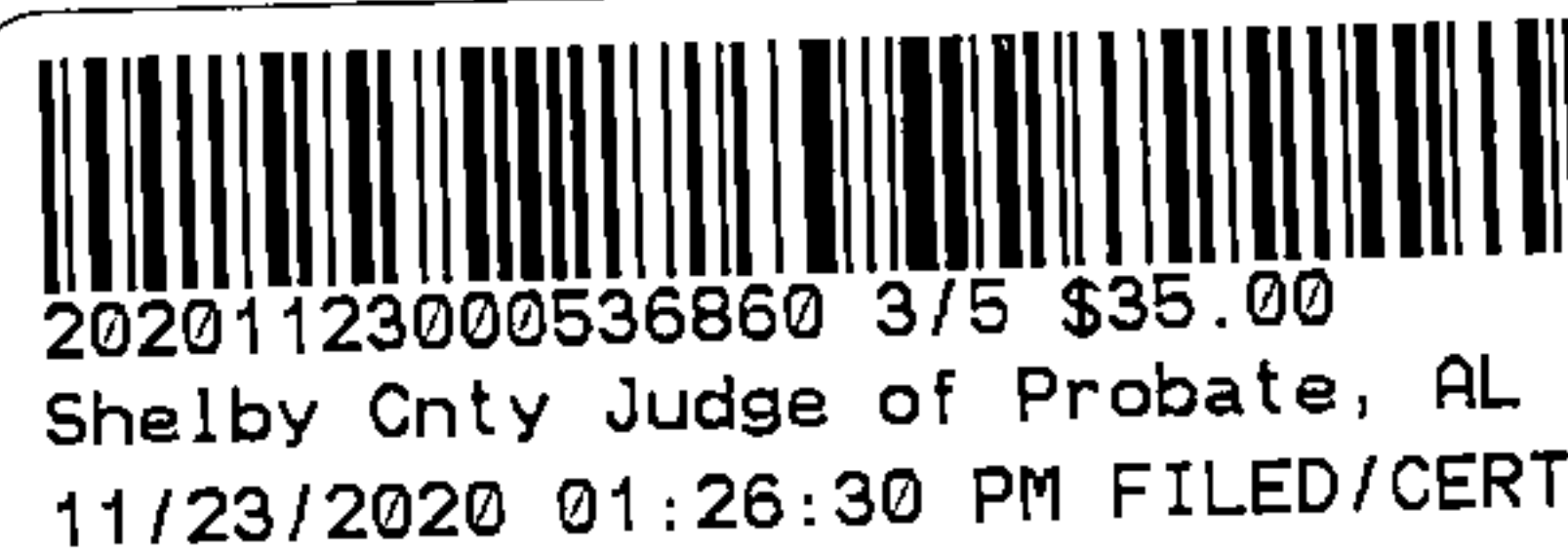


Miller R Justice
NOTARY PUBLIC
My Commission Expires 9/12/23

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 _____, 20____,
and duly recorded in Deed Record _____
page _____.
Dated _____ day of _____ 20____.

Judge of Probate

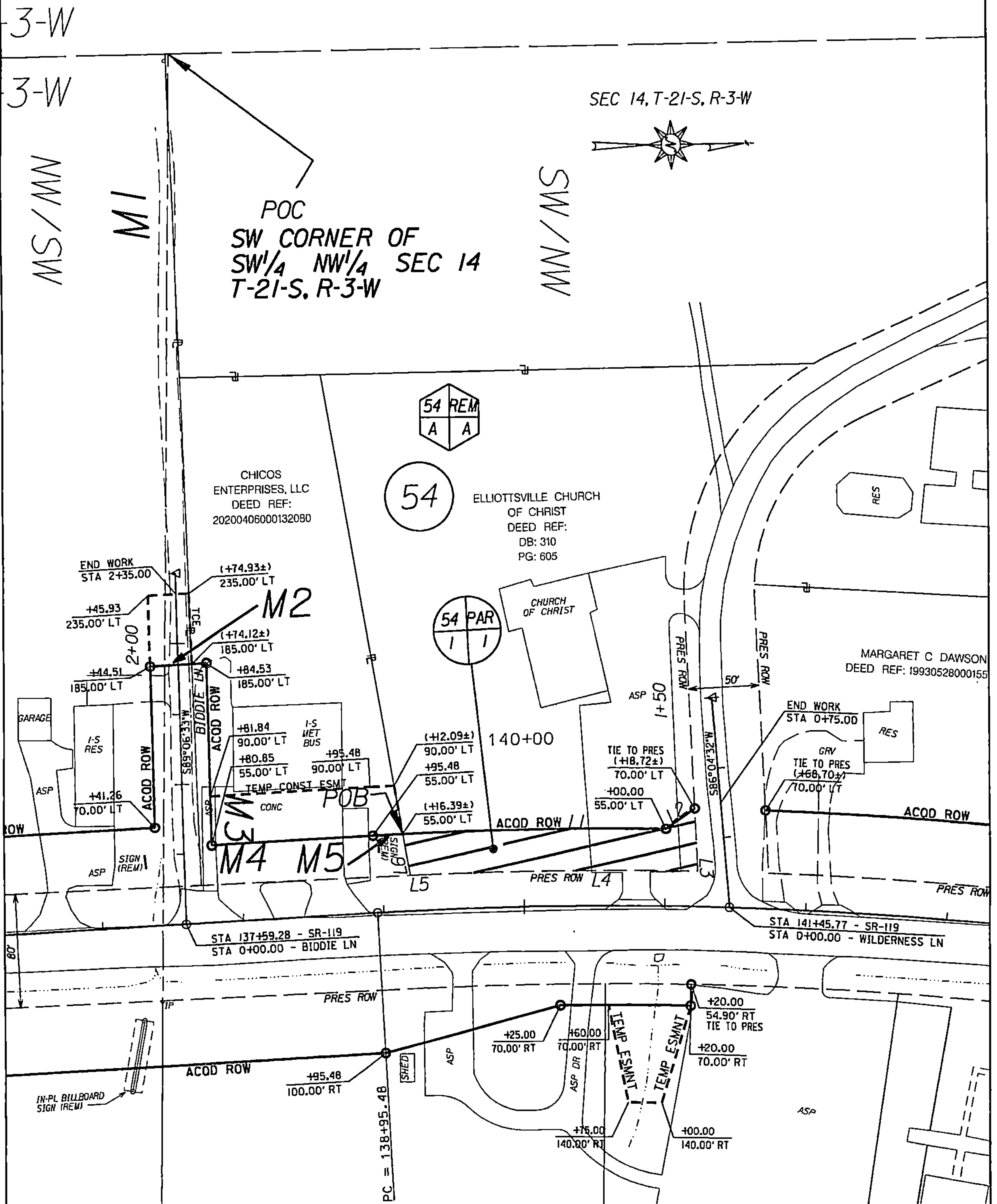
_____ County, Alabama.



20201123000536860 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/23/2020 01:26:30 PM FILED/CERT

\$FILES\$

TRACT 54, PAR 1 OF 1 AREA = 0.145 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N0° 12' 21" W	187.18	2855.00	CW
L2	N34° 42' 57" W	25.16		
L3	N87° 59' 52" E	45.01		
L4	S0° 7' 41" W	199.11	2904.79	CCW
L5	S1° 50' 10" E	5.45		
L6	S80° 40' 51" W	30.11		



Tract #:		54	Scale:		1" = 100'
Grantor(s)		Elliottville Church of Christ	State:		Alabama
Total Before:		1.983 AC	County:		SHELBY
Total Acquired:		0.145 AC	Project:		STPBH-0119(510)
Total Remainder:		1.838 AC	CPMS #:		100061286
THIS IS NOT A BOUNDARY SURVEY			Date:		06-Aug-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 : Elliottsville Church of Christ

Grantee's Name: State of Alabama Department of Transportation

Mailing Address P O Box 791
Alabaster, AL 35007

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

Property Address: Hwy 119
Alabaster, AL 35007


Date of Sale 11/20/2020
Total Purchase Price \$ 55,200.00

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 –


20201123000536860 5/5 \$35.00
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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 11/20/2020

x Sign

(Grantor/Grantee/Owner/Agent) circle one

x Print

(Verified by)

Unattested