

This Instrument Prepared By:
Noah C. Thomas Jr.
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. 50
DATE: October 20, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Twenty Thousand Nine Hundred & 00/100. (\$220,900.00) 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), Margaret C. Dawson, 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 and SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 50 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 4:

Commencing at the NW corner of NW ¼ of SW ¼ of Section 14, Township 21-S, Range 3-W;

thence southeasterly and along the quarter section line for a distance of 436 feet, more or less, to a point on the acquired R/W line (said line offset 185' LT and parallel with centerline of project), which is the point and place of BEGINNING;

thence N 2°30'45" W and along the acquired R/W line a distance of 19.21 feet to a point on the grantor's north property line;

thence N 88°24'46" E and along the grantor's said property line a distance of 158.24 feet to a point on the present west R/W line of SR-119;

thence S 1°50'10" E and along the present R/W line a distance of 764.14 feet to a point on the grantor's south property line;

thence N 89°24'50" W and along the grantor's said property line a distance of 19.23 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station 130+8.52);

thence N 2°30'45" W and along the acquired R/W line a distance of 316.48 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station 133+25.00);

thence N 11°2'35" W and along the acquired R/W line a distance of 101.12 feet to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station 134+25.00);

thence N 2°30'45" W and along the acquired R/W line a distance of 316.26 feet to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station 137+41.26);

thence S 89°6'33" W and along the acquired R/W line a distance of 115.05 feet to a point on the acquired R/W line (said point offset 185' LT and perpendicular to centerline of project at station 137+44.51);

thence N 2°30'45" W and along the acquired R/W line a distance of 10.40 feet to the point and place of BEGINNING, containing 0.632 acre(s), more or less.

Parcel 2 of 4:

Commencing at the NW corner of SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence southeasterly and along the 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 386 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 offset 145' LT and perpendicular to centerline of project at station 146+25.00);

thence southwesterly and along the acquired R/W line for a distance of 53 feet, more or less, 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 southeasterly and along the acquired R/W line for a distance of 55 feet, more or less, 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 southwesterly and along the acquired R/W line for a distance of 129 feet, more or less, 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 southwesterly and along the acquired R/W line for a distance of 60 feet, more or less, to a point on the grantor's north property line, which is the point and place of BEGINNING;

thence S 86°35'59" E and along the grantor's said property line a distance of 44.41 feet to a point on the present west R/W line of SR-119;

thence following the curvature thereof an arc distance of 223.70 feet and along said present R/W line to a point on the present north R/W line of Wilderness Lane (said arc having a chord bearing of S 5°17'15" W, a counterclockwise direction, a chord distance of 223.64 feet and a radius of 2904.79 feet);

thence S 87°59'52" W and along said present R/W line a distance of 45.02 feet to a point on the acquired R/W line (said point offset 70' LT and perpendicular to centerline of project at station 141+68.70);

thence following the curvature thereof an arc distance of 227.95 feet and along the acquired R/W line (said arc having a chord bearing of N 5°21'14" E, a clockwise direction, a chord distance of 227.89 feet and a radius of 2870.19 feet) to the point and place of BEGINNING, containing 0.231 acre(s), more or less.

Parcel 3 of 4:

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 southeasterly and along the acquired R/W line for a distance of 719.00 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 124.75 feet to a point on the present north R/W line of Mountain Lake Drive;

thence N 88°20'25" W and along said present R/W line a distance of 57.25 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 124.63 feet to a point on the grantor's north property line;

thence S 88°21'45" E and along the grantor's said property line a distance of 55.78 feet to the point and place of BEGINNING, containing 0.161 acre(s), more or less.

Parcel 4 of 4:

Commencing at the NE corner of the NW ¼ of SW ¼ of Section 14, Township 21-S, Range 3-W;

thence westerly and along the quarter section line a distance of 588 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 380.91 feet to a point on the grantor's property line;

thence N 88°39'2" W and along the grantor's property line a distance of 51.77 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 380.52 feet to a point on the grantor's north property line;

thence S 88°46'57" E and along the grantor's said property line a distance of 47.26 feet to the point and place of BEGINNING, containing 0.432 acre(s), more or less.

Temporary Construction Easement 1 of 2:

BEGINNING at a point on the required easement line (said point offset 80' LT and perpendicular to centerline of project at station 133+25.00);

thence N 2°30'45" W and along the required easement line a distance of 50.00 feet to a point on the required easement line (said point offset 80' LT and perpendicular to centerline of project at station 133+75.00);

thence N 87°29'15" E and along the required easement line a distance of 17.50 feet to a point on the acquired R/W line (said point offset 62.50' LT and perpendicular to centerline of project at station 133+75.00);

thence S 11°2'35" E and along the acquired R/W line a distance of 50.56 feet to a point on the required easement line (said point offset 55' LT and perpendicular to centerline of project at station 133+25.00);

thence S 87°29'15" W and along the required easement line a distance of 25.00 feet to the point and place of BEGINNING, containing 0.002 acre(s), more or less.

Temporary Construction Easement 2 of 2:

BEGINNING at a point on the grantor's north property line (said point offset 235' LT and perpendicular to the centerline of project);

thence N 88°24'46" E and along the grantor's said property line a distance of 50.01 feet to a point on the acquired R/W line (said line offset 185' LT and parallel with centerline of project);

thence S 2°30'45" E and along the acquired R/W line a distance of 29.61 feet to a point on the required easement line (said point offset 185' LT and perpendicular to centerline of project at station 137+44.51);

thence S 89°6'33" W and along the required easement line a distance of 50.02 feet to a point on the required easement line (said point offset 235' LT and perpendicular to centerline of project at station 137+45.93);

thence N 2°30'45" W and along the required easement line a distance of 29.00 feet to the point and place of BEGINNING, containing 0.033 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.

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.

{SPACE INTENTIONALLY LEFT BLANK—SIGNATURES ON NEXT PAGE}

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 5 day of May, 2021.

Margaret C. Dawson

Margaret C. Dawson



20210505000224770 6/11 \$53.00
Shelby Cnty Judge of Probate, AL
05/05/2021 03:16:58 PM FILED/CERT

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
Margaret C. Dawson, 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 5th day of May 2021.



William R. Justice
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.

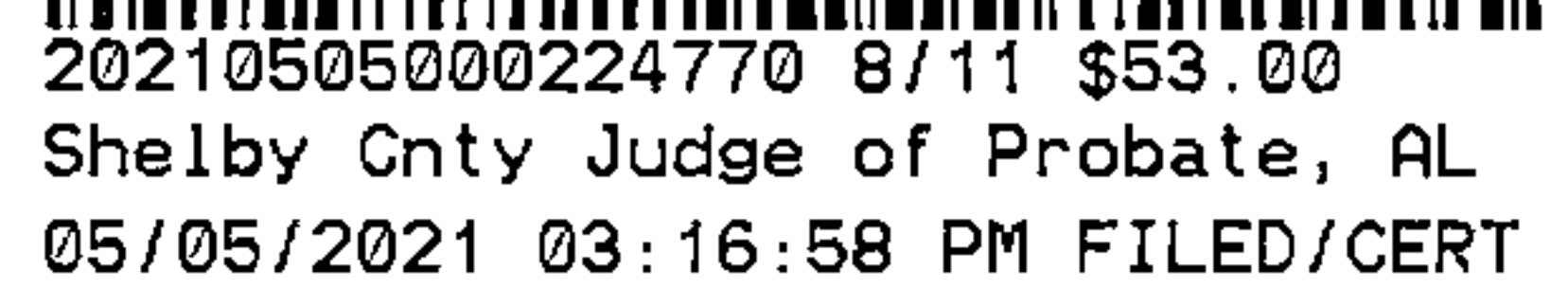
Given under my hand this _____ day of _____, A.D. 20____.

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.
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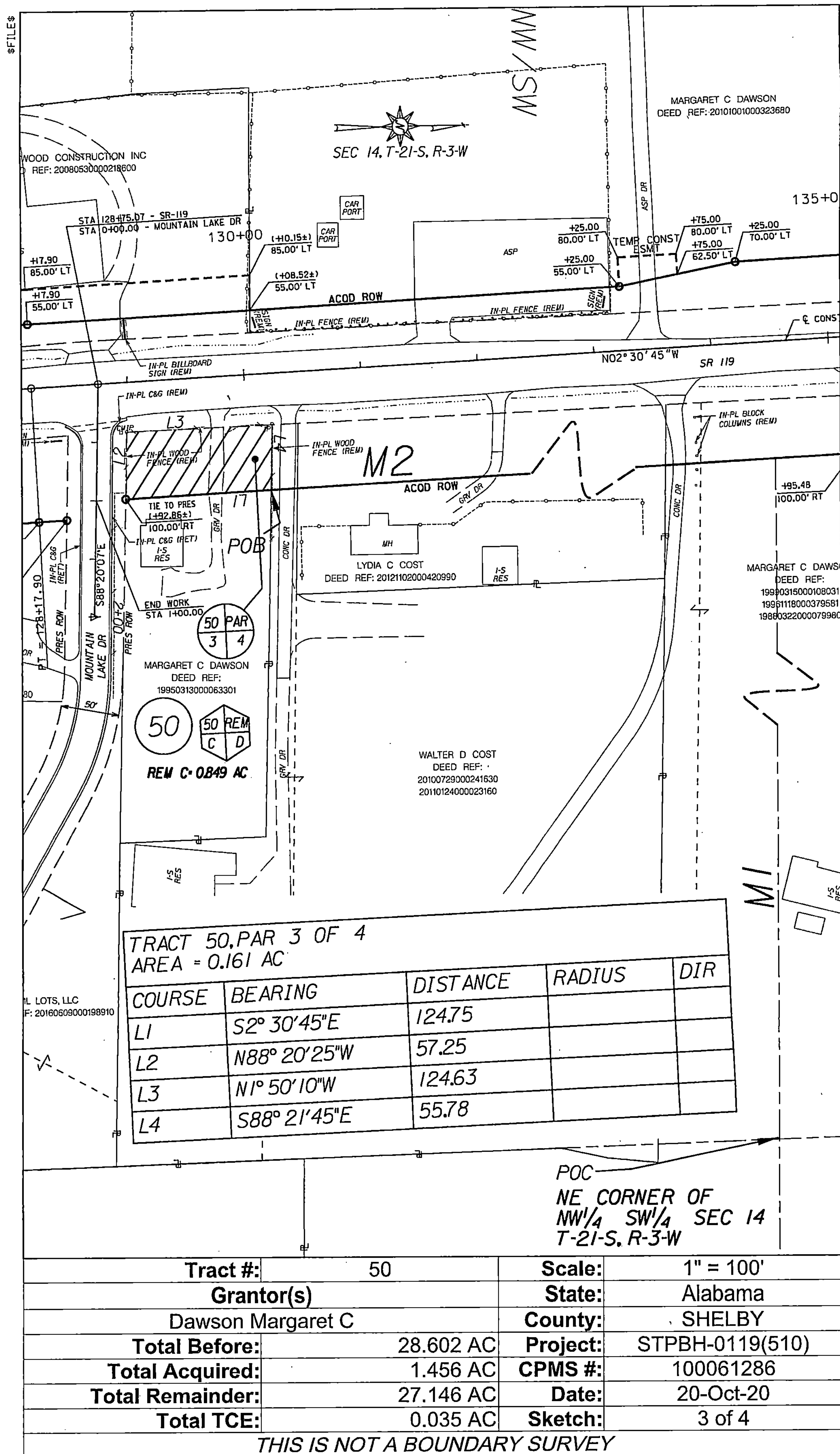
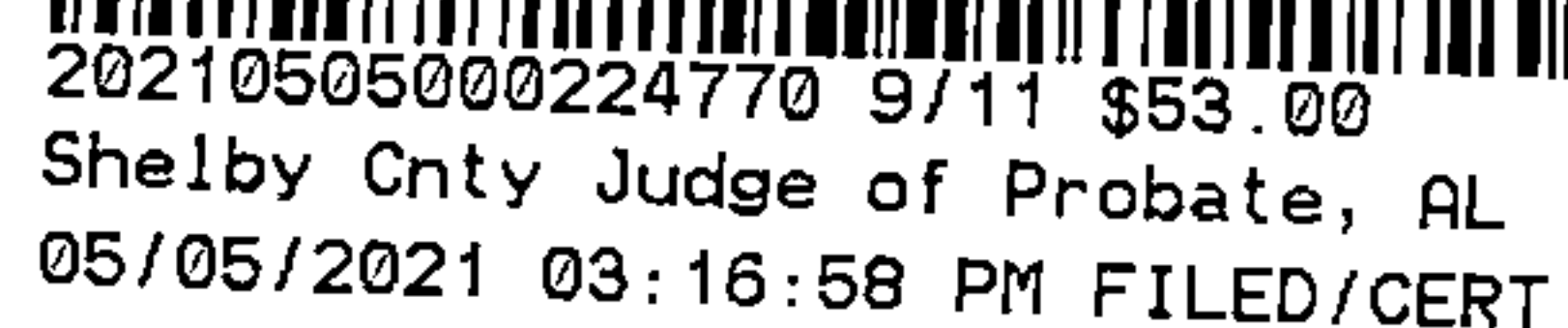
TRACT 50.7CE 2 OF 2 AREA = 0.033 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N88°24'46"E	50.01		
L2	S2°30'45"E	29.61		
L3	S89°6'33"W	50.02		
L4	N2°30'45"W	29.00		

THIS IS NOT A BOUNDARY SURVEY



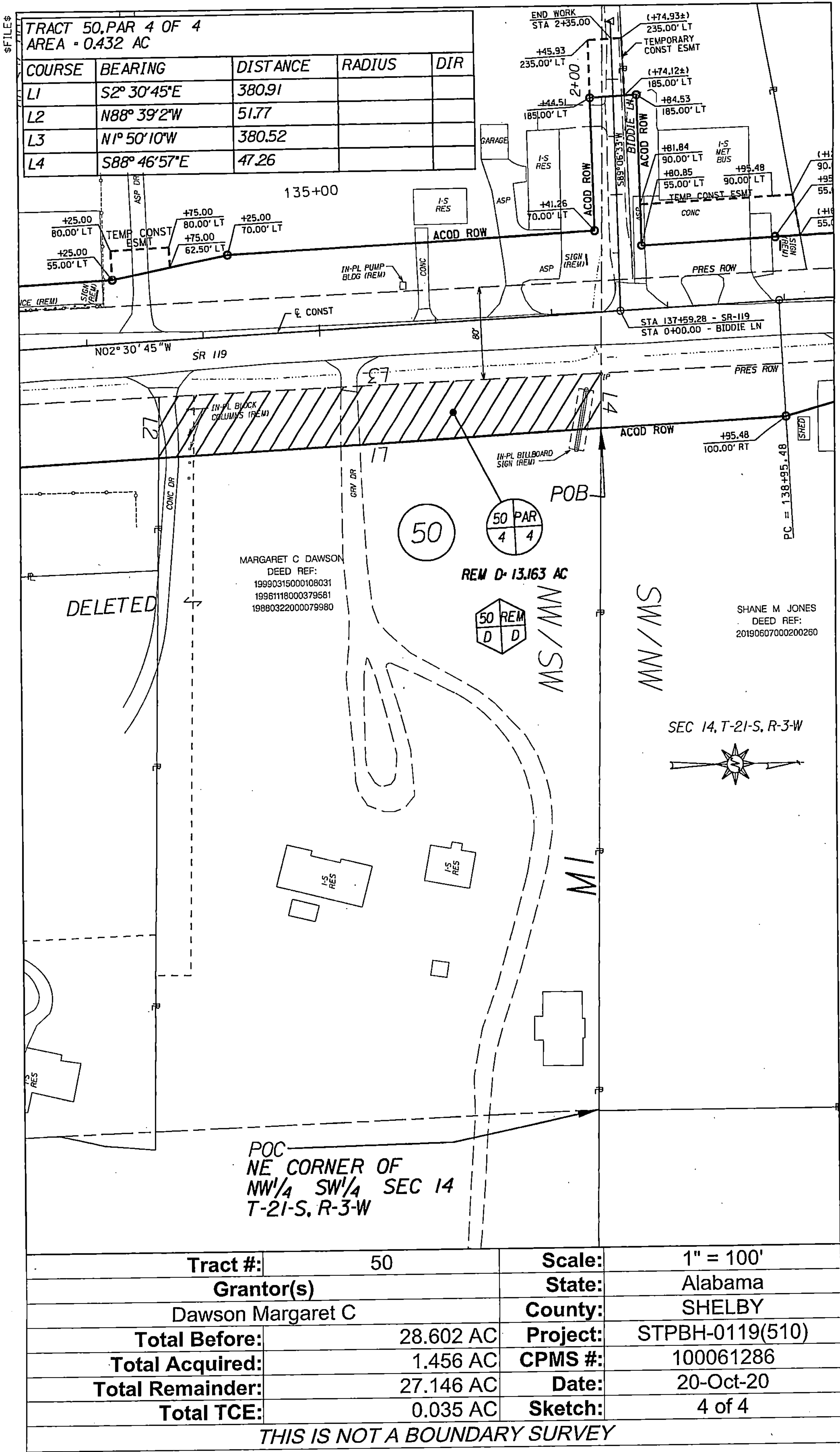
Tract #:	50	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Dawson Margaret C		County:	SHELBY
Total Before:	28.602 AC	Project:	STPBH-0119(510)
Total Acquired:	1.456 AC	CPMS #:	100061286
Total Remainder:	27.146 AC	Date:	20-Oct-20
Total TCE:	0.035 AC	Sketch:	2 of 4

\$FILE\$





20210505000224770 10/11 \$53.00
Shelby Cnty Judge of Probate, AL
05/05/2021 03:16:58 PM 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 Margaret C. Dawson
Mailing Address 8763 Highway 119
Alabaster, AL 35007

Grantee's Name State of Alabama Dept. of Transportation
Mailing Address P O Box 2745
Birmingham, AL 35202-2745

Property Address Hwy 119
Alabaster, AL 35007

Date of Sale 5-5-21
Total Purchase Price \$ 220,900.00
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 5-5-2021

Print Margaret C. Dawson

☐ Unattested

Sign Margaret C. Dawson

(verified by)

☒ Grantor ☐ Grantee/Owner/Agent circle one



20210505000224770 11/11 \$53.00
Shelby Cnty Judge of Probate, AL
05/05/2021 03:16:58 PM FILED/CERT

Form RT-1