



20210608000279920 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/08/2021 12:55:10 PM FILED/CERT

THIS INSTRUMENT PREPARED BY
Will Jefcoat
ROW Bureau/Central Office
1409 Coliseum Boulevard
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)

CPMS PROJ. NO. 1000061286

TRACT NO. 20

DATE: February 21, 2020

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Five Thousand & 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), Ferguson Family Enterprises, LLC, an Alabama 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 the NE ¼ of the NW ¼ of Section 23, Township 21-S, Range 3-W, identified as Tract No. 20 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commencing at the NE corner of the NE quarter of the NW quarter, Section 23, Township 21-S, Range 3-W;

thence West and along the North quarter section line a distance of 1071 feet, more or less, to a point on the present South R/W line of CR-12;

thence West and along said present R/W line a distance of 30 feet, more or less, to a point on the acquired R/W line (said point offset 130' RT of centerline of project);

thence S 24°23'59" W and along the acquired R/W line a distance of 38.73 feet to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 107+75);

thence following the curvature thereof an arc distance of 237.86 feet and along the acquired R/W line to a point on the acquired R/W line (said line offset 105' RT and parallel with centerline of project) (said point also on the grantor's North property line) (said arc having a chord bearing of S 11°40'45" E, a clockwise direction, a chord distance of 237.70 feet and a radius of 1865.34 feet), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 0.64 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 105+50) (said arc having a chord bearing of S 7°59'45" E, a clockwise direction, a chord distance of 0.64 feet and a radius of 605.77 feet);

thence S 0°7'22" E and along the acquired R/W line a distance of 159.02 feet to a point on the acquired R/W line (said point offset 90' RT and perpendicular to centerline of project at station 104+00);

thence following the curvature thereof an arc distance of 108.63 feet and along the acquired R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 1°23'2" E, a clockwise direction, a chord distance of 108.61 feet and a radius of 1841.28 feet);

thence S 89°22'45" W and along the grantor's said property line a distance of 65.92 feet to a point on the present East R/W line of SR-119;

thence following the curvature thereof an arc distance of 270.98 feet and along said present R/W line to a point on the grantor's North property line (said arc having a chord bearing of N 3°51'9" W, a counterclockwise direction, a chord distance of 270.69 feet and a radius of 1678.68 feet);

thence S 89°11'32" E and along the grantor's said property line a distance of 81.06 feet to the point and place of BEGINNING, containing 0.429 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.

TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

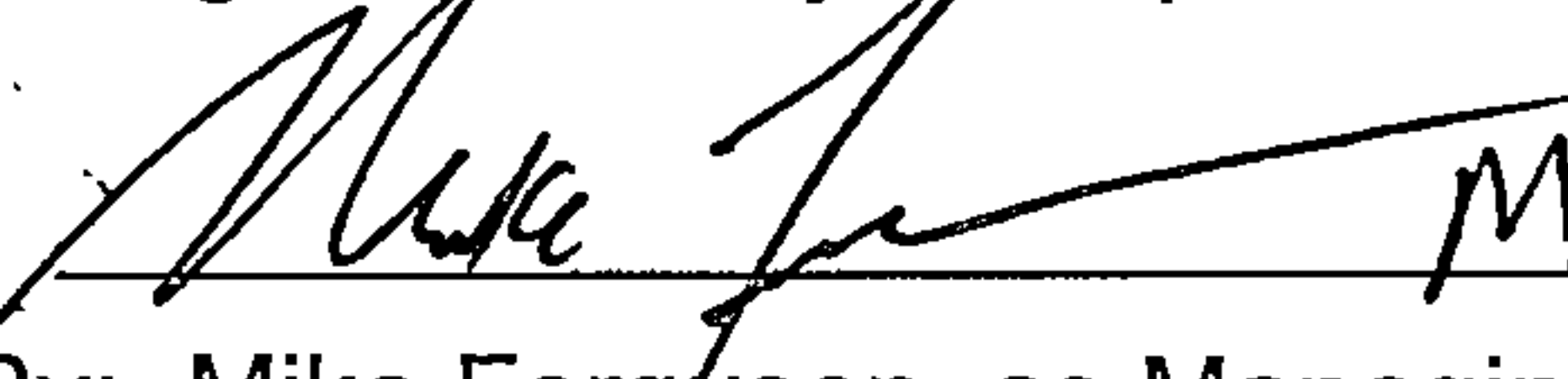
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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.

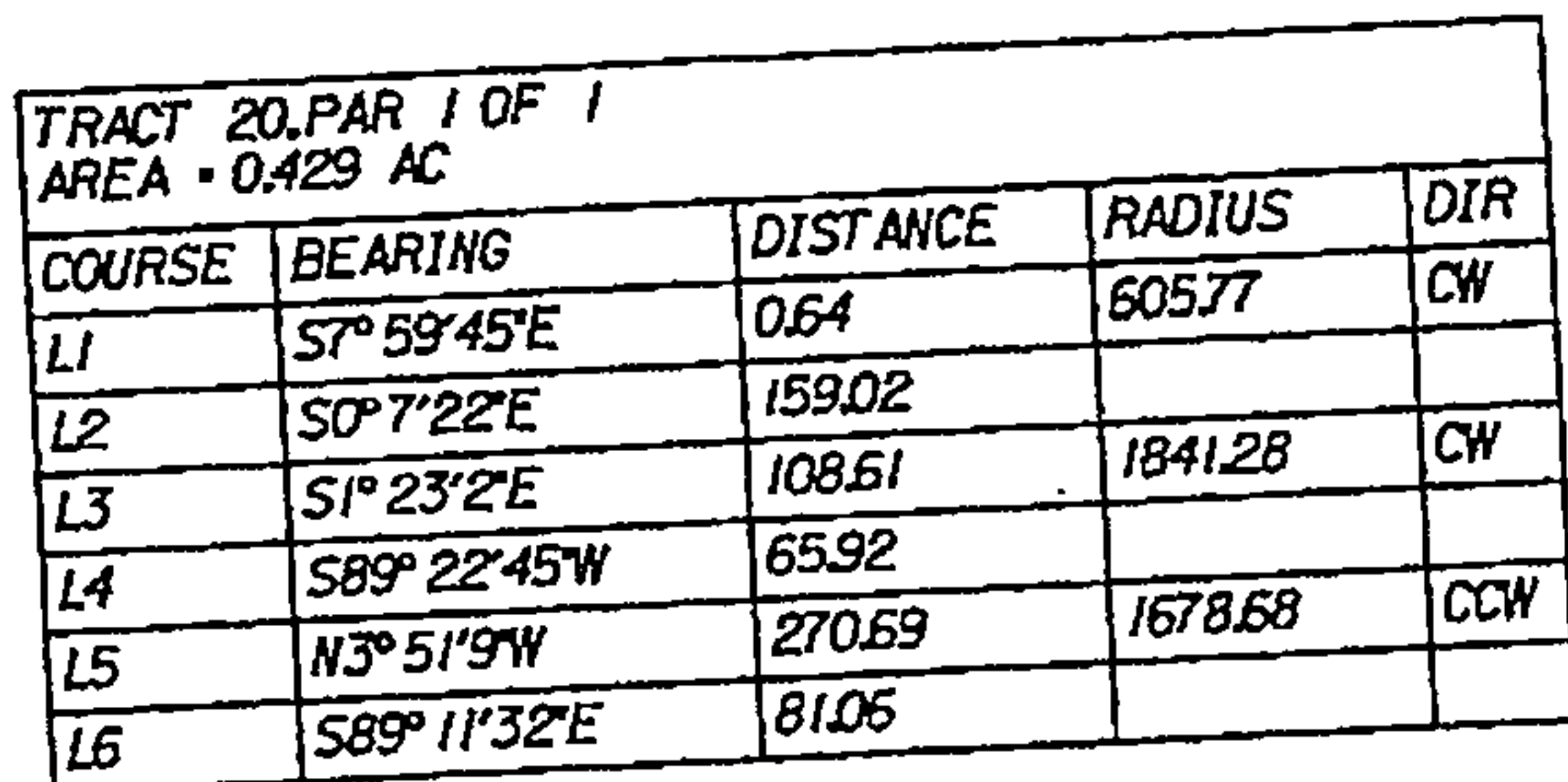
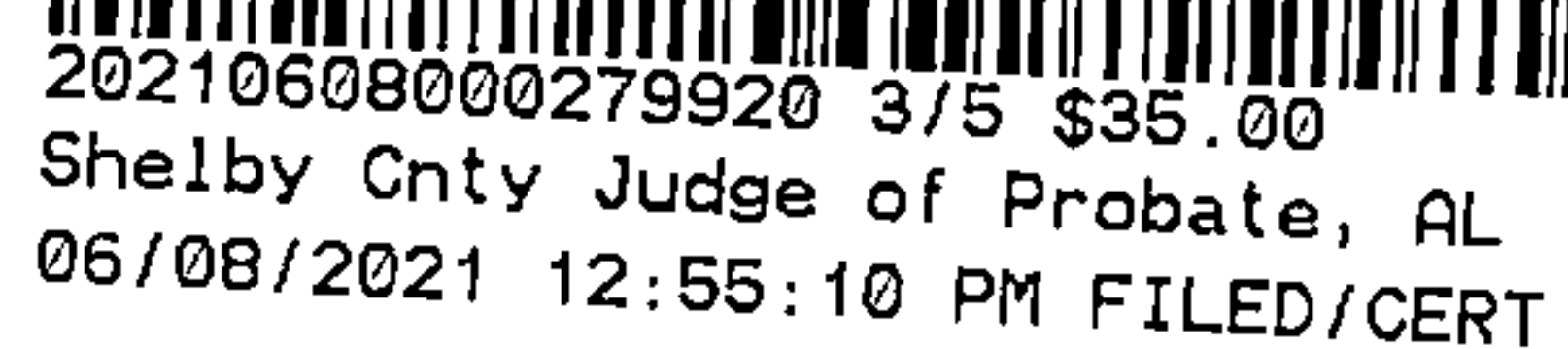
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to his/her (their) remaining property contiguous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

7th day of June, 2021.

Ferguson Family Enterprises, LLC

 *Managing Member*
By: Mike Ferguson, as Managing Member



Tract #:	20	Scale:	1"=100'
Grantor(s)		State:	Alabama
Ferguson Family Enterprises LLC		County:	SHELBY
Total Before:	2.022 AC	Project:	STPBH-0119(510)
Total Acquired:	0.429 AC	CPMS #:	100061286
Total Remainder:	1.593 AC	Date:	21-Feb-20
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1

NOTARY 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 Mike Ferguson, as Managing Member of Ferguson Family Enterprises, LLC, an Alabama limited liability company, 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 7th day of June, 2021.


Notary Public

My Commission Expires: 9-12-23




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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 Ferguson Family Enterprises, LLC
Mailing Address P O Box 177
Saginaw, AL 35007

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

Property Address Hwy 119

Date of Sale 6-7-21
Total Purchase Price \$ 65,000.00
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
x 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 6-7-21

Print Ferguson Family Enterprises, LLC

Sign

[Signature] MANAGING MEMBER

(Grantor/Grantee/Owner/Agent) circle one

By: Mike Ferguson, Managing Member

Form RT-1

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