

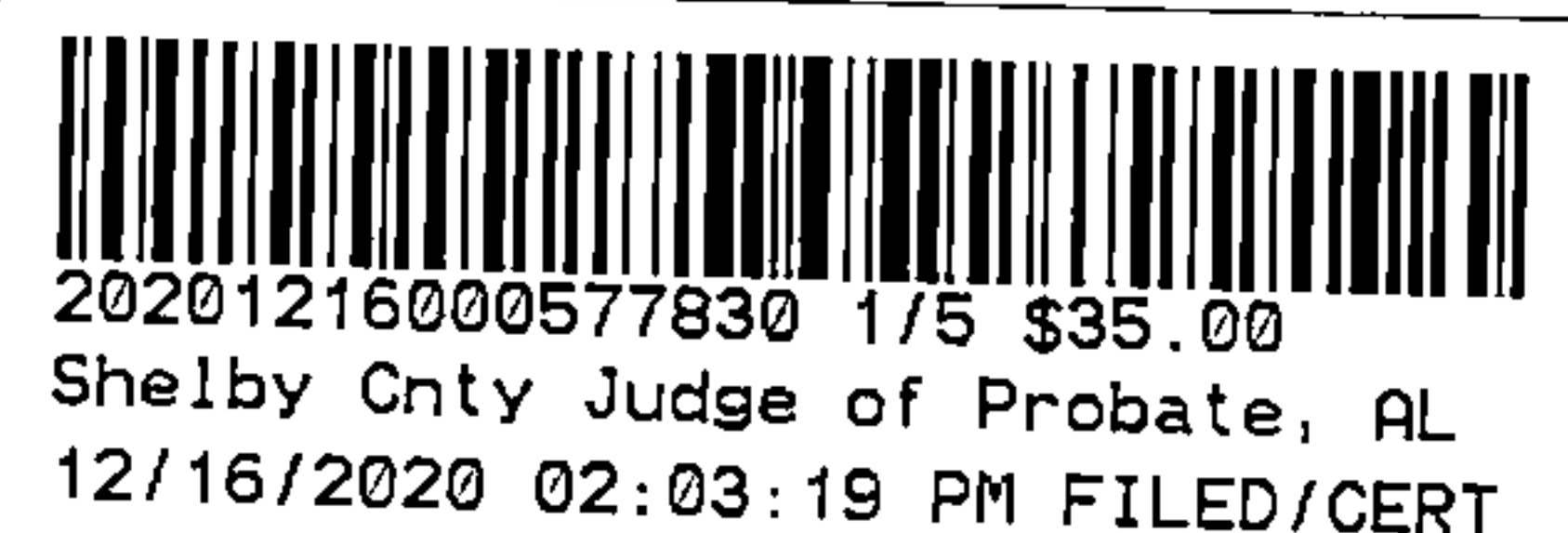
This Instrument Prepared By:
Karen M. Honaker
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL. 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)
CPMS PROJ. NO. 100061286
TRACT NO. 39
DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Thousand Nine Hundred Fifty 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), Daniel Jimenez and wife, Saray Jimenez 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 of Section 14 Township 21-S, Range 3-W, identified as Tract No. 39 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 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 property line}, which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 124.53 feet and along the acquired R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 24°7'43" E, a counterclockwise direction, a chord distance of 124.49 feet and a radius of 1385.00 feet);

thence N 88°58'9" W and along the grantor's said property line a distance of 90.35 feet to a point on the present east R/W line of SR-119;

thence following the curvature thereof an arc distance of 99.23 feet and along said present R/W line to a point on the grantor's property line (said arc having a chord bearing of N 20°10'3" W, a clockwise direction, a chord distance of 99.22 feet and a radius of 1869.86 feet);

thence N 73°51'17" E and along the grantor's property line a distance of 68.71 feet to a point on the grantor's property line;

thence S 88°8'48" E and along the grantor's property line a distance of 7.66 feet to the point and place of BEGINNING, containing 0.203 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.

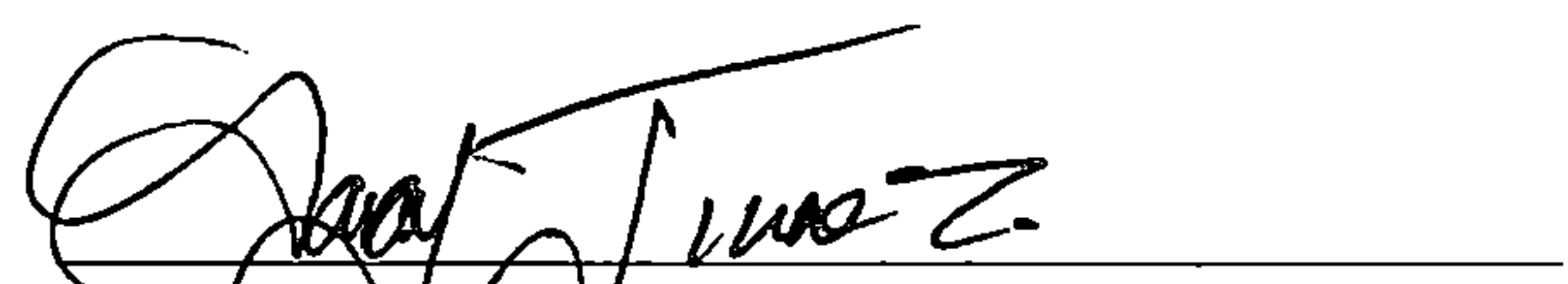
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 16th day of December, 2020.


20201216000577830 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
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Daniel Jimenez


Saray Jimenez

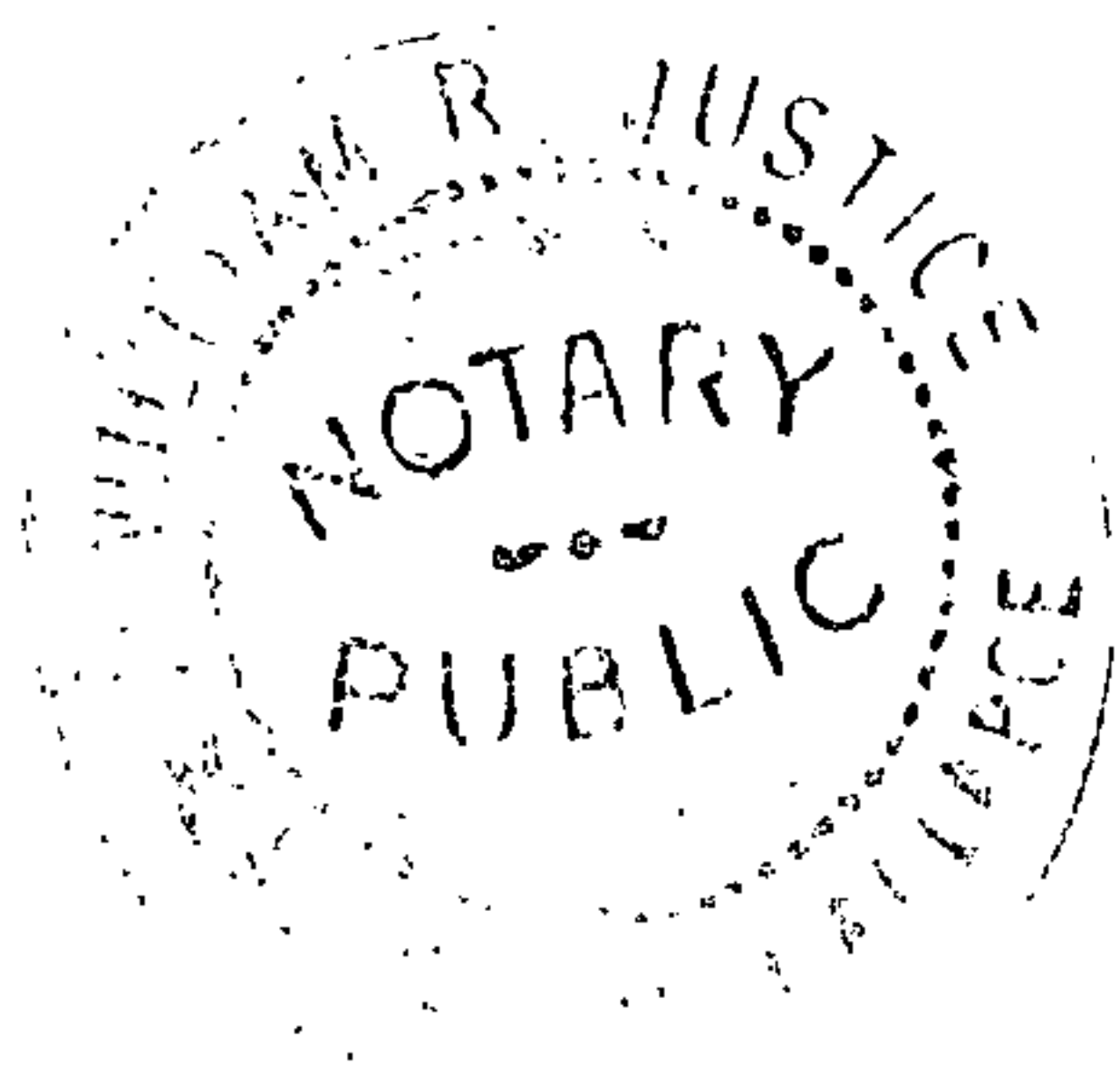
ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Daniel Jimenez and Saray Jimenez, 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 16th day of December 2020.



William R Justice
NOTARY PUBLIC

My Commission Expires 9-12-23

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County



20201216000577830 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/16/2020 02:03:19 PM FILED/CERT

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.
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\$FILES

DEWEY V. LOUISE A. &
GREGORY B. GLASS
DEED REF:
DB: 254
PG: 933

120+00
+00.91
75.00' LT
TIE TO PRES
59.06' LT

N29°53'58"W & CONST
GRV DR
ASP DR
I-S RES

+00.91
135.00' RT
I-S RES

JIMMY RAY, TERRY WAYNE
& ELLIOT BOZEMAN
DEED REF:
20151229000441480

DANIEL & SARAY JIMENEZ
DEED REF:
20150914000321170

ARISTY LLC
DEED REF:
20071016000479430

RAUL JUAREZ &
MAGDA C. GARCIA
DEED REF:
20151015000361620

JOANNA MICHELLE
BENSON SHEFFIELD
DEED REF:
2015011300013840

CURVE #5
PI = Sta 124+66.39
N = 1166239.7433
E = 2173691.7073
RS = 1500.00
D = 03°49'11"
L = 716.99
T = 27°23'13"
X = 365.48
e = 43.88
e = 5.40%

TRACT 39, PAR 1 OF 1
AREA = 0.203 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S24°7'43"E	124.49	1385.00	CCW
L2	N88°58'9"W	90.35		
L3	N20°10'3"W	99.22	1869.86	CW
L4	N73°51'17"E	68.71		
L5	S88°8'48"E	7.66		

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



20201216000577830 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/16/2020 02:03:19 PM FILED/CERT

Tract #:	39	Scale:	1" = 100'
Grantor(s)	Jimenez Daniel & Saray	State:	Alabama
Total Before:	1.330 AC	County:	SHELBY
Total Acquired:	0.203 AC	Project:	STPBH-0119(510)
Total Remainder:	1.127 AC	CPMS #:	100061286
THIS IS NOT A BOUNDARY SURVEY		Date:	21-Feb-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 : Daniel Jimenez & Saray Jimenez

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 106 Windsor Lane
Pelham, AL 35124

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

Property Address: Hwy 119
Alabaster, AL 35007

Date of Sale 12-16-2020
Total Purchase Price \$ 30,950.00

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 12-16-2020

*Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one
*Print SARAY JIMENEZ

☐ Unattested

(Verified by) _____