

THIS INSTRUMENT PREPARED BY
SHELBY COUNTY HIGHWAY DEPARTMENT
COLUMBIANA, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

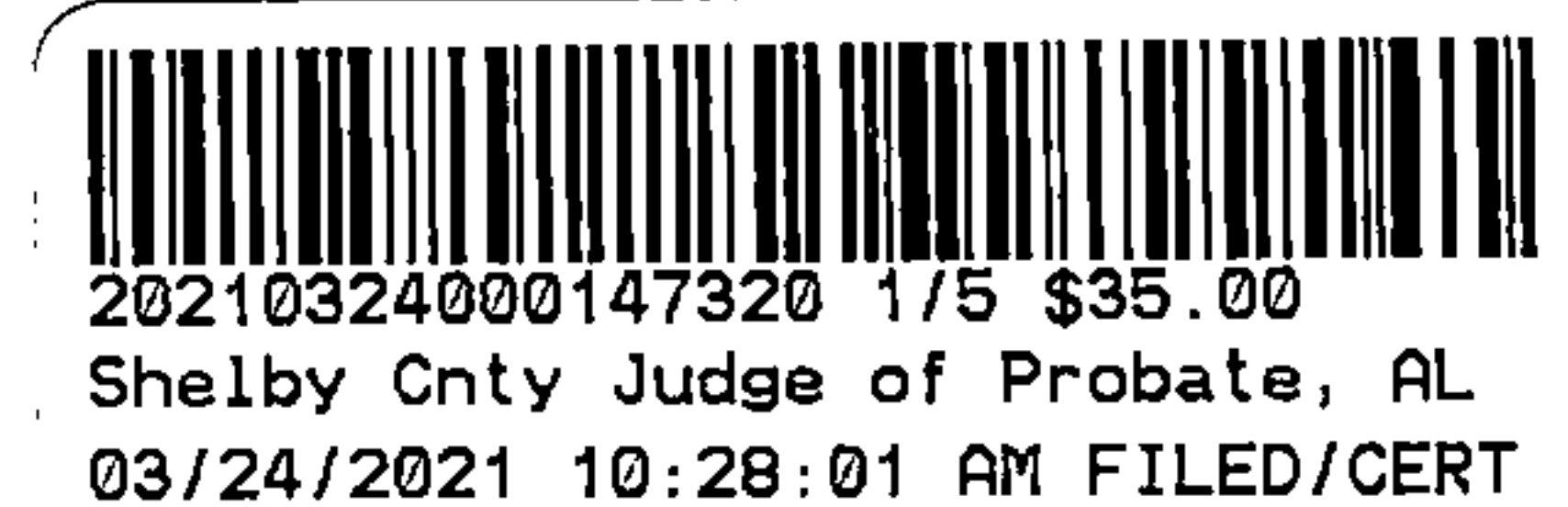
PROJECT NO. STPBH-5914(250)

CPMS PROJ. NO. 100056309

REMAINDER OF TRACT NO. 5

DATE: December 17, 2019

**FEE SIMPLE
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar(s) (\$1.00), cash in hand paid to the undersigned by the Shelby County Commission, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s),
PATRICIA COSPER BORSTORFF have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the Shelby County Commission the following described property:

A part of the NW ¼ of SW ¼, Section 19, Township 18S, Range 2E, identified as Tract No. 5 on Project No. STPBH-5914(250) in Shelby County, Alabama; said parcel being a portion of the land recorded in RB 155 Page 484 in the Office of the Judge of Probate for Shelby County and being more fully described as follows:

Remainder of Parcel 1 of 1:

COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way jog of the Norfolk Southern Rail Road, said being labeled as Station 21895+00, on a Right-of Way map for Central of Georgia Railway Resurvey;

thence N 44° 32' 18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 262.30 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East;

thence N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 252.32 feet to the **POINT OF BEGINNING**, said point being on the current Northerly Right-of-Way of County Road 55;

thence N 44° 32' 18" W along the current northerly Right-of-Way of County Road 55 for a distance of 80.18 feet to a point on the current Easterly Right-of-Way of County Road 55;

thence N 45° 50' 40" E along the current Easterly Right-of-Way of County Road 55 for a distance of 150.75 feet to a point on the Southerly Right-of-Way of Sun Valley Circle;

thence S 44° 32' 18" E along the Southerly Right-of-Way of Sun Valley Circle for a distance of 52.64 feet to a point;

thence leaving the Southerly Right-of-Way of Sun Valley Circle run S 35° 28' 51" W for a distance of 153.06 feet to the **POINT OF BEGINNING**;

said partial property containing 10,011. Square feet (0.23 acres) more or less; and as shown on the Property Sketch attached hereto and made a part hereof.

said Right-of-Way taking is shown on the right of way map of record in the Highway Department of Shelby County, Alabama, 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 Shelby County Commission, 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 Shelby County Commission 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 *ad valorem* 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 Shelby County Commission 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 21st day of DECEMBER, 2019.

Patricia Cosper Borst



20210324000147320 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/24/2021 10:28:01 AM FILED/CERT

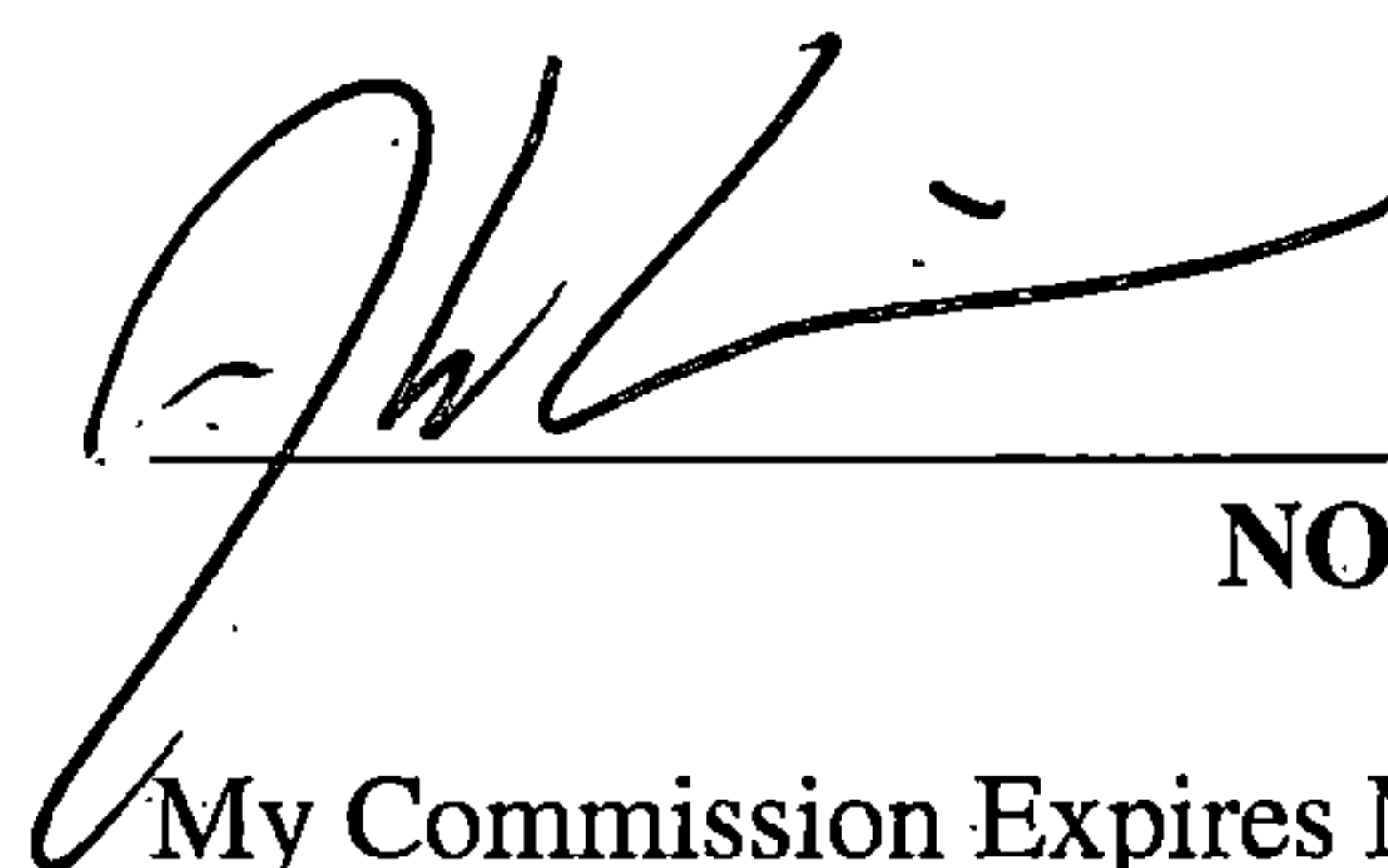
ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Thomas C. Grimes, a Notary Public, in and for said County in said State, hereby certify that FATMA COSPOL POZSTOFF, whose name (s) IS, signed to the foregoing conveyance, and who 15 known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, DID HEREBY BEFORE ME executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27TH day of DECEMBER 2019.


NOTARY PUBLIC
My Commission Expires March 20, 2022



20210324000147320 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/24/2021 10:28:01 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PATRICIA GOSPEL BOZSTOFF
Mailing Address C/O ROBERT K. BAKER TRUSTEE
412 ROCKY RIDGE RD NE
JACKSONVILLE, AZ 86265

Grantee's Name SHelby CO. Hwy. DEPT.
Mailing Address 506 Hwy 70
COLUMBIA, AL 35051

Property Address _____

Date of Sale DECEMBER 27, 2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 6910.00

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



20210324000147320 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/24/2021 10:28:01 AM 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 3/12/2021

Unattested

(verified by)

Print Thomas C. GAMES, P.E.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1