

This Instrument Prepared By:
Nathanael McCall
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. 27
DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven 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), Lorrie A. Hebson, as Personal Representative of Estate of Mary Fay Austin, Case Number: 20BES000611, Jefferson County, Alabama 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 NW ¼ of the NW ¼ of Section 23 Township 21-S, Range 3-W, identified as Tract No. 27 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 Section 23, Township 21-S, Range 3-W;

thence southerly and along the west section line a distance of 13 feet, more or less; to a point on the present south R/W line of CR-12;

thence easterly and along said present R/W line a distance of 597 feet, more or less, to a point on the acquired R/W line (said point perpendicular to the centerline of CR-12 at station 11+75 RT);

thence southeasterly and along the acquired R/W line a distance of 87 feet, more or less, to a point on the grantor's west property line, which is the point and place of BEGINNING;

thence N 7°27'30" W and along the grantor's said property line a distance of 3.99 feet to a point on the present south R/W line of CR-12;

thence S 88°41'8" E and along said present R/W line a distance of 293.30 feet to a point on the grantor's east property line;

thence S 1°11'18" E and along the grantor's said property line a distance of 10.14 feet to a point on the acquired R/W line (said line offset 50' RT and parallel with centerline of CR-12);

thence N 88°42'29" W and along the acquired R/W line a distance of 155.14 feet to a point on the acquired R/W line (said point offset 50' RT and perpendicular to centerline of project at station 14+00);

thence N 86°5'32" W and along the acquired R/W line a distance of 138.14 feet to the point and place of BEGINNING, containing 0.059 acre(s), more or less.

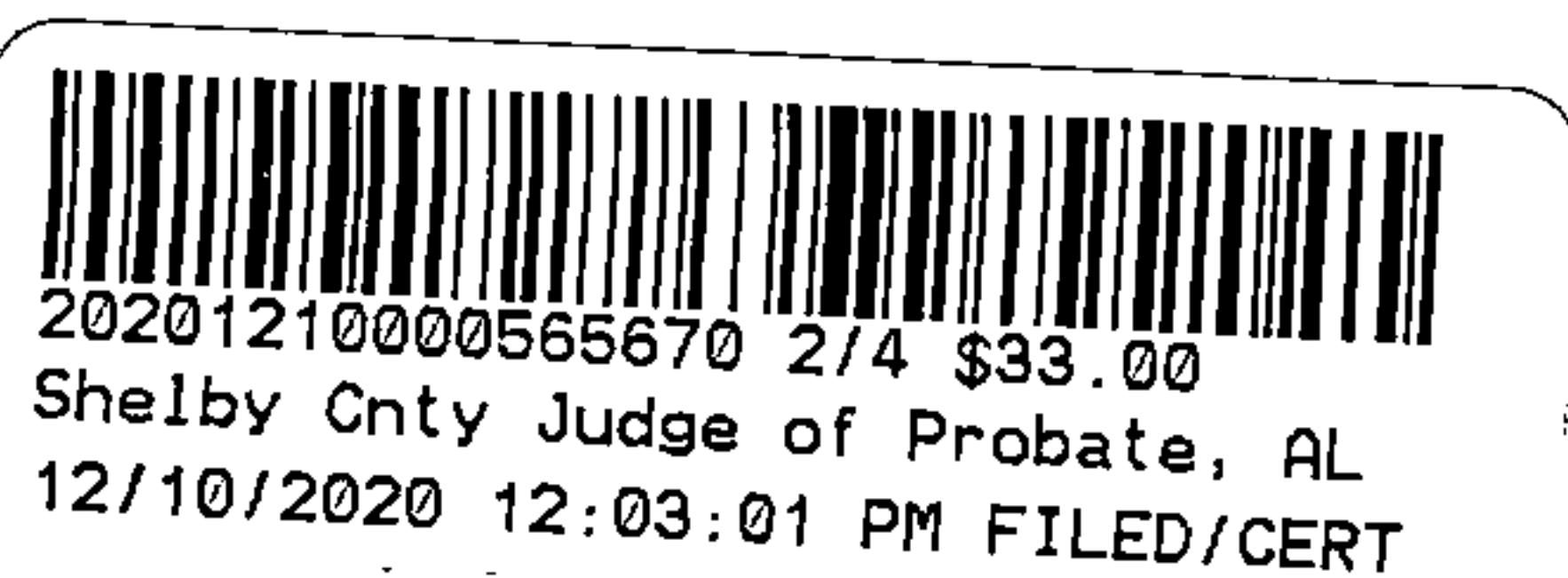
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 30th day of OCTOBER, 2020.



ESTATE OF MARY FAY AUSTIN, Deceased

A handwritten signature in cursive script, appearing to read "Lorrie A. Hebson", written over a horizontal line.

Lorrie A. Hebson, as Personal Representative

A handwritten signature in cursive script, appearing to read "as Personal Representative", written over a horizontal line.

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
Lorrie A. Hebson, whose name (s) as Personal Representative of the
Estate of Mary Fay Austin, deceased 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 30 day of October 2020

My Commission Expires 09/21/21

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____.



20201210000565670 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
12/10/2020 12:03:01 PM FILED/CERT

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.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Estate of Mary Fay Austin
Mailing Address 125 Shades Crest Road
Birmingham, AL 35226

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 _____
Total Purchase Price \$ 7,000.00

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 10/30/20

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

LORRIE A. Hebson

☐ Unattested

(Verified by)

