

20210519000247170 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/19/2021 01:10:33 PM FILED/CERT

FORM ROW-4
Rev 10/26/17

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. 62
DATE: May 7, 2021

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Four Five Hundred Forty and 00/100 —————\$44,540.00 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), PRD Owner, LLC, a Delaware limited liability company 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 NW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 62 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at a found iron pipe on the present east R/W line of SR-119 and at the SW corner of property described in Deed Reference 20040903000495510 as recorded in the Office of the Judge of Probate in Shelby County, Alabama;

thence southwesterly and along said present R/W line a distance of 166 feet, more or less, to a point on the present north east R/W taper to CR-26;

thence southeasterly and along said present R/W line a distance of 85 feet, more or less, to a point on the acquired R/W line (said point perpendicular to centerline of CR-26 at station 12+00.00 LT), which is the point and place of BEGINNING;

thence S 74°35'54" E and along the acquired R/W line a distance of 151.21 feet to a point on the present north R/W line of CR-26;

thence N 83°11'42" W and along said present R/W line a distance of 138.46 feet to a point on the present north east R/W taper to SR-119;

thence N 19°14'53" W and along said present R/W taper a distance of 25.16 feet to the point and place of BEGINNING, containing 0.036 acre(s), more or less.

Temporary Construction Easement 1 of 1:

Deleted



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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 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 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 10th day of May, 2021.

PRD Owner, LLC, a Delaware limited liability company


By: Jonathan Brumleve
Its: Manager

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ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that
_____, whose name (s)
_____, signed to the foregoing conveyance, and who _____ known
to me, acknowledged before me on this day that, being informed of the contents of this conveyance,
_____ executed the same voluntarily on the day the
same bears date.
Given under my hand and official seal this _____ day of _____ 20_____.

NOTARY PUBLIC

My Commission Expires _____

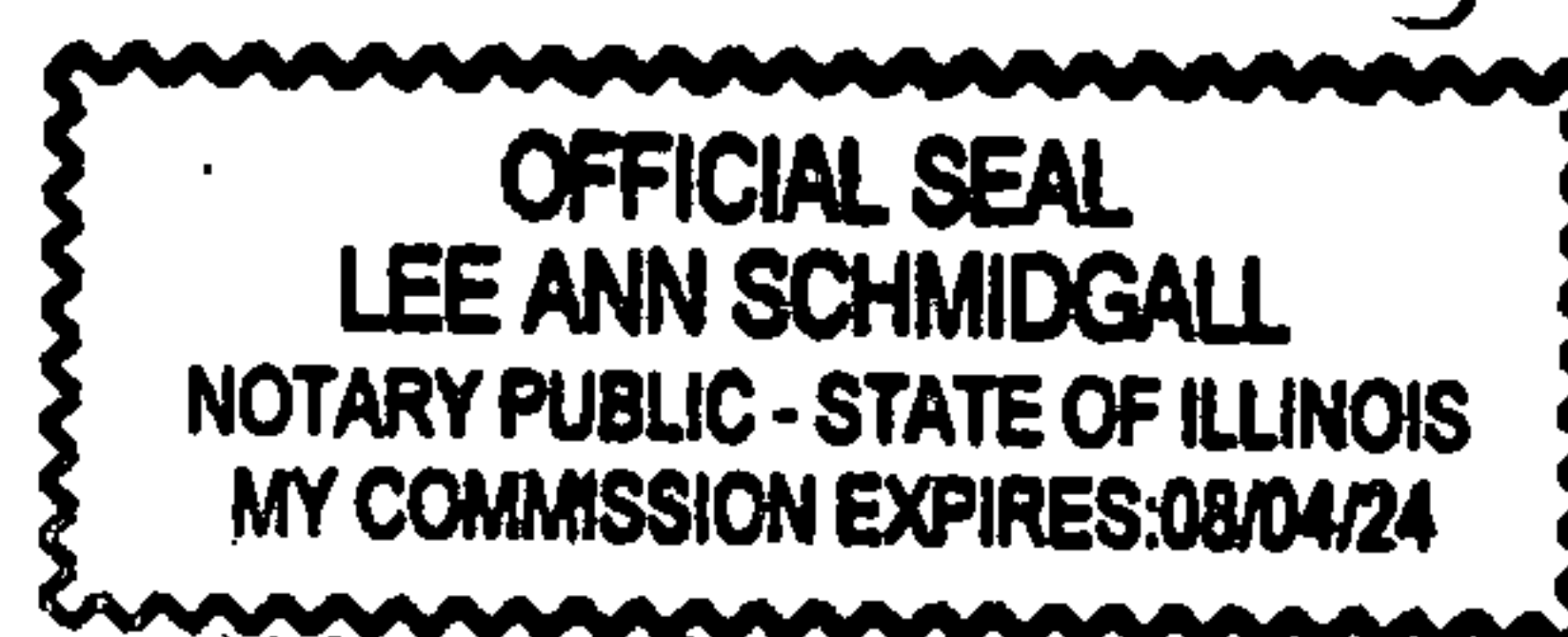
ACKNOWLEDGMENT FOR CORPORATION

STATE OF Illinois

Effingham County

I, Lee Ann Schmidgall a Notary Public in and for said County, in said State,
hereby certify that Jonathan Brumlee whose name as PRD Owner, LLC a Delaware limited liability company
Manager 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 10th day of May, A.D. 20 21.



Lee Ann Schmidgall
Official Title Appellate Admin

to
STATE OF ALABAMA

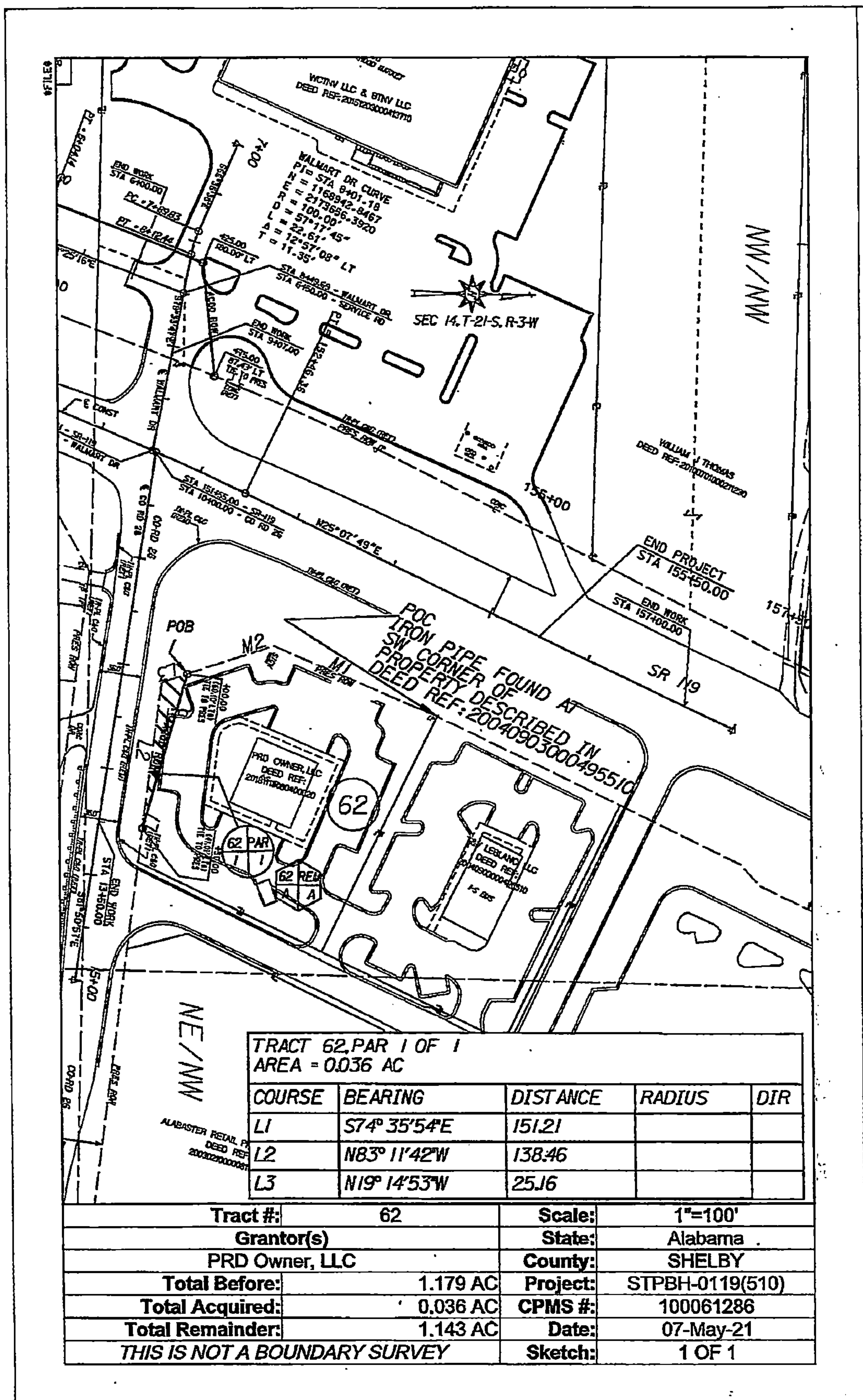
WARRANTY DEED

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
_____ day of _____ 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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Real Estate Sales Validation Form

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

Grantor's Name	PRD Owner, LLC, a Delaware limited liability company	Grantee's Name	State of Alabama Department of Transportation
Mailing Address	1200 Network Centre Drive Effingham, AL 62401	Mailing Address	P O Box 2745 Birmingham, AL 35202-2745
Property Address	Hwy 119	Date of Sale	
		Total Purchase Price \$	44,540.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

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	5/10/21	Print	PRD Owner, LLC
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one
		By:	Jonathan Brumley Form RT-1