

21-02172

Form ROW-QC
Rev. 07/25/2018



20210908000438270 1/4 \$65.00
Shelby Cnty Judge of Probate, AL
09/08/2021 03:55:26 PM FILED/CERT

INSTRUMENT PREPARED BY:
Nathanael McCall
Right of Way Bureau
Alabama Department of Transportation
1409 Coliseum Blvd.
Montgomery, Alabama 36110

STATE OF ALABAMA
COUNTY OF SHELBY

Project No. STPAA-458(2)
July 29, 2021

Shelby County, AL 09/08/2021
State of Alabama
Deed Tax:\$34.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, the State of Alabama, Alabama Department of Transportation, Party of the First Part (hereinafter Grantor), for and in consideration of the sum of Thirty Four Thousand and no/100 (\$34,000.00) Dollars and other good and valuable consideration, in hand paid to the Grantor by M & J Property Investments, LLC., Party of the Second Part (hereinafter Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto "Grantee," all of its right, title, interest, and claim in and to the following described real estate, subject to easements, rights of way, restrictions and reservations of record; also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Shelby County, Alabama: And as shown of the right of way maps of Project No. STPAA-458 (2) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama, as an aid to person and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

A part of SE ¼ of the NE ¼ of Section 2, Township 21-E, Range 3-W, identified as Tract No. 1 on Project No. STPAA-458(2) in Shelby County, Alabama and being more fully described as follows:

COMMENCING at the NW corner of the SE ¼ of the NE ¼ of Section 2, Township 21-E, Range 3-W;

thence easterly along the north Section line a distance of 360 feet, more or less, to a point on the present west R/W line of CSX Railroad;

thence southeasterly along said present R/W line a distance of 523 feet, more or less, to a point on the west R/W line of CSX Railroad {said point also on the present north R/W line of SR-119 (said point offset 130' LT and perpendicular to the centerline of SR-119)}, which is the point and place of BEGINNING;

thence S 28°36'34" E and along on said R/W line of CSX Railroad a distance of 51.82 feet to a point on the proposed R/W line of SR-119;

thence S 47°32'11" W and along on said proposed R/W line a distance of 111.13 feet to a point on said proposed R/W line;

thence S 55°19'32" W and along on said proposed R/W line a distance of 130.01 feet to a point on the present north R/W line of SR-119 (said point offset 160' LT and perpendicular to the centerline of SR-119);



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thence N 8°51'37" W and along on said present R/W line a distance of 50.05 feet to a point on said present R/W line (said point offset 210' LT and perpendicular to the centerline of SR-119 at station 564+90);

thence N 67°34'43" E and along on said present R/W line a distance of 134.41 feet to a point on said present R/W line (said point offset 225' LT and perpendicular to the centerline of SR-119 at station 566+96);

thence N 26°53'18" E and along the present north R/W line of SR-119 a distance of 105.14 feet; to the point and place of BEGINNING, containing 0.172 acre(s), more or less.

TO HAVE AND TO HOLD, the same unto Grantee, their successors and assigns forever.

This the 10th of August, 2021.

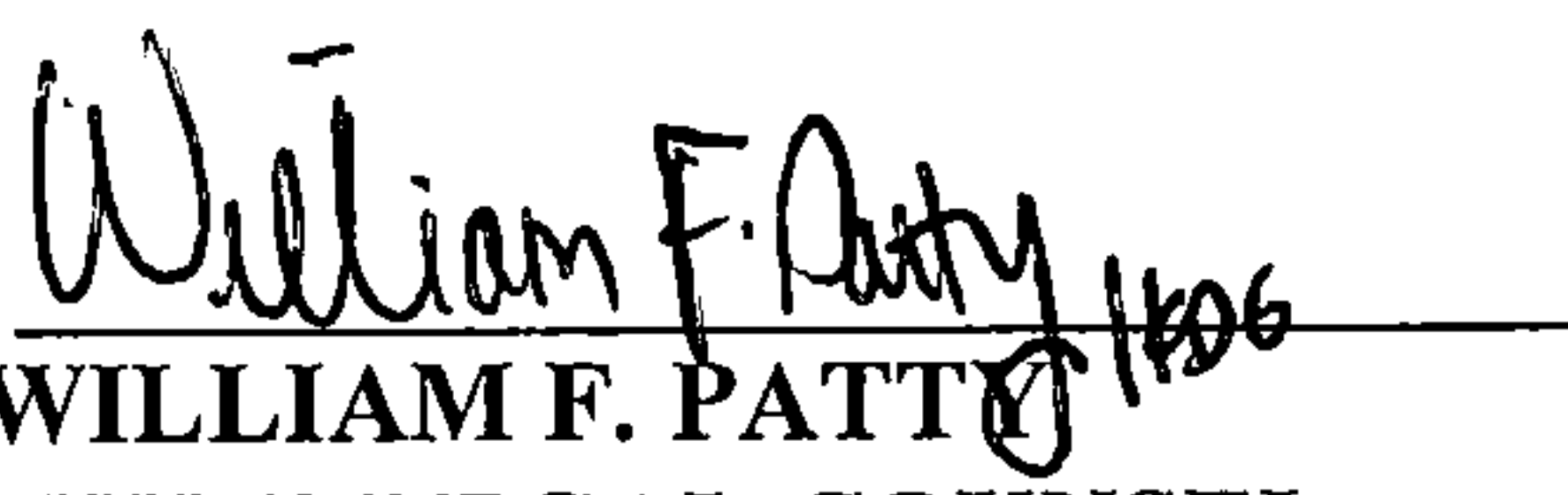
APPROVED:

By: 
JOHN R. COOPER
TRANSPORTATION DIRECTOR

Property ADDRESS N/A


MEJ ADDRESS: 1196 Highland Village
TRAIL, B'ham, AL
35242

APPROVED AS TO LEGAL FORM:

By: 
WILLIAM F. PATTEN
CHIEF LEGAL COUNSEL
ALABAMA DEPARTMENT
OF TRANSPORTATION

THE STATE OF ALABAMA

ATTEST:

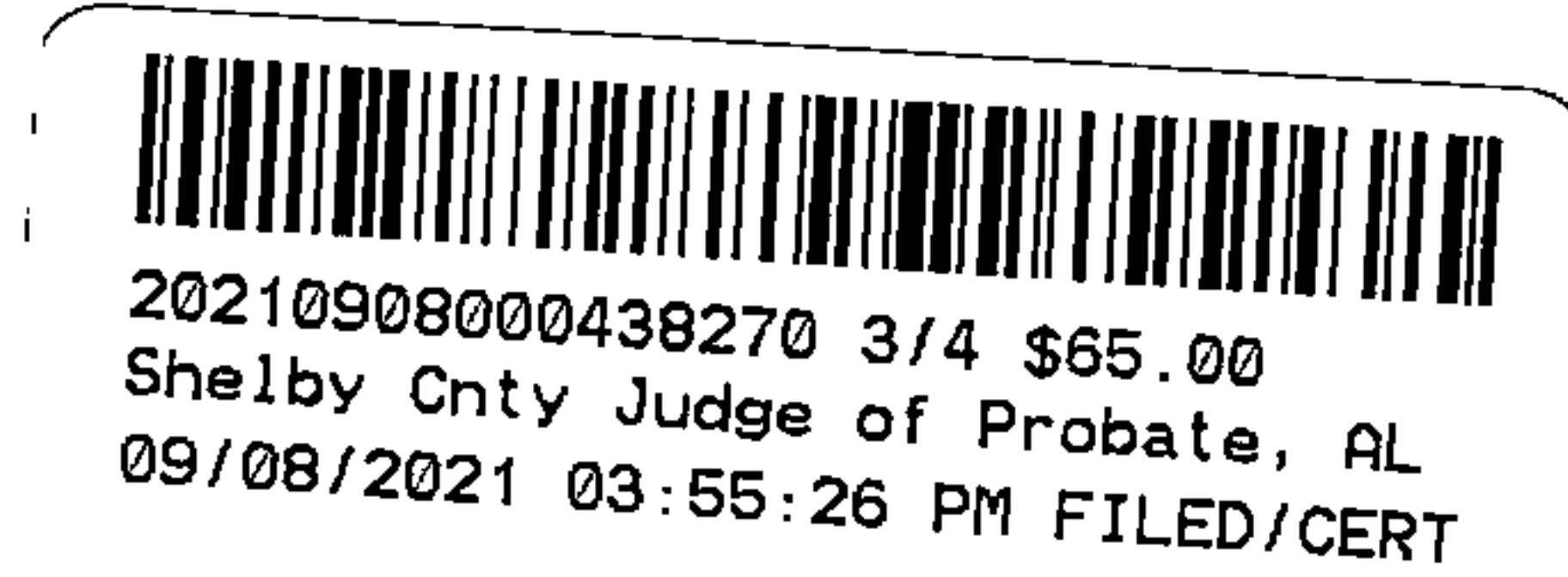
By: 
JOHN H. MERRILL
SECRETARY OF STATE OF THE
STATE OF ALABAMA

By: 
KAY IVEY
GOVERNOR OF ALABAMA

CERTIFICATION

STATE OF ALABAMA

COUNTY OF MONTGOMERY



TO: Honorable Kay Ivey, Governor of the State of Alabama:

I, John R. Cooper Director of the Alabama Department of Transportation, do hereby certify that the Alabama Department of Transportation, acting by and through the powers vested in it by law, has negotiated with M & J Property Investments, LLC. in the Quitclaim Deed attached, for the sale of certain property by the State of Alabama, which property is located in Shelby County, Alabama, and which property is better described in said Quitclaim Deed and do further certify that all requirements of law with respect to such sale have been complied with.

This the 4th day of August, 2021.

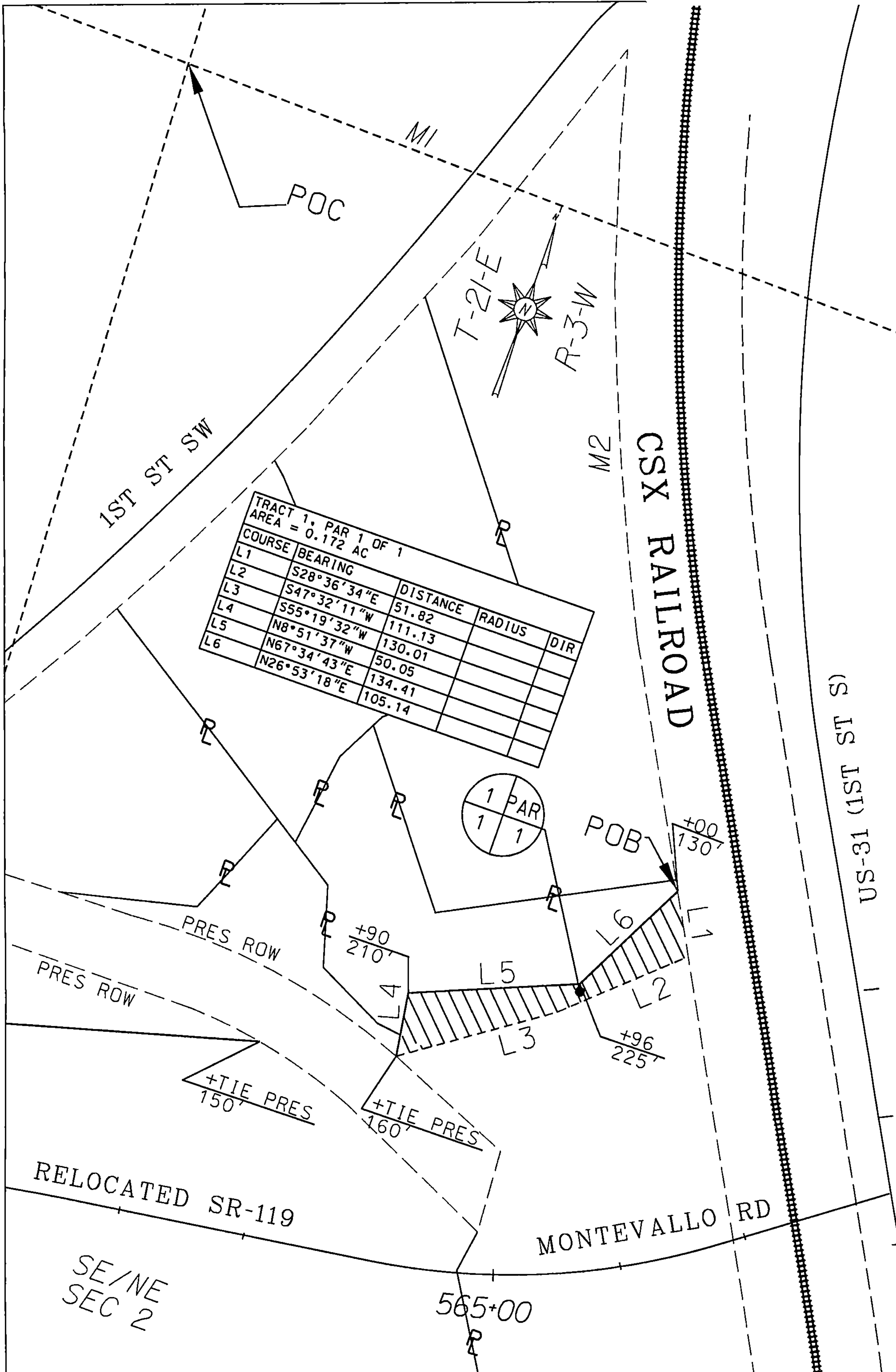


JOHN R. COOPER
TRANSPORTATION DIRECTOR



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\$FILES



Tract #:	1	Scale:	1"=100'
Grantor(s):		State:	Alabama
ALDOT		County:	Shelby
Total Before:	N/A	Project:	STPAA-458(2)
Total Parcels:	0.172 AC	CPMS #:	100009094
Total Remainder:	N/A	Date:	29-Jul-21
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 of 1