



20210317000133780 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
03/17/2021 11:05:15 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
Noah C. Thomas Jr.
Right of Way Bureau/ Central Office
Alabama Department of Transportation
Montgomery, Alabama 36110

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
sum of \$ Two Hundred Seventy 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) SWBP Investments, LLC, an Alabama Limited Liability
Company, and J & S Realty, LLC, an Alabama Limited Liability Company, have (has) this day bargained and sold,
and by these presents do hereby grant, bargain, sell and convey unto the following
described property, lying and being in Shelby County, Alabama and more
particularly described as follows:

A part of the SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract
No. 58 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 SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence easterly and along the quarter section line for a distance of 251 feet, more or less, to a point
on the present west R/W line of Daisy Lane;

thence southeasterly and along said present R/W line for a distance of 388 feet, more or less, to a
point on the acquired R/W line (said point offset 225' LT and perpendicular to centerline of project at
station 147+10.56);

thence southeasterly and along the acquired R/W line for a distance of 121 feet, more or less, to a
point on the acquired R/W line (said point 145' LT and perpendicular to centerline of project at
station 146+25.00);

thence southerly and along the acquired R/W line for a distance of 37 feet, more or less, to a point
on the grantor's north property line, which is the point and place of BEGINNING;

thence N 84°36'57" E and along the grantor's said property line a distance of 65.29 feet to a point
the present west R/W line of SR-119;

thence N 84°36'57" E and along said present R/W line a distance of 51.19 feet to a point on said
present R/W line;

thence following the curvature thereof an arc distance of 231.81 feet and along said present R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 9°46'48" W, a counterclockwise direction, a chord distance of 231.75 feet and a radius of 2904.79 feet);

thence N 86°35'59" W and along the grantor's said property line a distance of 44.41 feet to a point on the acquired R/W line (said line between a point that is offset 70' LT and perpendicular to centerline of project at station 144+50.00 and a point that is offset 70' LT and perpendicular to centerline of project at station 141+68.70);

thence following the curvature thereof an arc distance of 60.39 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station 144+50.00) (said arc having a chord bearing of N 8°13'55" E, a clockwise direction, a chord distance of 60.39 feet and a radius of 2870.00 feet);

thence N 5°39'33" E and along the acquired R/W line a distance of 128.73 feet to a point on the acquired R/W line (said point offset 80' LT and perpendicular to centerline of project at station 145+75.00);

thence N 78°36'27" W and along the acquired R/W line a distance of 55.00 feet to a point on the acquired R/W line (said point offset 135' LT and perpendicular to centerline of project at station 145+75.00);

thence N 1°7'12" E and along the acquired R/W line a distance of 16.10 feet to the point and place of BEGINNING, containing 0.282 acre(s), more or less.

Temporary Construction Easement 1 of 1:

BEGINNING at a point on the required easement line (said point offset 75' LT and perpendicular to centerline of project at station 144+50.00);

thence N 14°41'57" W and along the required easement line a distance of 142.87 feet to a point on the acquired R/W line (said point offset 135' LT and perpendicular to centerline of project at station 145+75.00);


thence S 78°36'27" E and along the acquired R/W line a distance of 55.00 feet to a point on the acquired R/W line (said point offset 80' LT and perpendicular to centerline of project at station 145+75.00);

thence S 5°40'22" W and along the acquired R/W line a distance of 128.72 feet to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station 144+50.00);

thence S 8°13'55" W and along the acquired R/W line a distance of 60.39 feet to a point on the required easement line (said point offset 70' LT and perpendicular to the centerline of project) (said point also on the grantor's south property line);

thence N 3°30'10" E and along the required easement line a distance of 60.64 feet to the point and place of BEGINNING, containing 0.092 acre(s), more or less.

It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.


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And as shown on the right-of- way map of Project No. STPBH-0119(510) of record in the Alabama Department of Transportation a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached and made a part hereof.

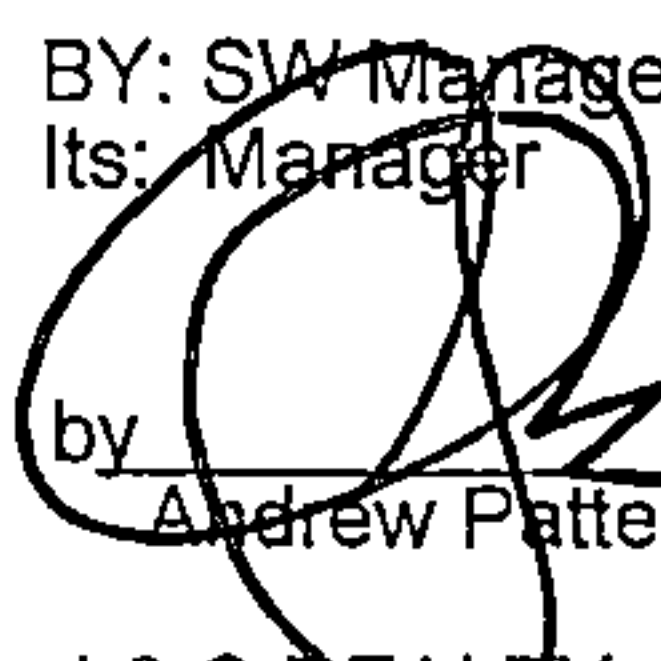
TO HAVE AND TO HOLD, the same unto the said parties of the Second Part, their heirs and assigns forever.

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.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 11TH day of March, 2021.

SWBP Investments, LLC, an Alabama Limited Liability Company

BY: SW Manager, LLC
Its: Manager

by  _____
Andrew Patterson, its manager

J & S REALTY, LLC, an Alabama Limited Liability Company

by  _____
Shellie Jo Jones, as Sole Member



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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF Jefferson

I, Frank V. Brocato III, a Notary Public, in and for said County in said State, hereby certify that
Shellie Jo Jones, as Sole Member of J & S Realty, LLC, 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 11th day of March, 2021.

Frank V. Brocato III

NOTARY PUBLIC

My Commission Expires July 7, 2021

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Jefferson County

I, Frank V. Brocato III, a Notary Public _____ in and for said County, in said State,
hereby certify that Andrew Patterson whose name as Manager of SW Manager, LLC
in its capacity as manager _____ of the SWBP Investments, LLC 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 March, A.D. 2021.

Frank V. Brocato III

Commission Expires July 7, 2021
Official Title _____



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to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

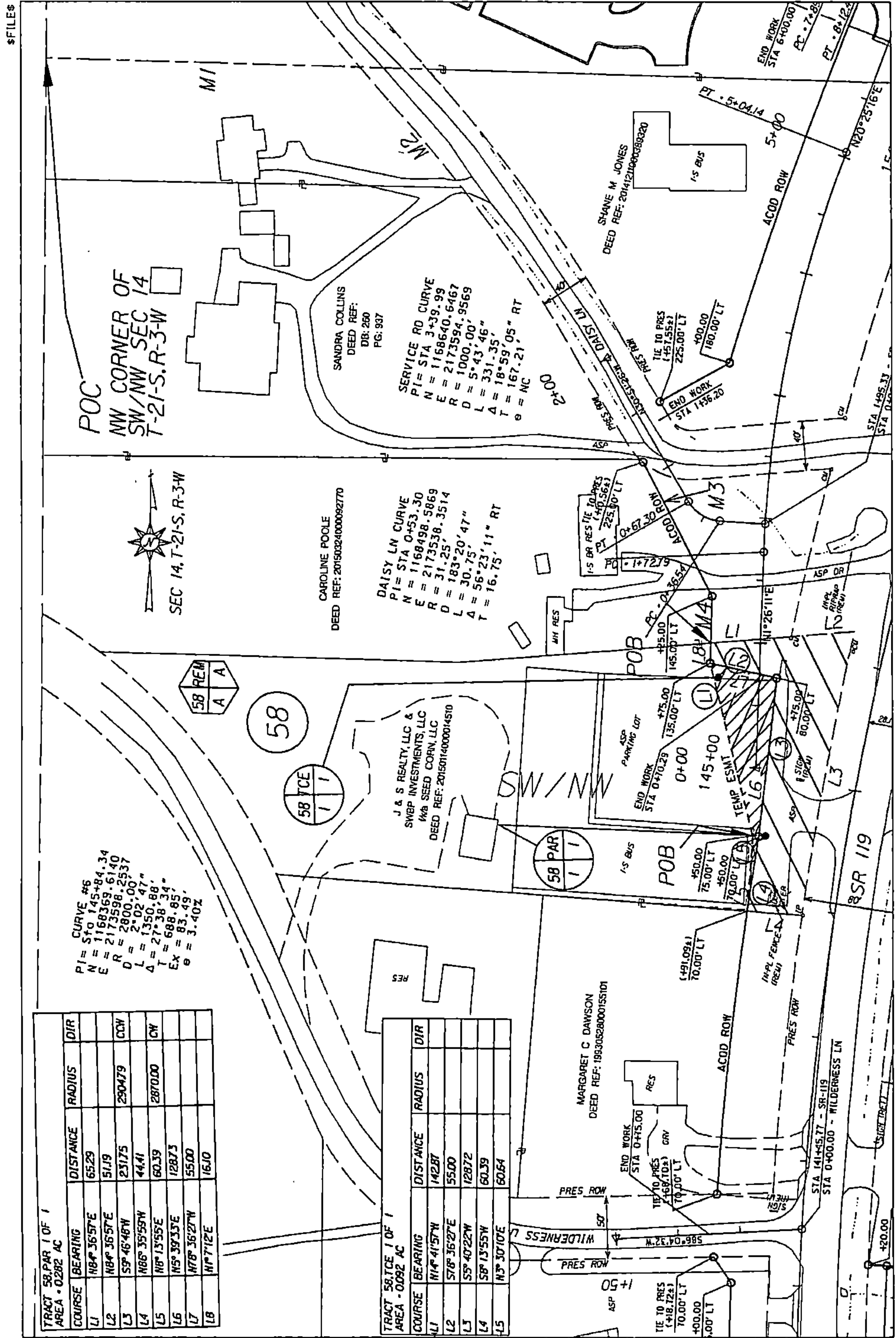
County of _____
I, _____
Judge of Probate in and for said County,
Hereby certify that the within
Conveyance was filed in my office at
_____ o'clock _____ M., on the _____
day of _____, 20____,
and duly recorded in Deed Record _____
page _____.
Dated _____ day of _____, 20____.

Judge of Probate

County, Alabama.



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TRACT 58 PAR 1 OF 1
AREA = 0.282 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N8°36'57"E	65.29		
L2	N8°36'57"E	51.19		
L3	S8°46'48"W	231.75	2904.79	CCW
L4	N86°35'59"W	44.41		
L5	N8°13'55"E	60.39	2870.00	CW
L6	N5°39'33"E	128.73		
L7	N7°36'27"W	55.00		
L8	N4°7'12"E	16.10		

TRACT 58 TCE 1 OF 1
AREA = 0.092 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N4°41'57"W	142.87		
L2	S78°36'27"E	55.00		
L3	S8°40'22"W	128.72		
L4	S8°13'55"W	60.39		
L5	N3°30'10"E	60.64		

Tract #:	58	Scale:	1" = 100'
Grantor(s)	J&S Realty LLC & SWBP Investments, LLC f/k/a Seed Corn LLC	State:	Alabama
		County:	SHELBY
Total Before:	2.222 AC	Project:	STPBH-0119(510)
Total Acquired:	0.282 AC	CPMS #:	100061286
Total Remainder:	1.940 AC	Date:	05-Mar-21
Total TCE:	0.092 AC	Sketch:	1 of 1

THIS IS NOT A BOUNDARY SURVEY

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

Grantor's Name : SWBP Investments, LLC
J & S Realty, LLC

Mailing Address 2 Perimeter Park S. Ste 550 E
Birmingham, AL 35243

Property Address: Hwy 119
Alabaster, AL 35007

Grantee's Name: State of Alabama Department of
Transportation

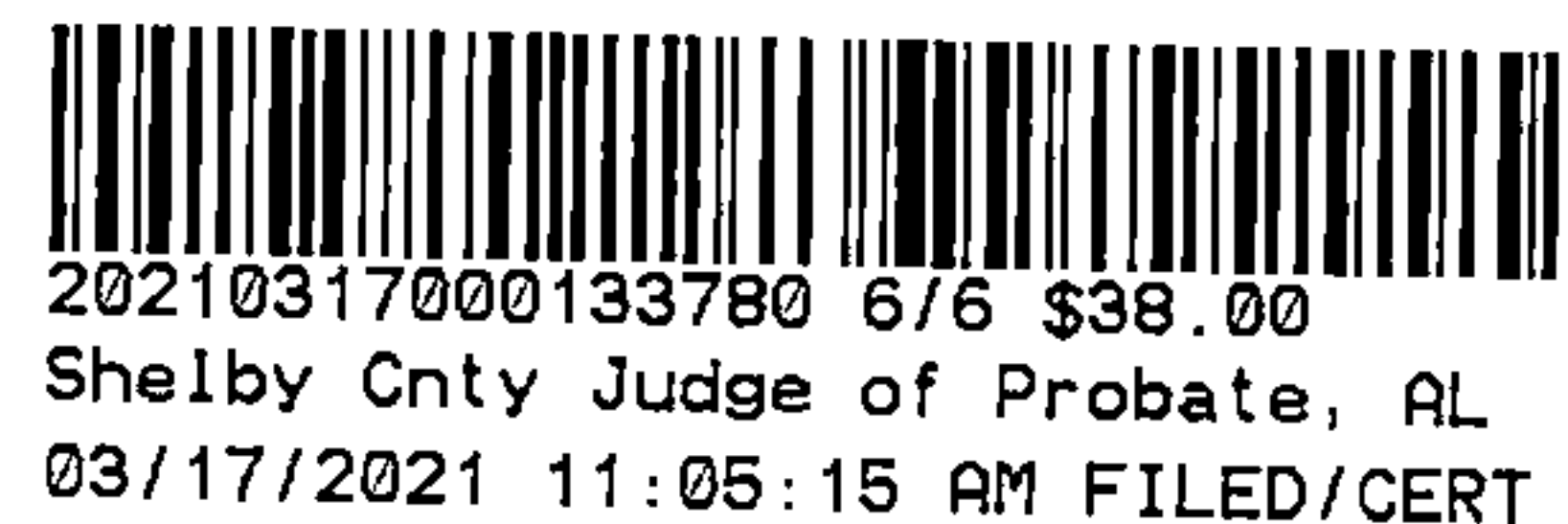
Mailing Address: P O Box 2745
Birmingham, AL 35202-2745

Date of Sale 3/11/21
Total Purchase Price \$ 270,000.00
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 3/11/21

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Andrew Patterson

☐ Unattested

(Verified by)