

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. 61

DATE: May 12, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ninety Seven Thousand Two Hundred Forty & 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), WCTNV LLC & BTNV LLC, Delaware limited liability companies 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. 61 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 pin at the SE corner of property described in Deed Reference 20100701000211230 as recorded in the Office of the Judge of Probate in Shelby County (said point also on the present west R/W line of SR-119);

thence southwesterly and along said present R/W line a distance of 390 feet, more or less, to a point on said present R/W line (said point also on the acquired R/W line (said point perpendicular to centerline of project at station 151+75.00)), which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 117.69 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 20°58'16" W, a counterclockwise direction, a chord distance of 117.68 feet and a radius of 3130.00 feet);

thence N 89°15'42" W and along the grantor's said property line a distance of 102.02 feet to a point on the acquired R/W line (said line offset 180' LT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 104.16 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 180' LT and perpendicular to centerline of project at station 151+25.00) (said arc having a chord bearing of N 21°38'44" E, a clockwise direction, a chord distance of 104.15 feet and a radius of 2980.00 feet);

thence N 83°39'5" E and along the acquired R/W line a distance of 106.36 feet to the point and place of BEGINNING, containing 0.241 acre(s), more or less.

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.


20210525000254890 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
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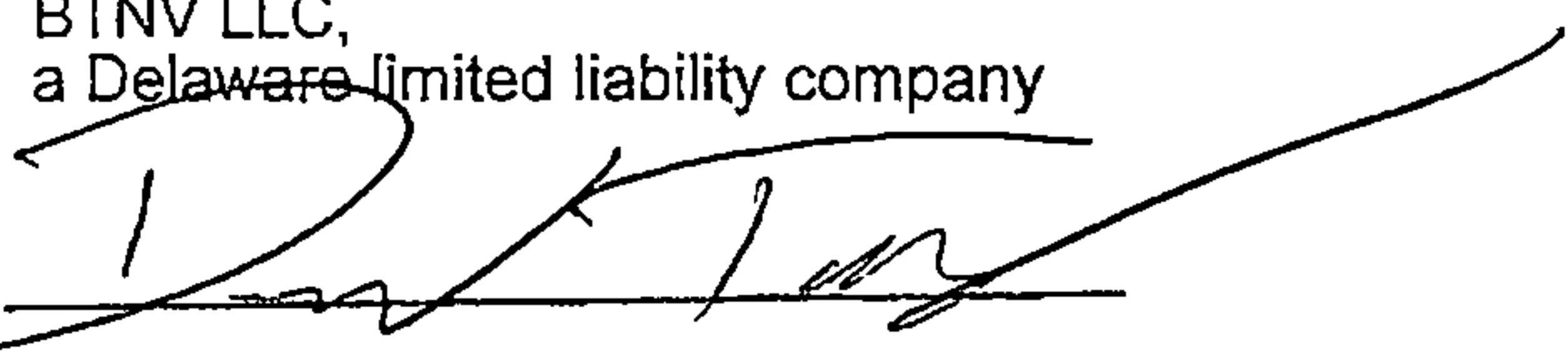
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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.

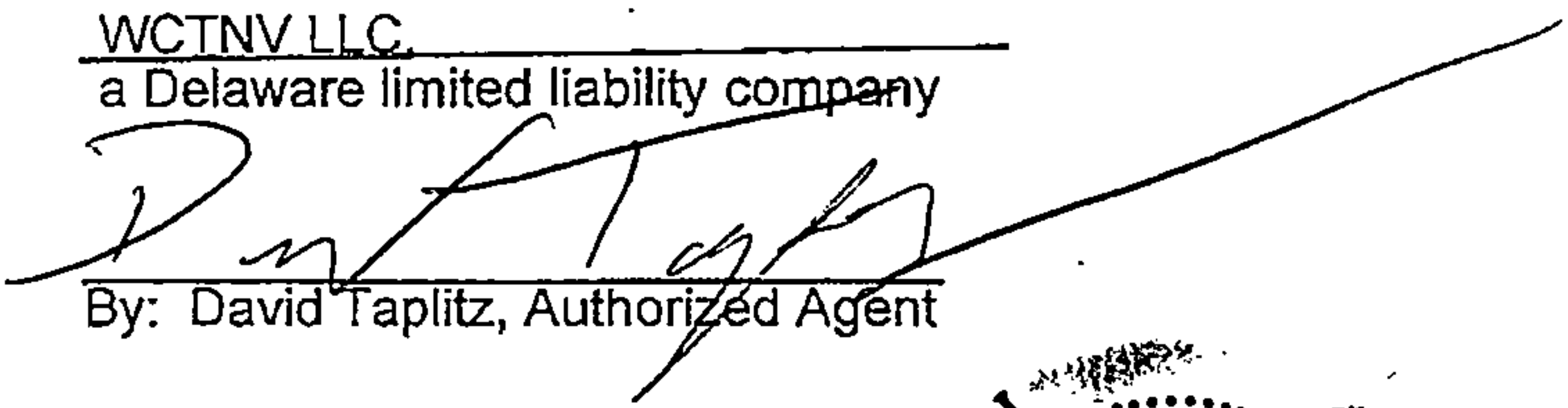
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous 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.

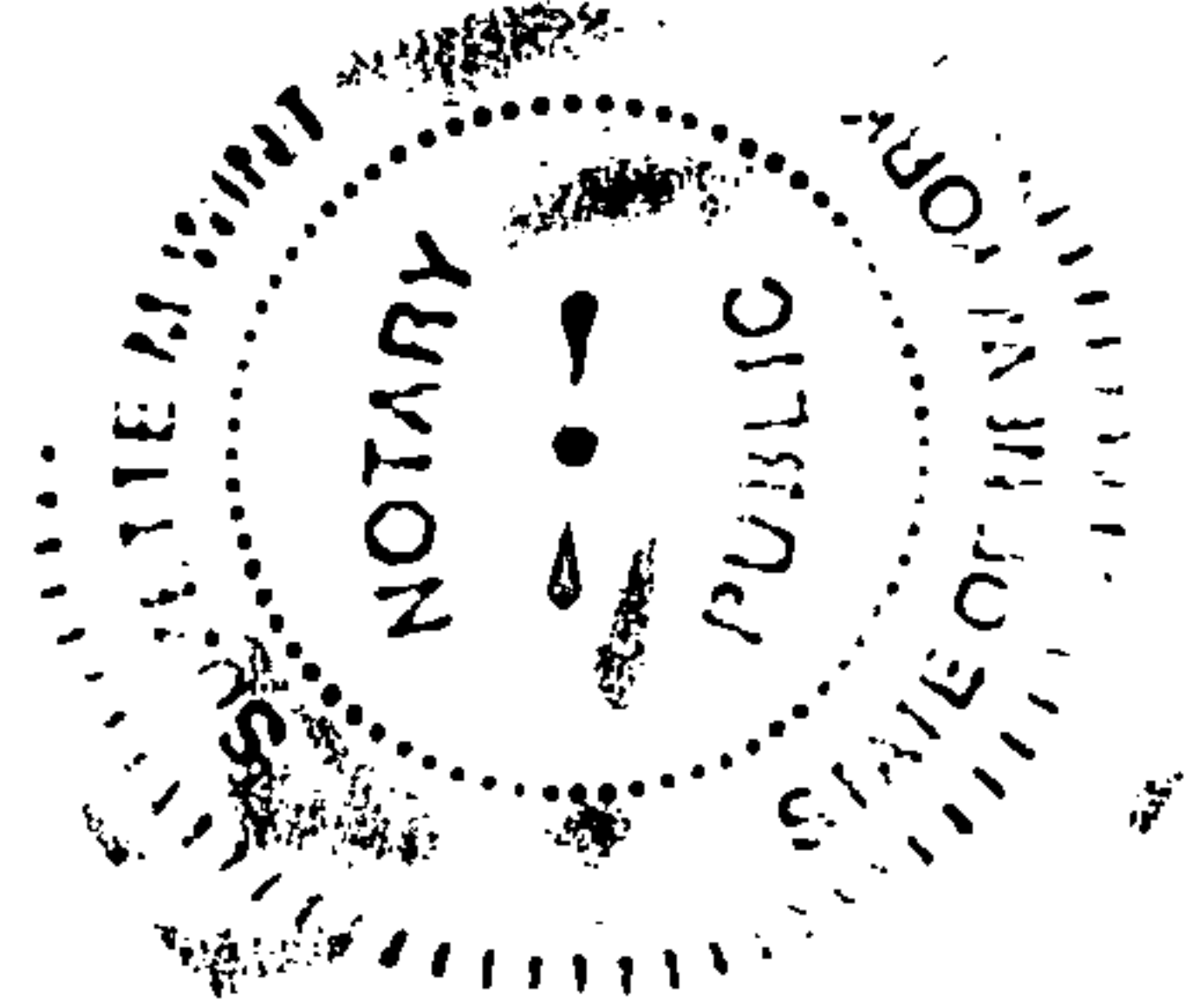
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 18 day of May, 2021.

BTNV LLC,
a Delaware limited liability company


By: David Taplitz, Authorized Agent

WCTNV LLC,
a Delaware limited liability company


By: David Taplitz, Authorized Agent



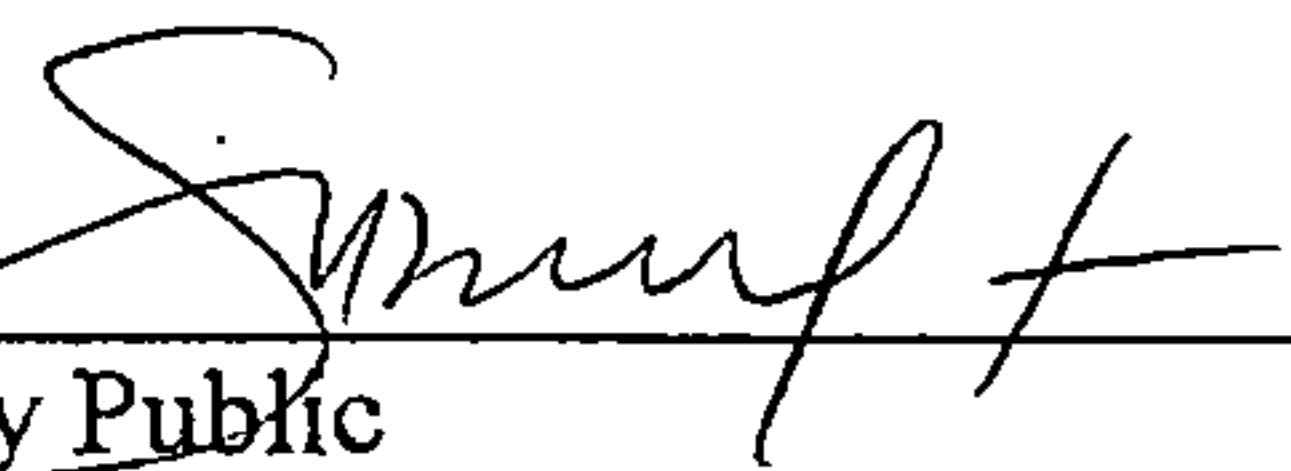
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NOTARY ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Taplitz, as Authorized Agent of WCTNV LLC and BTNV LLC, Delaware limited liability companies, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 18th day of May, 2021.



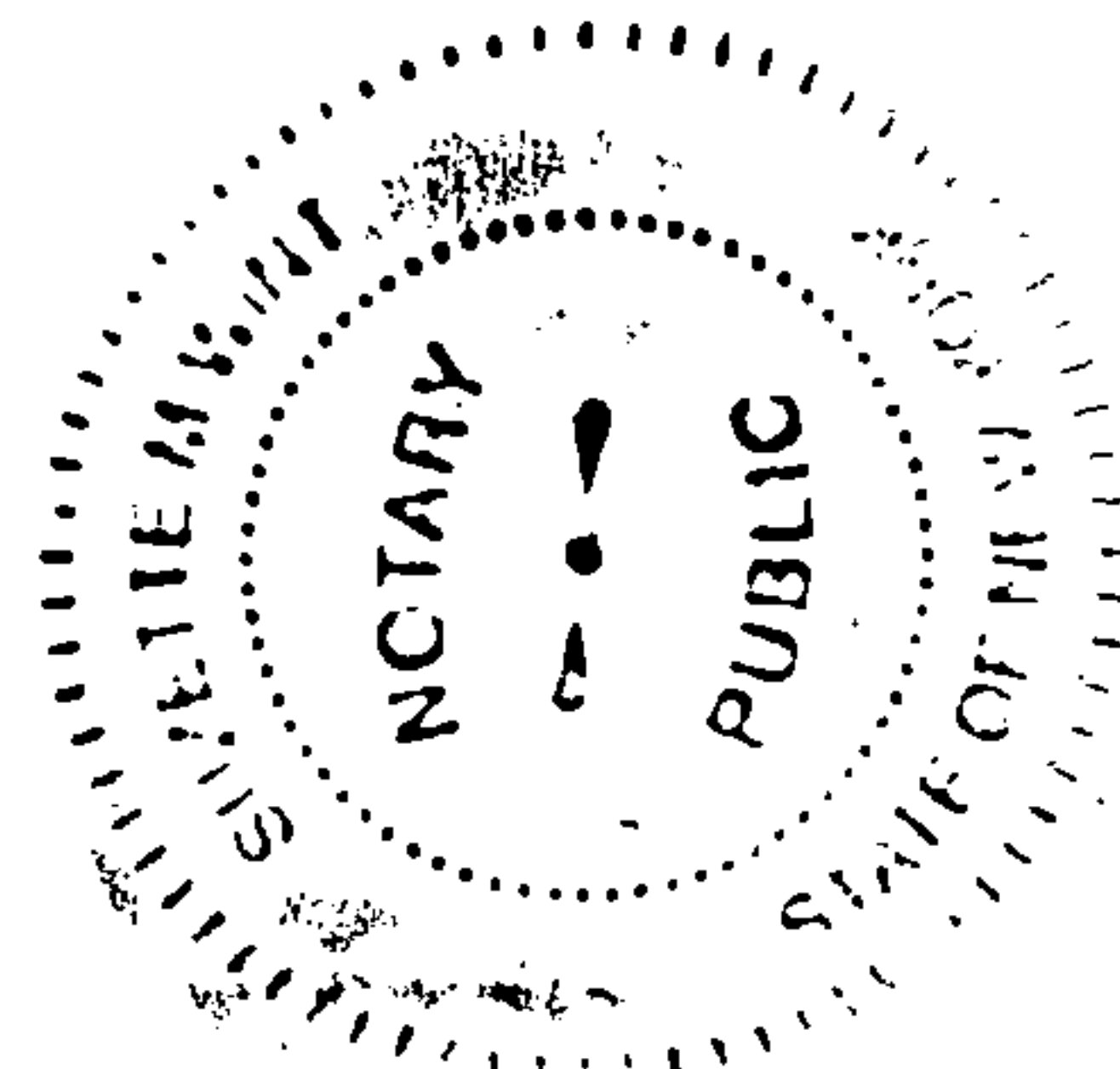
Notary Public

My Commission Expires: June 11, 2022

*This page along with signature
page of a three page document
(warranty deed) bear embossment
Swp 5/18/2021



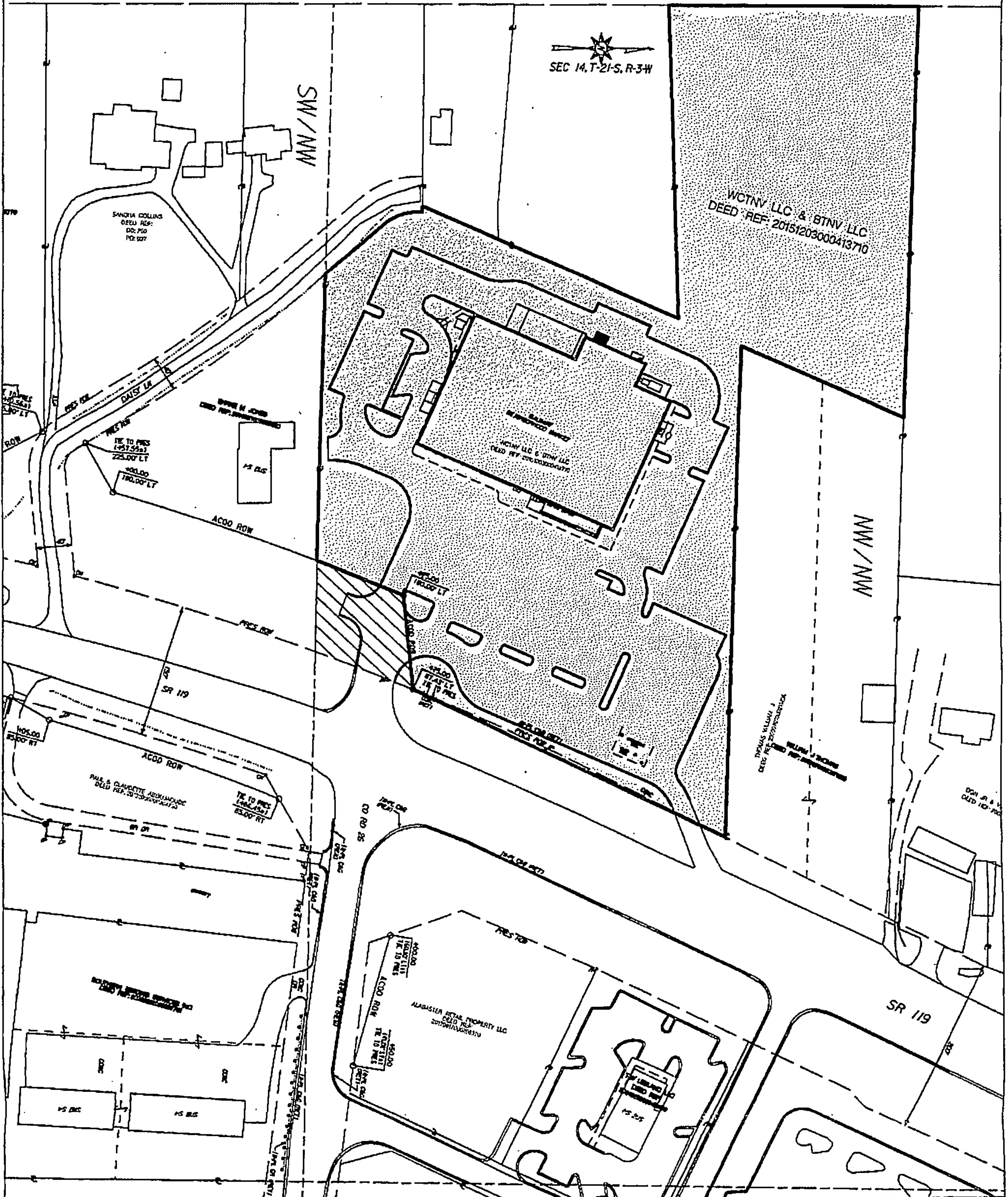
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Shelby Cnty Judge of Probate, AL
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Shelby Cnty Judge of Probate, AL
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REMAINDER OVERVIEW SKETCH



Tract #:		61	Scale:		NTS
Grantor(s)			State:		Alabama
WCTNV LLC & BTNV LLC			County:		SHELBY
Total Before:	8.270 AC		Project:		STPBH-0119(510)
Total Acquired:	0.241 AC		CPMS #:		100061286
Total Remainder:	8.029 AC		Date:		12-May-20
THIS IS NOT A BOUNDARY SURVEY			Sketch:		2 OF 2

Real Estate Sales Validation Form

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

Grantor's Name WCTNV LLC & BTNV LLC
Mailing Address C/O David Taplitz
90 Furman Street, Apt 109
Brooklyn, NY 11201

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

Property Address Highway 119

Date of Sale 5/18/21
Total Purchase Price \$ 97,240.00
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 5/18/21

Print WCTNV LLC & BTNV LLC
David Taplitz, Authorized Agent

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

Unattested
(verified by)

Form RT-1

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