

THIS INSTRUMENT PREPARED BY:
BARGE WAGGONER SUMNER & CANNON, INC.
3535 GRANDVIEW PARKWAY, SUITE 500
BIRMINGHAM, AL 35243

STATE OF ALABAMA

SHELBY COUNTY

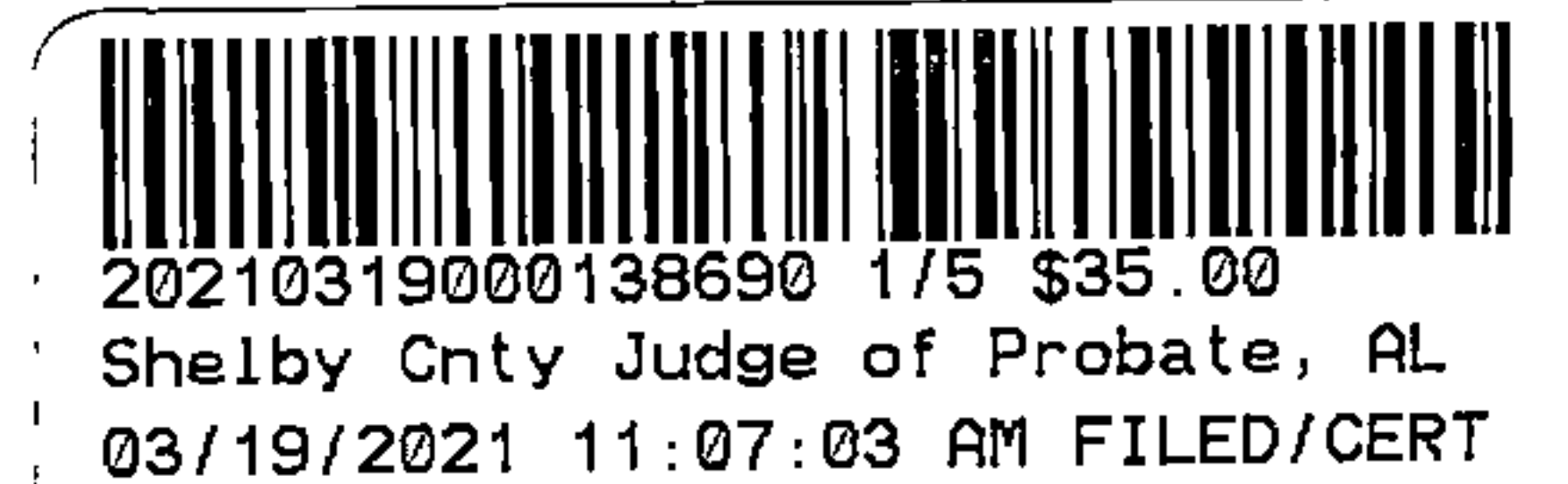
PROJECT NO. CMAQ-5915(250)

CPMS PROJ. NO.100063241

TRACT NO. 4

DATE: 8/17/2018

FEE SIMPLE
WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Thousand and 00/00 dollar(s) (\$70,000.00), 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), Spring Rock Construction Company, Inc. 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 NE ¼, Section 6, Township 20 South, Range 2 West, identified as Tract No. 4 on Project No. CMAQ-5915(250) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at an Iron Rebar Found in the Southwest Quarter of the Northeast Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, a point 40.47 feet left of State Park Road Station 165+11.05;

Thence S 0°32'24.02" E a distance of 67.47 feet to a point 0.62 feet right of State Park Road at Station 164+57.53 (POINT OF BEGINNING);

Thence S 0°32'24.02" E and along the Grantor's property line a distance of 97.50 feet to a point 60.00 feet right of State Park Road at Station 163+80.20;

Thence S 36°58'47.05" W a distance of 119.30 feet to a point 60.00 feet right of State Park Road at Station 162+60.90;

Thence S 75°34'47.77" W a distance of 40.79 feet to a point 35.00 feet right of State Park Road at Station 162+30.00;

Thence along an arc 134.14 feet to the right, having a radius of 1135.00 feet, the chord of which is S 41°58'29.34" W for a distance of 134.06 feet, to a point 35.00 feet right of State Park Road at Station 161+00.00;

Thence S 23°14'36.23" W a distance of 50.59 feet to a point 55.00 feet right of State Park Road at Station 160+55.35;

Thence N 7°40'55.76" W and along the Grantor's property line a distance of 56.83 feet to a point 8.71 feet right of State Park Road at Station 160+87.40;

FORM ROW-4
Rev 08/13

Thence along the Grantor's property line and along an arc 98.85 feet to the left, having a radius of 888.00 feet, the chord of which is N 40°11'46.28" E for a distance of 98.80 feet, to a point 3.08 feet right of State Park Road at Station 161+85.55;

Thence N 37°00'25.30" E and along the Grantor's property line a distance of 272.14 feet to a point 0.62 feet right of State Park Road at Station 164+57.53 (POINT OF BEGINNING);

The above described parcel contains \pm 0.363 acres (15821.02 sq. ft.);

And as shown on the right of way map of record in the State of 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 CONVENANT(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 or 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

4th day of March, 2021.

SPRING ROCK CONSTRUCTION COMPANY, INC.

By: Charles H. Stephens
Name: Charles H. Stephens
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Stephens, as President of Spring Rock Construction Company, Inc., 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 the conveyance, he/she, and with full authority, executed the same voluntarily for and as the act of said company

Given under my hand and official seal the 4th day of March, 2021.

John W. Clark IV
Notary Public

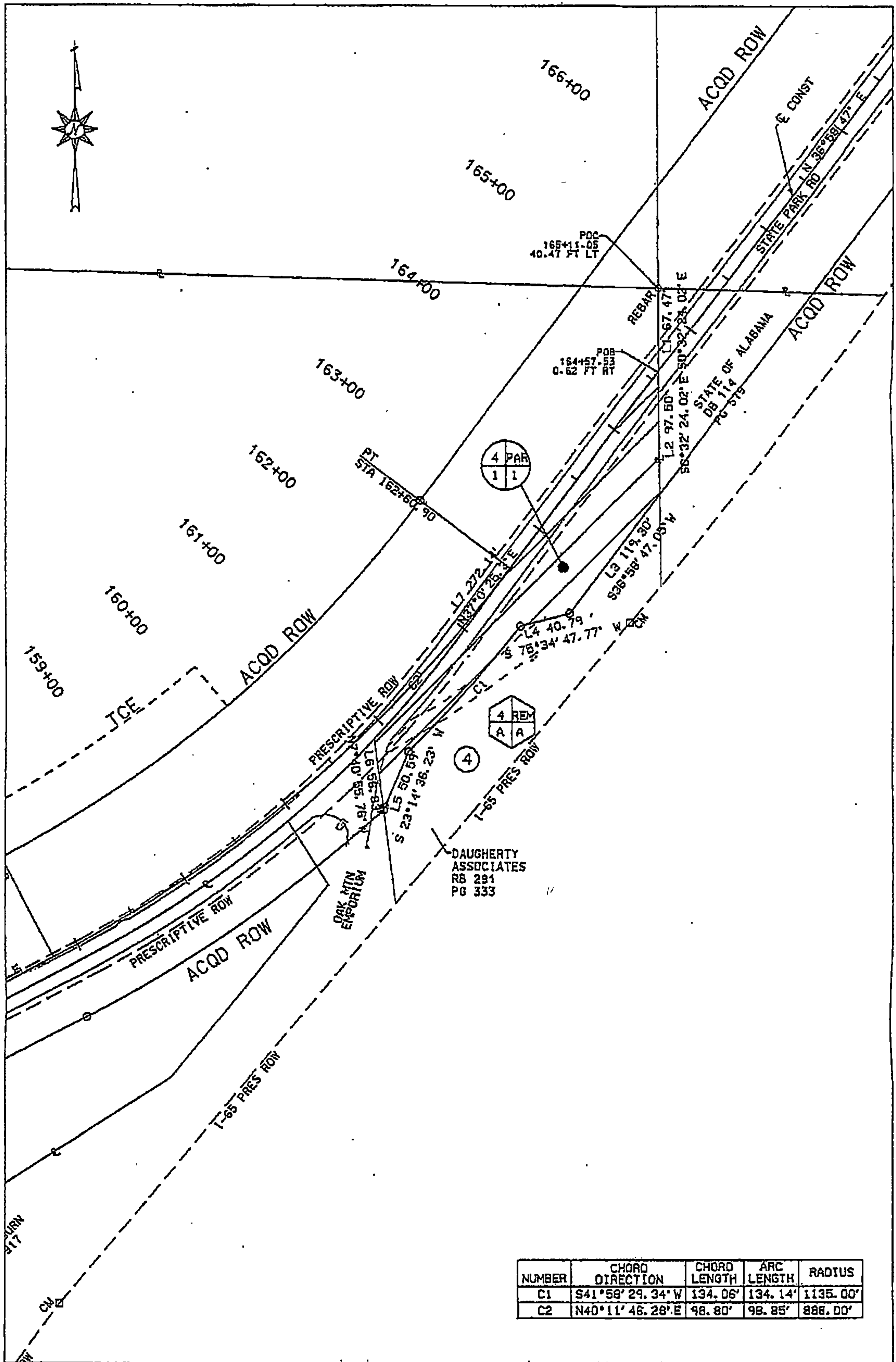
My Commission Expires: _____

JOHN W. CLARK, IV
Notary Public, Alabama State At Large
My Commission Expires Nov. 18, 2022





20210319000138690 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/19/2021 11:07:03 AM FILED/CERT



TRACT NUMBER 4 ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: DAUGHERTY ASSOCIATES PROJ. NO. CMAQ-5915(250)

COUNTY: SHELBY
TOTAL ACRES: 0.80 SCALE: 1" = 100'
R/W REQUIRED: 0.36 DATE: 8/17/18
TCE REQUIRED: 0.00 REVISED: _____
REMAINDER: 0.44

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

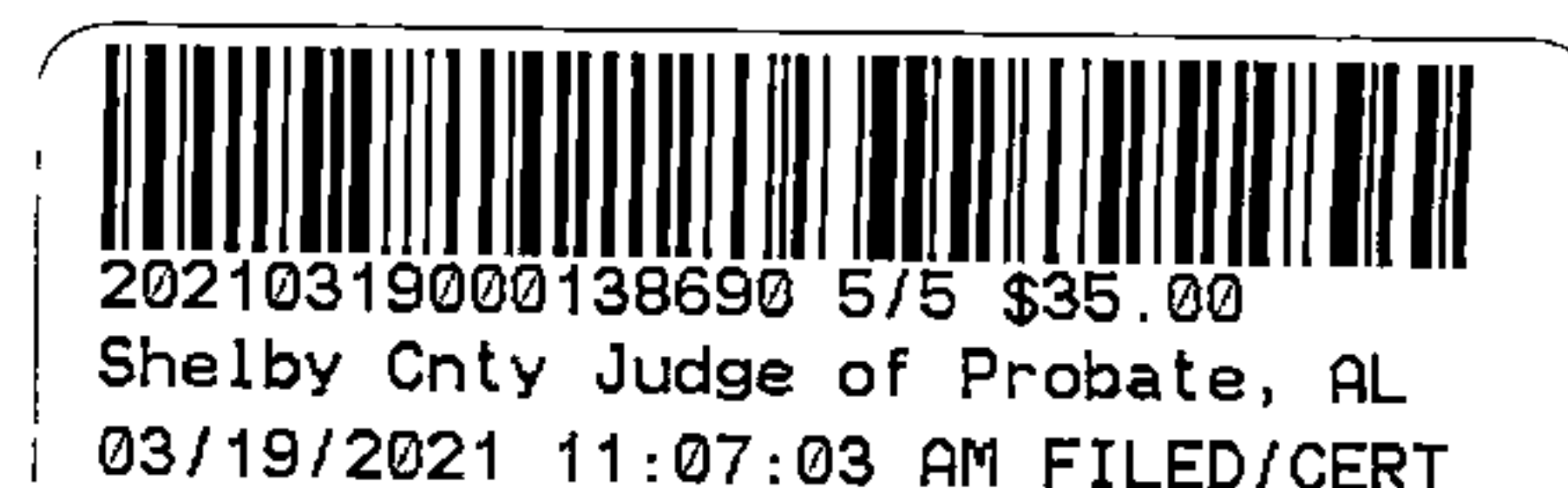
Grantor's Name : Spring Rock Construction Company, Inc. Grantee's Name: State of Alabama Department of
Transportation
Mailing Address 2906 Commerce Sq. S Mailing Address: P O Box 2745
Irondale, Alabama 35210 Birmingham, AL 35202-2745

Property Address: Shelby Co. No Address Date of Sale 3/5/21
Total Purchase Price \$ 70,000.00
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 3/4/21

Sign Charles H Stephens
(Grantor/Grantee/Owner/Agent) circle one

Print Charles H Stephens, President Spring Rock Construction Co.

☒ Unattested

(Verified by)

Form RT-1