

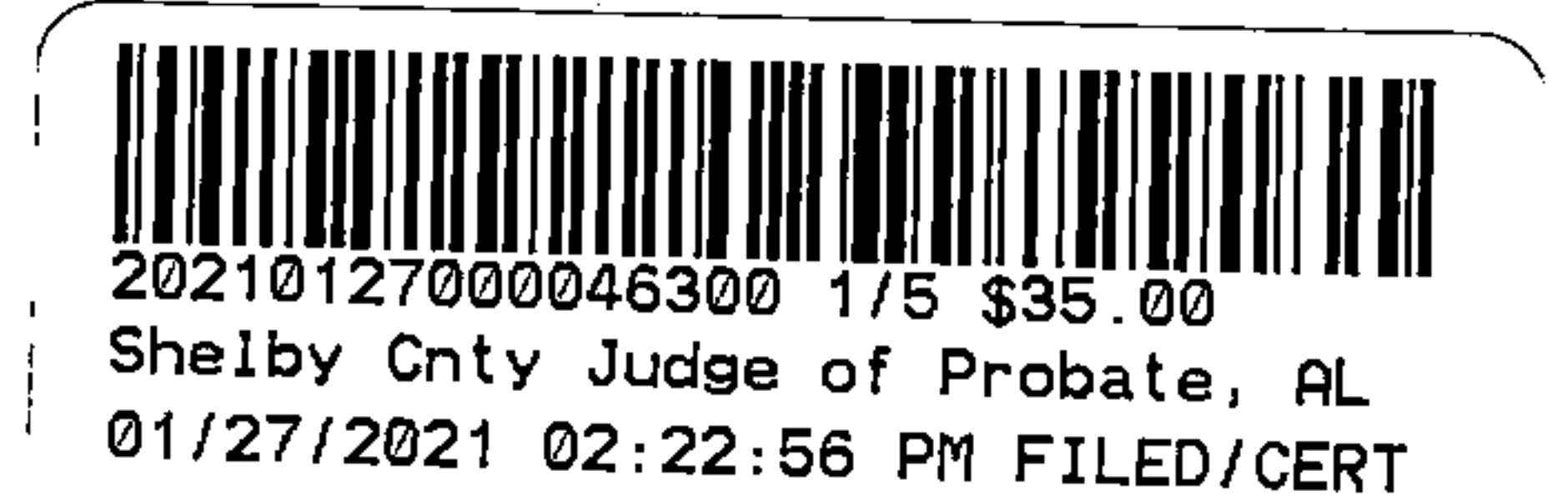
This Instrument Prepared By:
Karen M. Honaker
ROW Bureau
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL. 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)
CPMS PROJ. NO. 100061286
TRACT NO. 49
DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
One Hundred Sixty Five 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), Lydia C. Cost, unmarried
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 NW ¼ of the SW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract
No. 49 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 NW ¼ of SW ¼ of Section 14, Township 21-S, Range 3-W;

thence westerly and along the section line for a distance of 588.00 feet, more or less to a point on
the acquired R/W line (said line offset 100' RT and parallel with centerline of project);

thence, westerly and along the acquired R/W line for a distance of 381.00 feet, more or less, to a
point on the acquired R/W line {(said line offset 100' RT and parallel with centerline of project) (said
point also on the grantor's north property line)}, which is the point and place of BEGINNING;

thence S 2°30'45" E and along the acquired R/W line a distance of 315.34 feet to a point on the
grantor's south property line;

thence N 88°39'2" W and along the grantor's said property line a distance of 55.49 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 315.12 feet to a point on the
grantor's north property line;

thence S 88°39'2" E and along the grantor's said property line a distance of 51.77 feet to the point
and place of BEGINNING, containing 0.387 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.

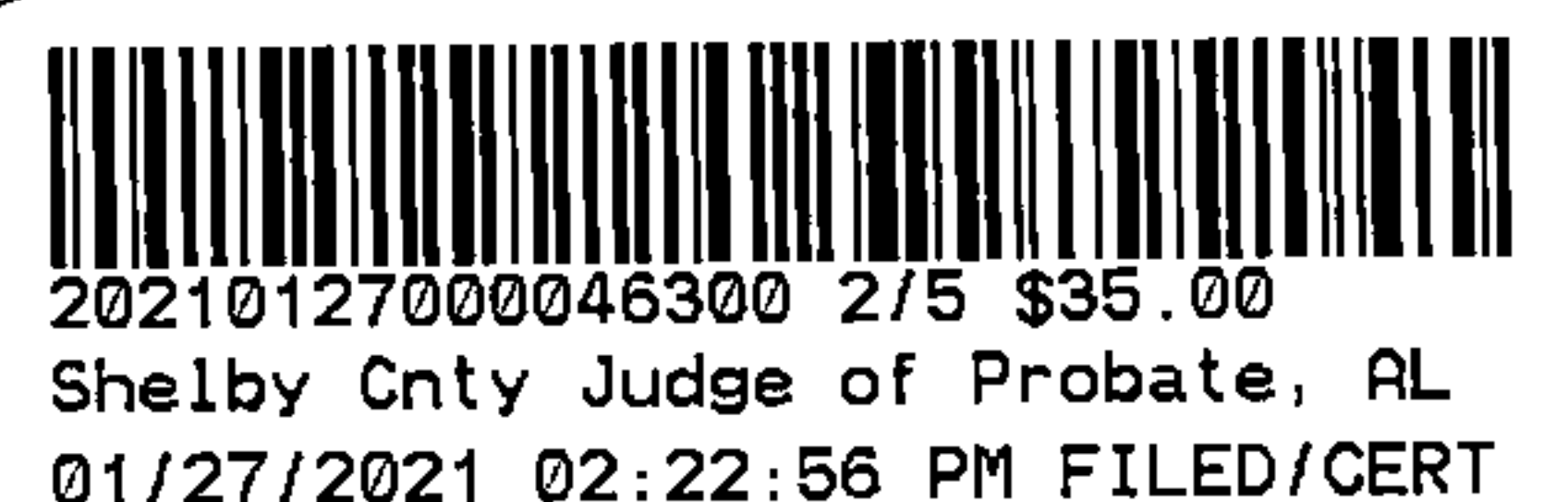
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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

27th day of January, 2021.




Lydia C. Cost

ACKNOWLEDGMENT

STATE OF ALABAMA

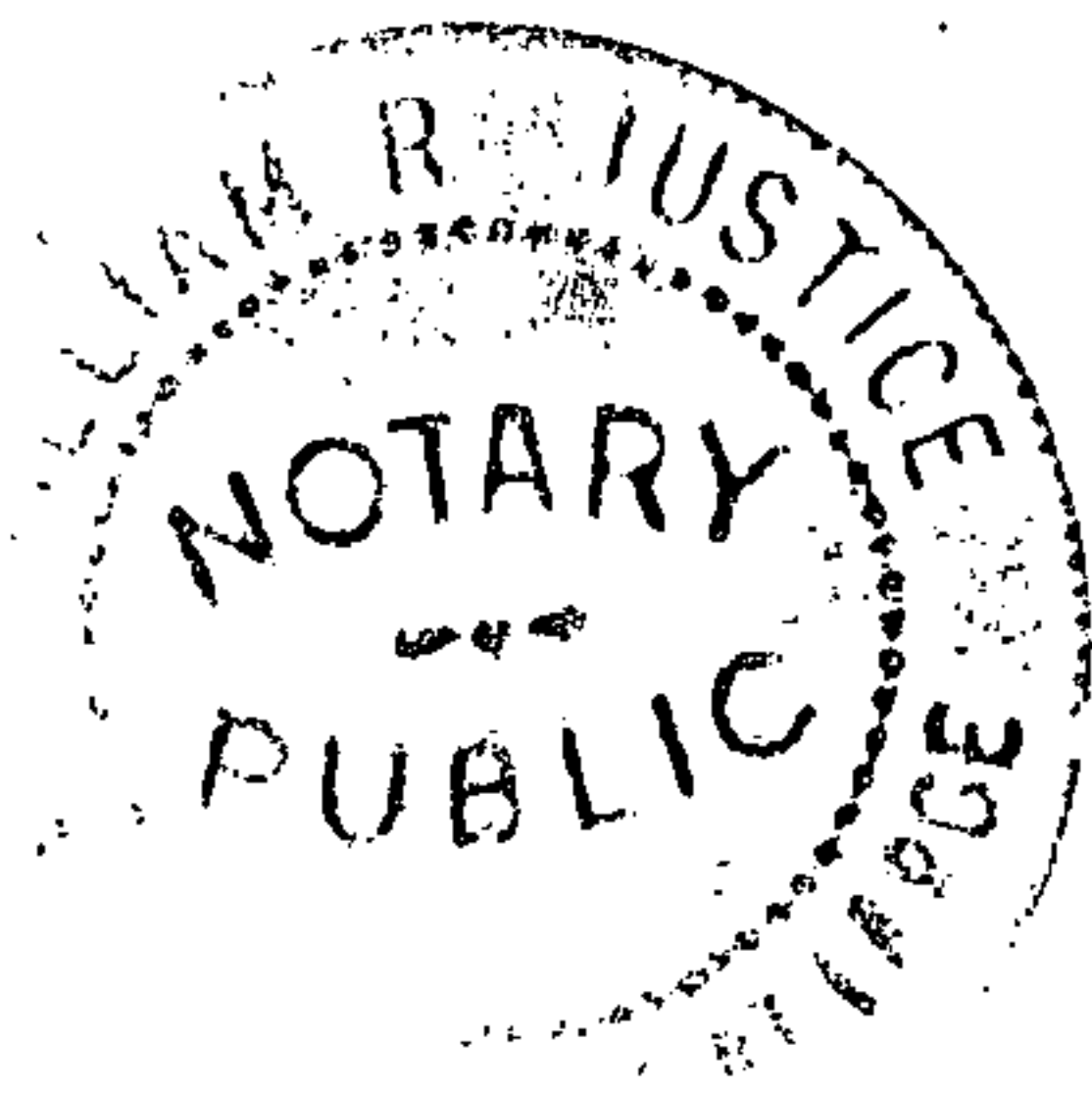
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that

Lydia C. Cost, 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, she _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January 2021.



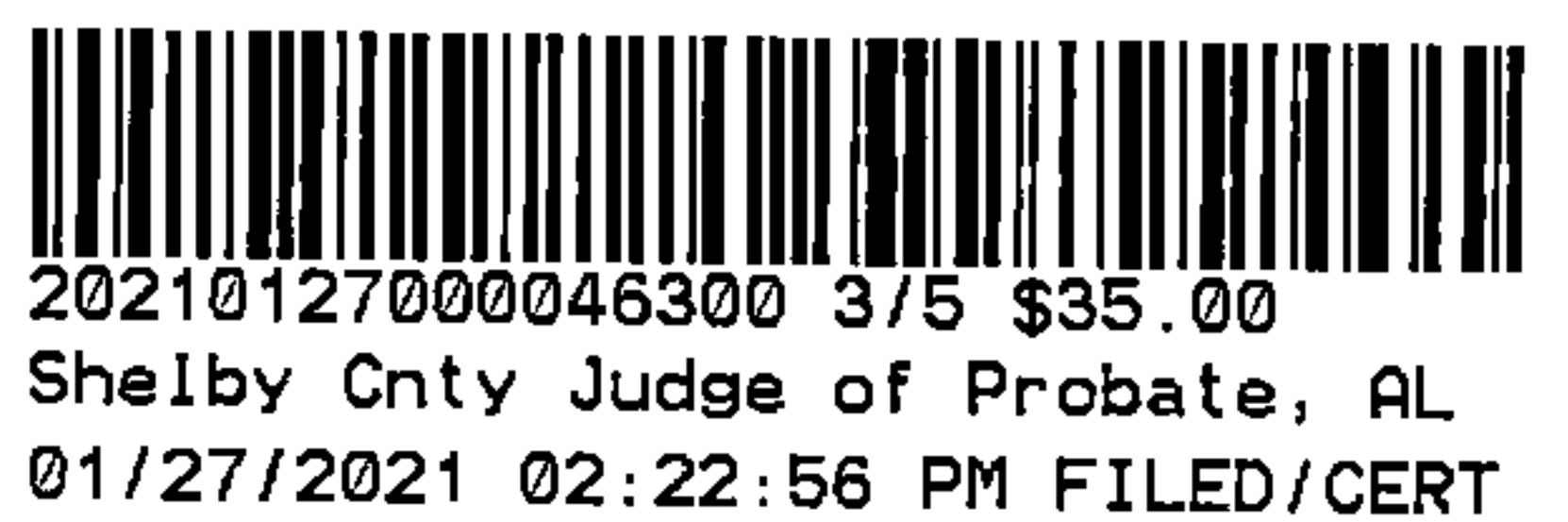
William R. Jentura
NOTARY PUBLIC

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

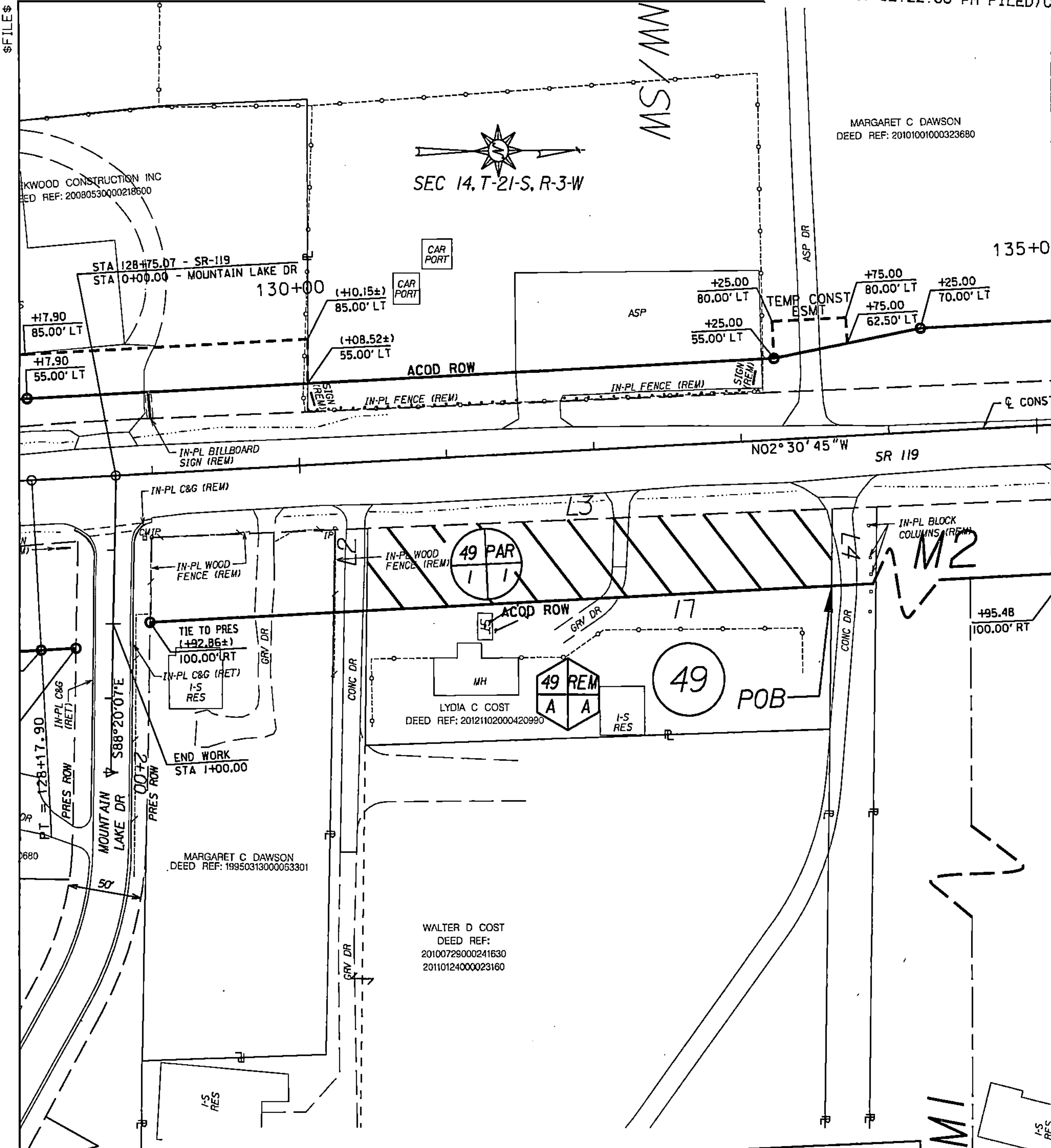
STATE OF ALABAMA

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.



20210127000046300 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/27/2021 02:22:56 PM FILED/CERT



TRACT 49, PAR 1 OF 1				
AREA = 0.387 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S2° 30' 45"E	315.34		
L2	N88° 39' 2"W	55.49		
L3	N1° 50' 10"W	315.12		
L4	S88° 39' 2"E	51.77		

POC
NE CORNER OF
NW 1/4 SW 1/4 SEC 14
T-21-S, R-3-W

Tract #:	49	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Cost Lydia C		County:	SHELBY
Total Before:	1.063 AC	Project:	STPBH-0119(510)
Total Acquired:	0.387 AC	CPMS #:	100061286
Total Remainder:	0.676 AC	Date:	21-Feb-20
THIS IS NOT A BOUNDARY SURVEY		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 : Lydia C. Cost

Grantee's Name: State of Alabama Department of Transportation

Mailing Address 517 Wynlake Ct.
Alabaster, AL 35007

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

Property Address: Hwy 119
Alabaster, AL 35007

Date of Sale 1/27/21
Total Purchase Price \$ 165,000.00


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


20210127000046300 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
01/27/2021 02:22:56 PM FILED/CERT

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.

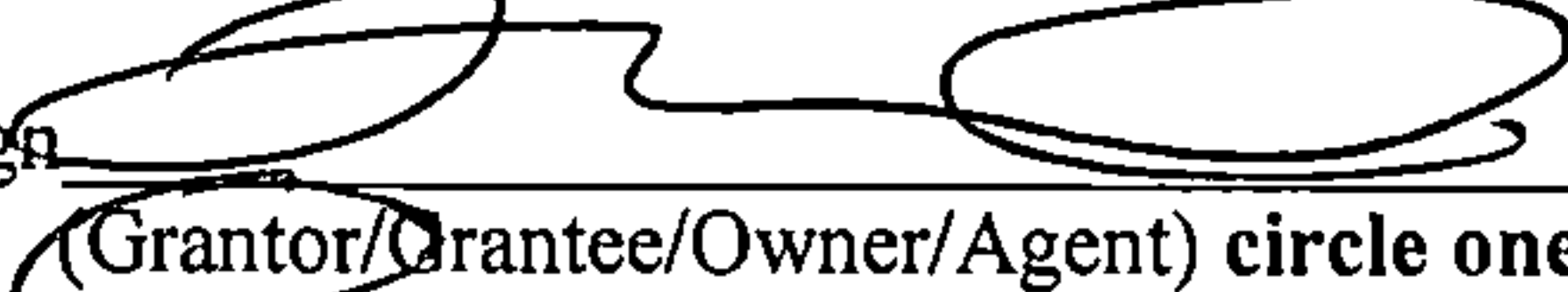
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 1/27/21

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

Print Lydia C Cost

☐ Unattested

(Verified by)