

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. 45A
DATE: October 15, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One and 00/100----- 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), The Commercial Development Authority of the City of Alabaster
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 SW ¼ and NW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 45A on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at a found iron pin at the SE corner of property described in Deed Reference 20060925000474010 as recorded in the Office of the Judge of Probate in Shelby County, Alabama (said point also on the present west R/W line of SR-119);

thence northwesterly and along said present R/W line a distance of 777 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of project at station 120+00.00), which is the point and place of BEGINNING;

thence N 38°52'34" W and along the acquired R/W line a distance of 102.16 feet to a point on the acquired R/W line (said point offset 75' LT and perpendicular to centerline of project at PC station 121+00.91);

thence following the curvature thereof an arc distance of 524.04 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 75.00' LT and perpendicular to centerline of project at station 126+00.00) (said arc having a chord bearing of N 20°22'3" W, a clockwise direction, a chord distance of 521.63 feet and a radius of 1575.00 feet);

thence N 4°55'53" E and along the acquired R/W line a distance of 80.76 feet to a point on the acquired R/W line (said point offset 55.00' LT and perpendicular to centerline of project at station 126+75.00);

thence following the curvature thereof an arc distance of 39.65 feet and along the acquired R/W line to a point on the grantor's property line (said arc having a chord bearing of N 7°14'24" W, a clockwise direction, a chord distance of 39.65 feet and a radius of 1555.00 feet);

thence S 88°31'15" E and along the grantor's property line a distance of 20.72 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 727.27 feet and along said present R/W line (said arc having a chord bearing of S 17°57'51" E, a counterclockwise direction, a chord distance of 723.06 feet and a radius of 1949.86 feet) to the point and place of BEGINNING, containing 0.493 acre(s), more or less.

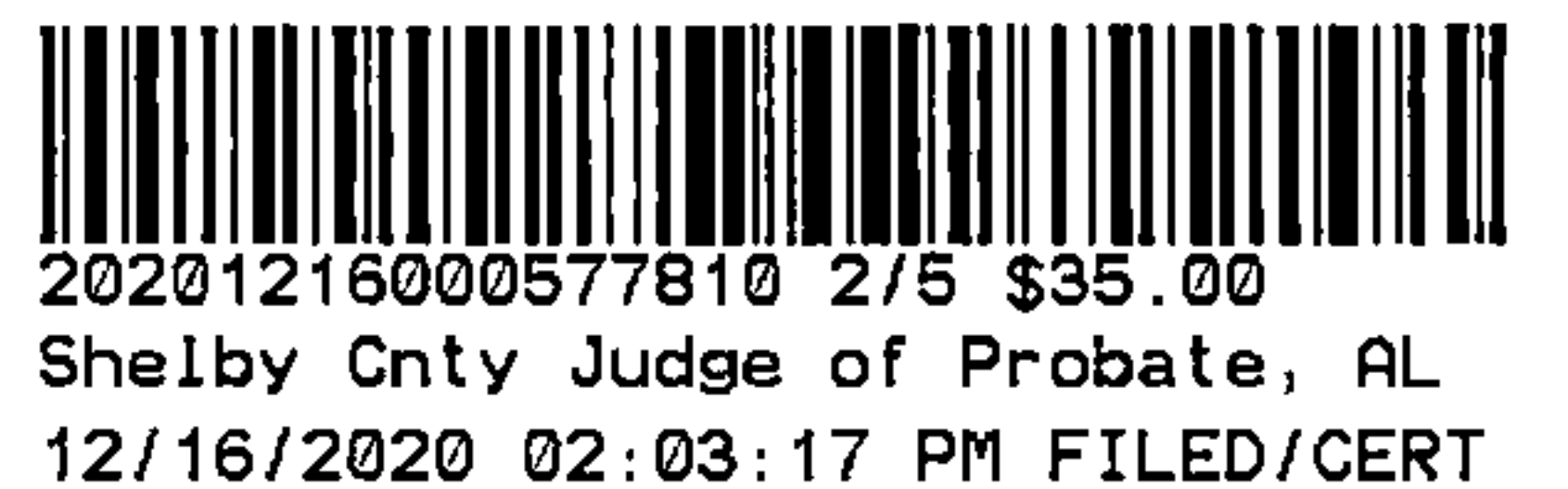
And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 11 day of December, 2020.



A handwritten signature in black ink, appearing to be "Dennis Torrealba", written over a horizontal line.

Dennis Torrealba
Chairman CDA

ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that
_____, whose name (s)
_____, signed to the foregoing conveyance, and who _____ known
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
_____ executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this _____ day of _____, 20_____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

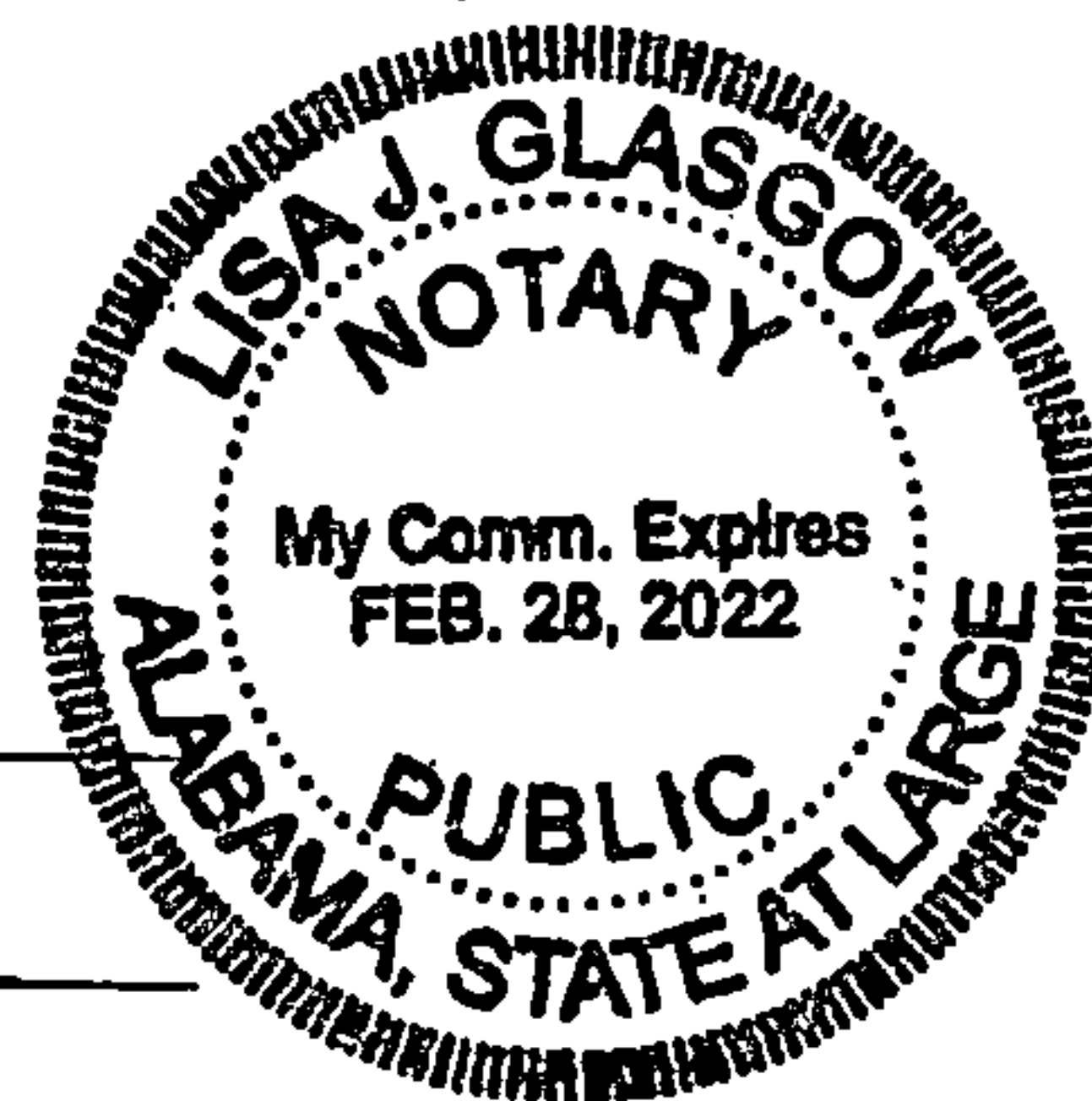
Shelby County

20201216000577810 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/16/2020 02:03:17 PM FILED/CERT

I, Lisa Glasgow, a Notary in and for said County, in said State,
hereby certify that _____ whose name as
Dennis Terrealba of the Commercial Development Realty 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 11th day of December, A.D. 2020.

Lisa Glasgow
Official Title Deputy Clerk



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 : CDA of the City of Alabaster

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 1953 Municipal Way
Alabaster, AL 35007

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

Property Address: Hwy 119
Alabaster, AL 35007

Date of Sale 12/11/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 27,414.00

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 – Warranty Deed

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 12/16/2020

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

(Verified by)

