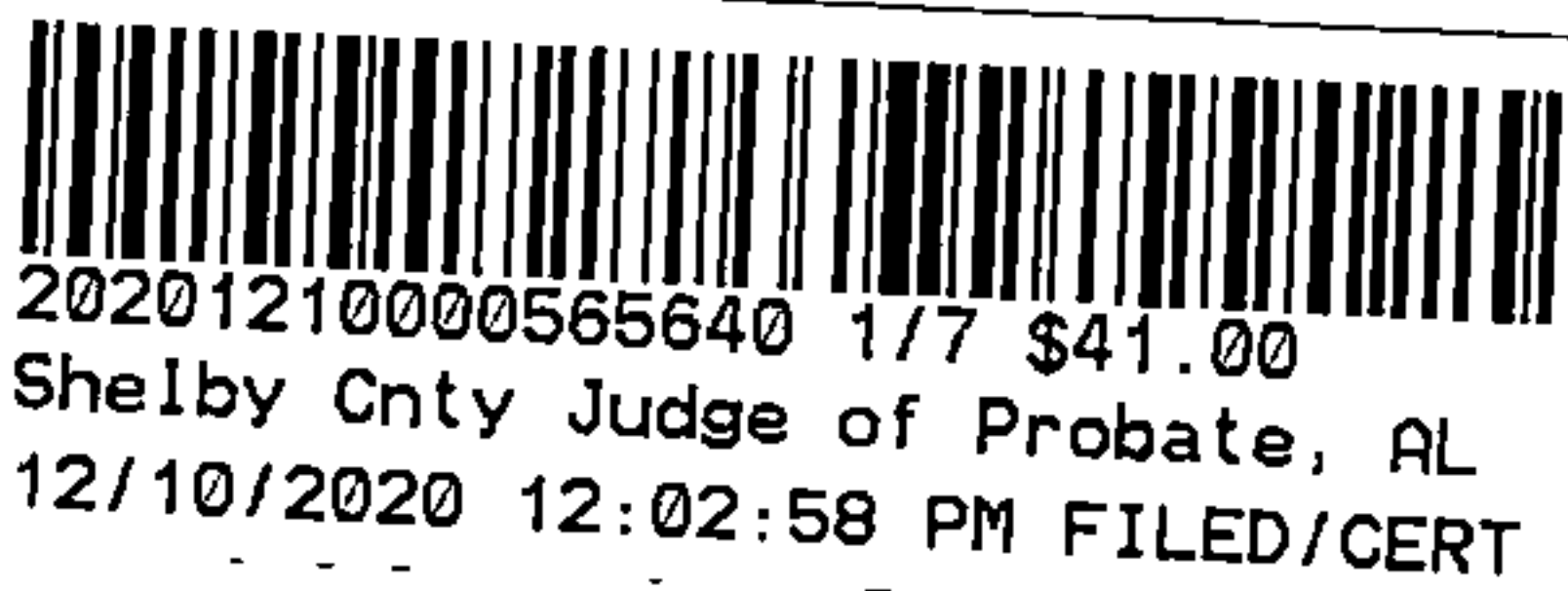




This Instrument Prepared By:
Noah C. Thomas Jr.
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)
CPMS PROJ. NO. 100061286
TRACT NO. 60
DATE: May 12, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Thousand & 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), Shane M. Jones, a married man 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 SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 60 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

This property constitutes no part of the homestead of grantor or his spouse.

Parcel 1 of 2:

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

thence easterly and along the section line for a distance of 628 feet, more or less, to a point on the grantor's north property line {said point also on the acquired R/W line (said line parallel with centerline of project)}, which is the point and place of BEGINNING;

thence S 89°15'42" E and along the grantor's said property line a distance of 102.02 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 283.50 feet and along said present R/W line to a point on the present north R/W line of Daisy Lane (said arc having a chord bearing of S 17°17'57" W, a counterclockwise direction, a chord distance of 283.40 feet and a radius of 3130.00 feet);

thence S 84°21'0" W and along said present R/W line a distance of 122.52 feet to a point on the present east R/W line of Daisy Lane;

thence following the curvature thereof an arc distance of 22.83 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 62°56'29" W, a clockwise direction, a chord distance of 21.61 feet and a radius of 20.00 feet);

thence N 32°3'28" W and along said present R/W line a distance of 15.25 feet to a point on the acquired R/W line (said point offset 225' LT and perpendicular to centerline of project at station 147+57.55);

thence N 60°13'51" E and along the acquired R/W line a distance of 64.01 feet to a point on the acquired R/W line (said line offset 180' LT and perpendicular to centerline of project at station 148+00.00);

thence following the curvature thereof an arc distance of 241.74 feet and along the acquired R/W line (said arc having a chord bearing of N 18°19'14" E, a clockwise direction, a chord distance of 241.67 feet and a radius of 2980.00 feet) to the point and place of BEGINNING, containing 0.697 acre(s), more or less.

Parcel 2 of 2:

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

thence westerly and along the quarter section line a distance of 588 feet, more or less, to a point on the grantor's south property line {said point also on the acquired R/W line (said line offset 100' RT parallel with centerline of project)}, which is the point and place of BEGINNING;

thence N 88°46'57" W and along the grantor's said property line a distance of 47.26 feet to a point on the present east R/W line of SR-119;

thence N 1°50'10" W and along said present R/W line a distance of 185.49 feet to a point on said present R/W line;

thence following the curvature thereof an arc distance of 129.81 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 0°31'10" W, a clockwise direction, a chord distance of 129.80 feet and a radius of 2824.79 feet);

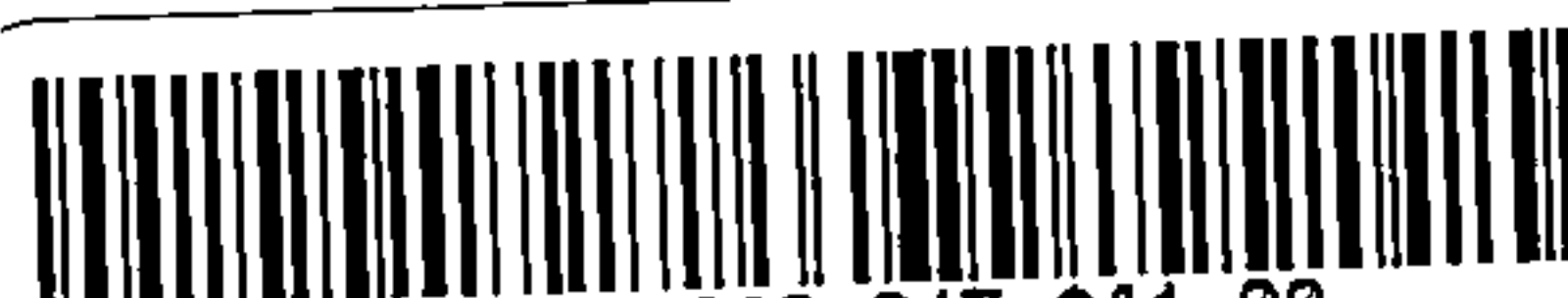
thence S 88°46'57" E and along the grantor's said property line a distance of 15.07 feet to a point on the acquired R/W line (said line offset 70' RT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 31.95 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 70' RT and perpendicular to centerline of project at station 140+25.00) (said arc having a chord bearing of S 0°28'24" W, a counterclockwise direction, a chord distance of 31.95 feet and a radius of 2730.00 feet);

thence S 14°37'11" E and along the acquired R/W line a distance of 129.11 feet to a point on the acquired R/W line (said point offset 100' RT and perpendicular to centerline of project at PC station 138+95.48);

thence S 2°30'45" E and along the acquired R/W line a distance of 159.15 feet to the point and place of BEGINNING, containing 0.267 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.



20201210000565640 2/7 \$41.00
Shelby Cnty Judge of Probate, AL
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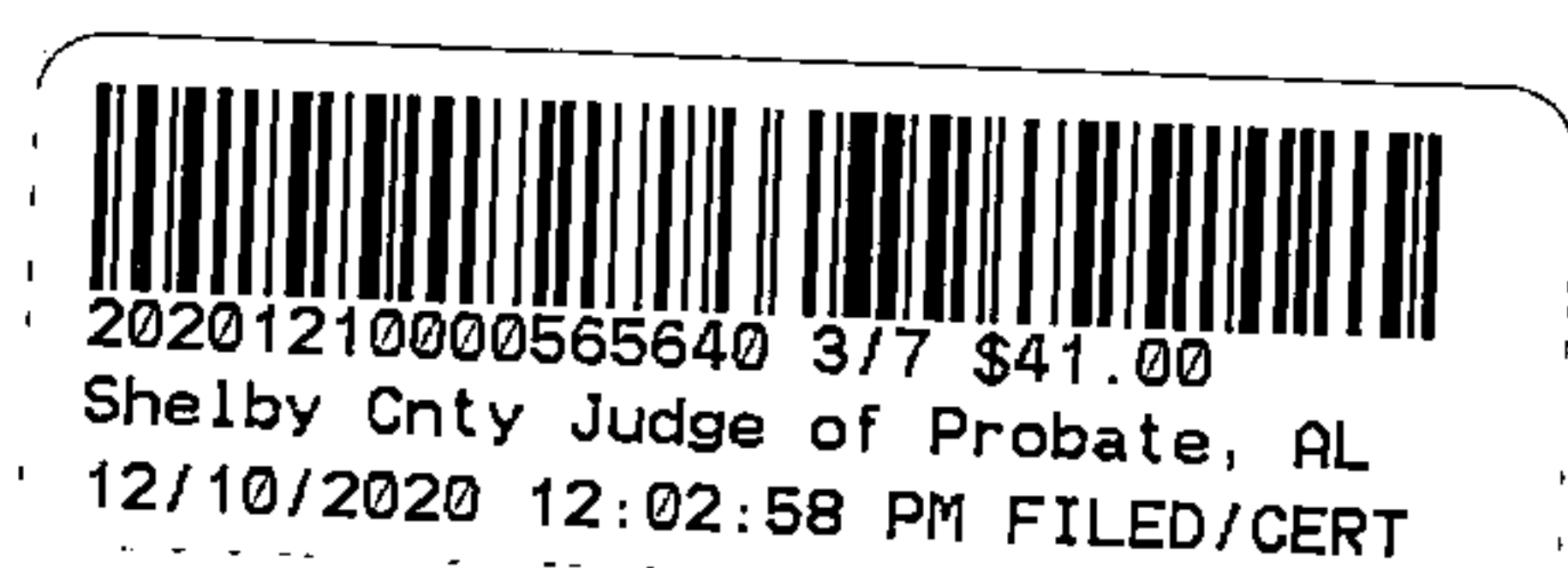
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

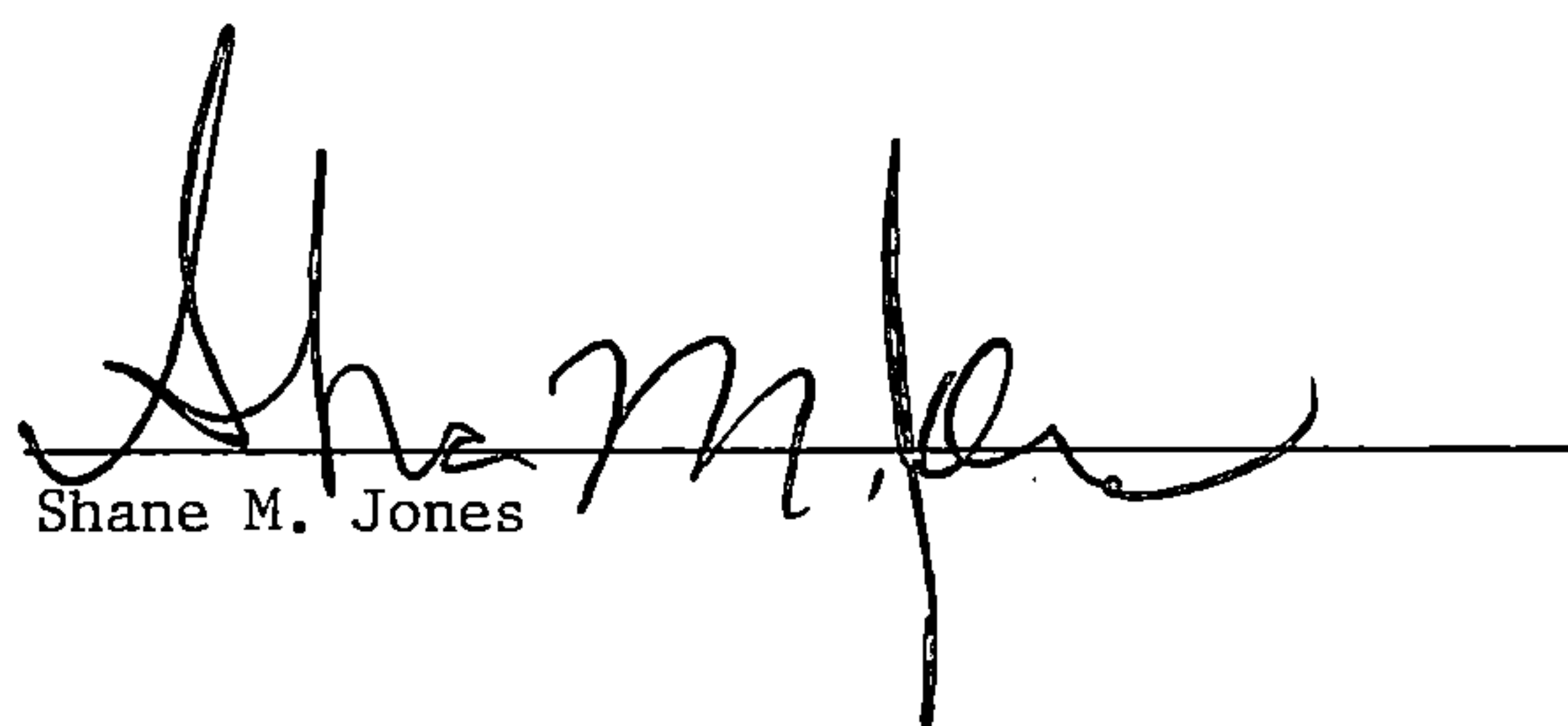
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described;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

9th day of December, 2020.




Shane M. Jones



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Shelby Cnty Judge of Probate, AL
12/10/2020 12:02:58 PM FILED/CERT

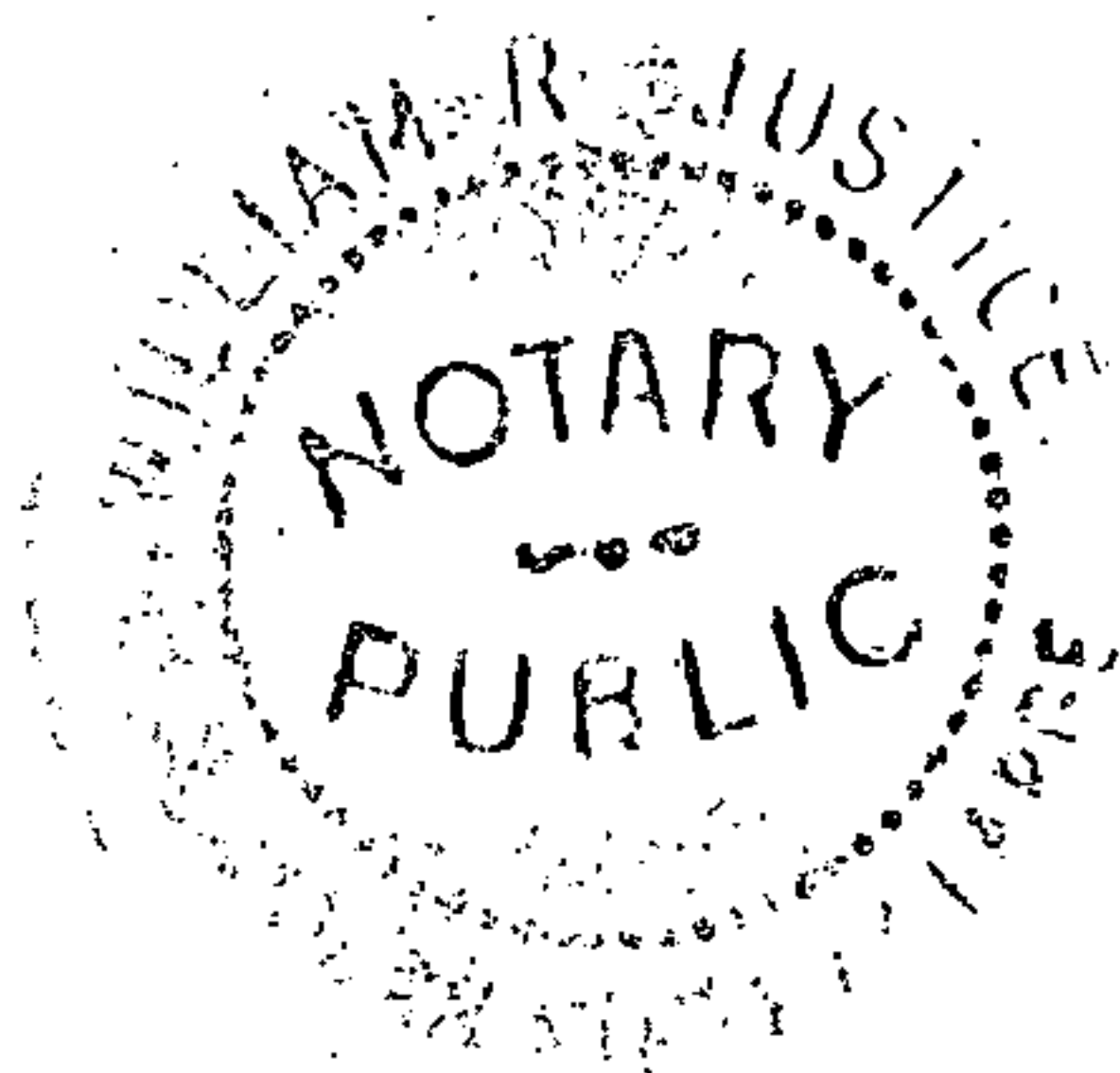
ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY)

I, William R. Justice, a Notary Public, in and for said County in said State, hereby certify that
Shane M. Jones, 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,
he executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 9th day of December 2020.



William 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

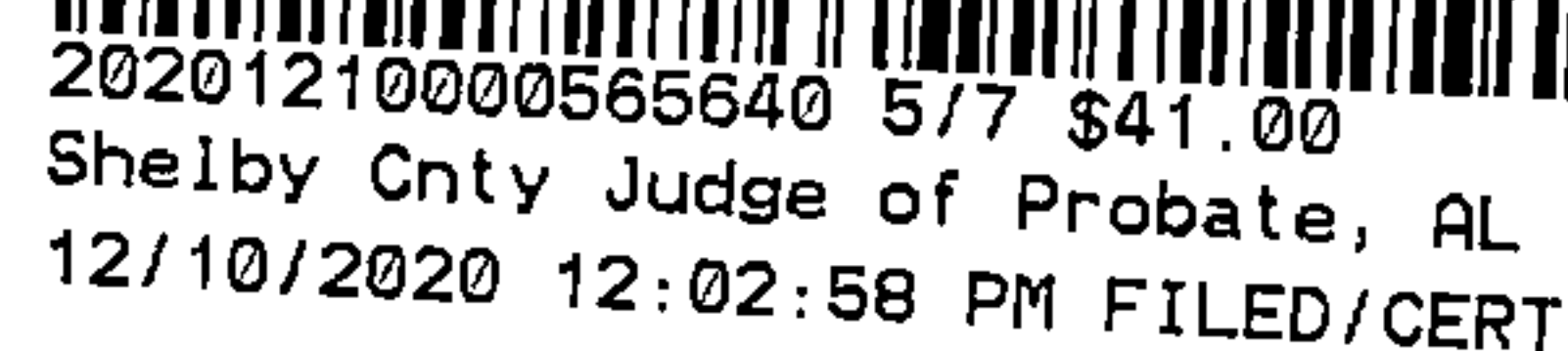
STATE OF ALABAMA

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.

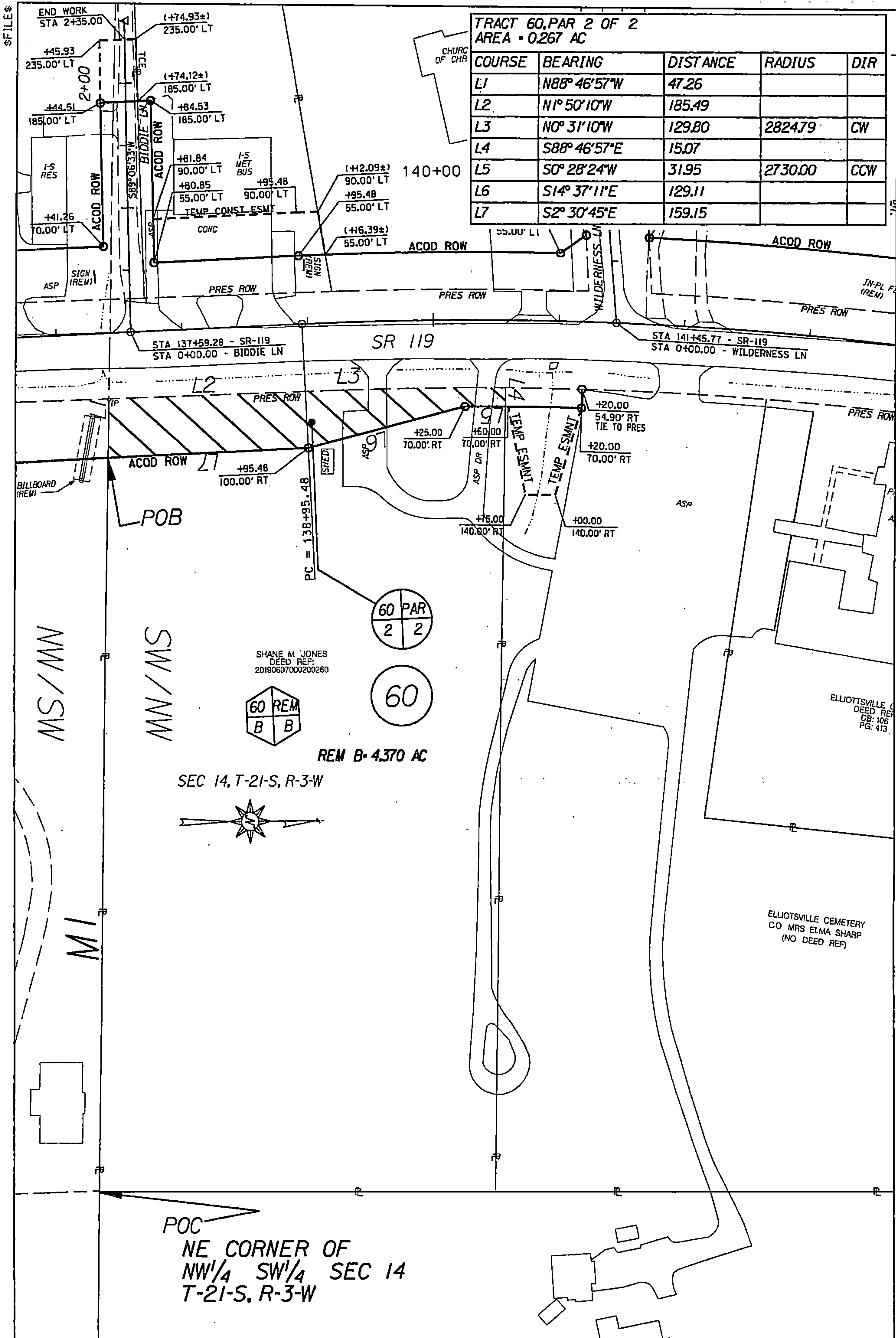
[illegible]

TRACT 60, PAR 1 OF 2 AREA = 0.697 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S89° 15'42"E	102.02		
L2	S17° 17'57"W	283.40	3130.00	CCW
L3	S84° 21'0"W	122.52		
L4	N62° 56'29"W	21.61	20.00	CW
L5	N32° 3'28"W	15.25		
L6	N60° 13'51"E	64.01		
L7	N18° 19'14"E	241.67	2980.00	CW

Tract #:	60	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Jones Shane M		County:	SHELBY
Total Before:	6.373 AC	Project:	STPBH-0119(510)
Total Acquired:	0.964 AC	CPMS #:	100061286
Total Remainder:	5.409 AC	Date:	12-May-20
<i>THIS IS NOT A BOUNDARY SURVEY</i>		Sketch:	1 OF 2



20201210000565640 6/7 \$41.00
Shelby Cnty Judge of Probate, AL
12/10/2020 12:02:58 PM FILED/CERT



Tract #:	60	Scale:	1" = 100'
Grantor(s)	Jones Shane M	State:	Alabama
Total Before:	6.373 AC	County:	SHELBY
Total Acquired:	0.964 AC	Project:	STPBH-0119(510)
Total Remainder:	5.409 AC	CPMS #:	100061286
THIS IS NOT A BOUNDARY SURVEY		Date:	12-May-20
		Sketch:	2 OF 2

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Shane M. Jones

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 2104 N. Grandview Lane
Maylene, AL 35114

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

Property Address: Hwy 119
Alabaster, AL 35007

Date of Sale 12-9-2020
Total Purchase Price \$ 620,000.00

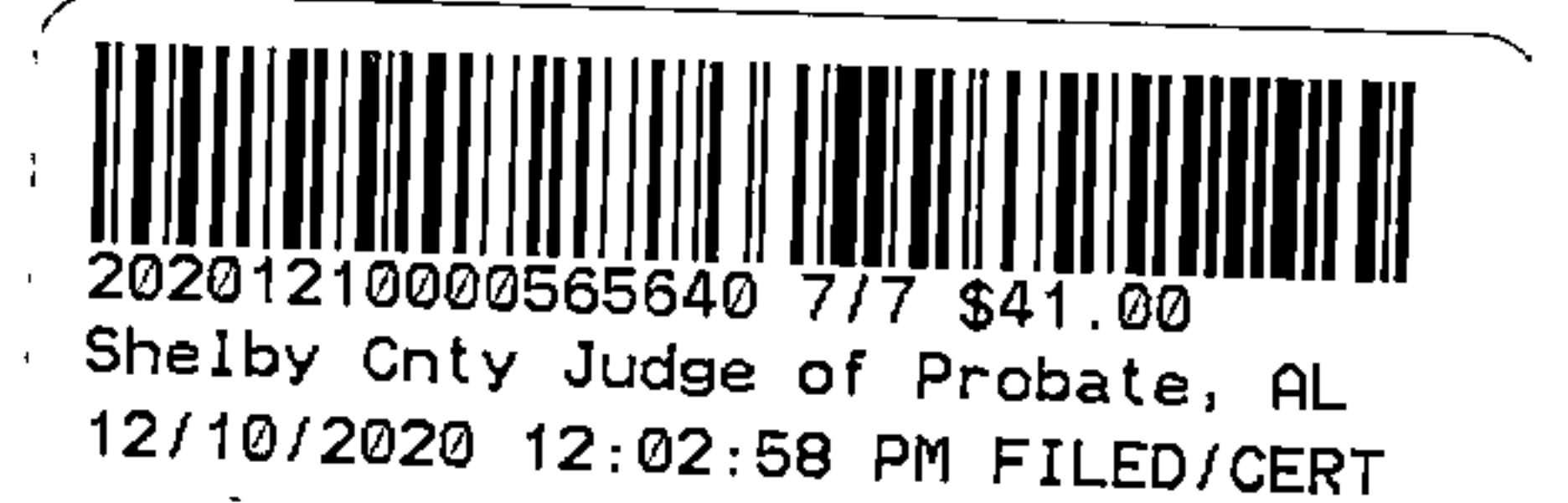
or
Actual Value \$ _____

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.

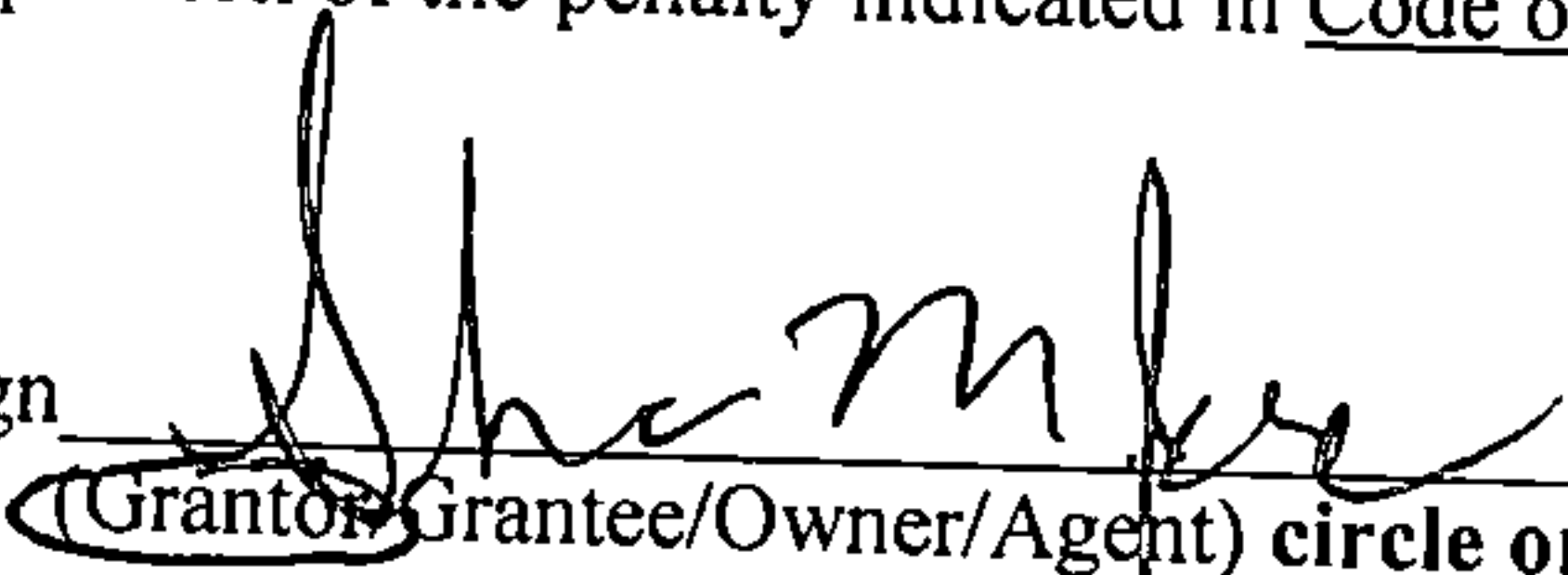
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 12-9-2020

✕ Sign 
(Grantor/Grantee/Owner/Agent) circle one

✕ Print Shane M. Jones

☐ Unattested

(Verified by)