

STATE OF ALABAMA  
COUNTY OF SHELBY

PROJECT NO. SCP 59-904-19  
TRACT NO. 3  
DATE: 6/21/2023

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Two Thousand Nine Hundred** dollar(s), cash in hand paid to the undersigned by Shelby County, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), **Darryl Wayne & Donna Michele Blankenship** have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, Alabama the following described property:

**A part of the SE ¼ of Section 21, Township 21 South, Range 1 East, identified as Tract No. 3 on Project No. SCP 59-904-19 in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Begin at the Southwest corner of the Southwest Quarter of the Southeast Quarter of the said Section 21, thence run a chord bearing of North 35 degrees, 07 minutes, 13 seconds, East a distance of 431.33 feet to the intersection of the West boundary of the Blankenship property and the present west right-of-way of Shelby County Highway 61, said point being located 40.00 feet left of centerline station 248+33.58 and being the POINT OF BEGINNING of the acquired right-of-way herein described; thence run North 00 degrees, 58 minutes, 50 seconds, West an along said Blankenship boundary a distance of 68.14 feet to a point on the acquired right-of-way of said Highway 61, said point being located 80.00 feet left of centerline station 248+94.83; thence run North 25 degrees, 08 minutes, 34 seconds, East along the acquired right-of-way a distance of 189.35 feet to a point being located 80.00 feet left of centerline p.c. station 250+84.18; thence run northeasterly and along a curve to the right, having a radius of 1,225.92 feet, a delta of 03 degrees, 17 minutes, 27 seconds, and an arc of 70.42 feet, a chord bearing of North 26 degrees, 47 minutes, 17 seconds, East a chord distance of 70.41 feet to a point being located 80.00 feet left of centerline station 251+50.00; thence run North 51 degrees, 44 minutes, 00 seconds, East along acquired right-of-way in transition a distance of 112.54 feet to a point being located 40.00 feet left of centerline station 252+50.00 on the present curving present right-of-way of Shelby County Highway 61; thence run southwesterly and along said right-of-way being a curve to the left, having a radius of 1,185.92 feet, a delta of 08 degrees, 17 minutes, 28 seconds, an arc of 171.61 feet, a chord bearing of South 29 degrees, 17 minutes, 18 seconds, West a chord distance of 171.46 feet to a point being located 40.00 feet left of centerline p.c. station 250+84.18; thence run South 25 degrees, 08 minutes, 34 seconds, West along present right-of-way a distance of 134.14 feet to a point being located 40.00 feet left of centerline station 248+50; thence run North 64 degrees, 52 minutes, 34 seconds West and along said right-of-way in transition a distance of 10.00 feet to a point being located 50.00 feet left of centerline station 248+50; thence run South 25 degrees, 08 minutes, 34 seconds, West along present right-of-way a distance of 116.38 feet to the Point of Beginning.

Said Parcel containing 0.29 acres, more or less.

And as shown on the right of way map of record in the Highway Department of Shelby County Alabama 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 Shelby County, 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 Shelby County, 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 Shelby County and all or 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 21st day of June, 2023.

  
20230626000188220 2/6 \$39.00  
Shelby Cnty Judge of Probate, AL  
06/26/2023 09:24:52 AM FILED/CERT

David W. Blankenship

Donna Michelle Blankenship



ACKNOWLEDGMENT


STATE OF ALABAMA     )

COUNTY OF SHELBY     )

I, Mark Endfinger, a Notary Public, in and for said County in said State, hereby certify that **Darryl Wayne & Donna Michele Blankenship**, whose name (s) **appears herin**, signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

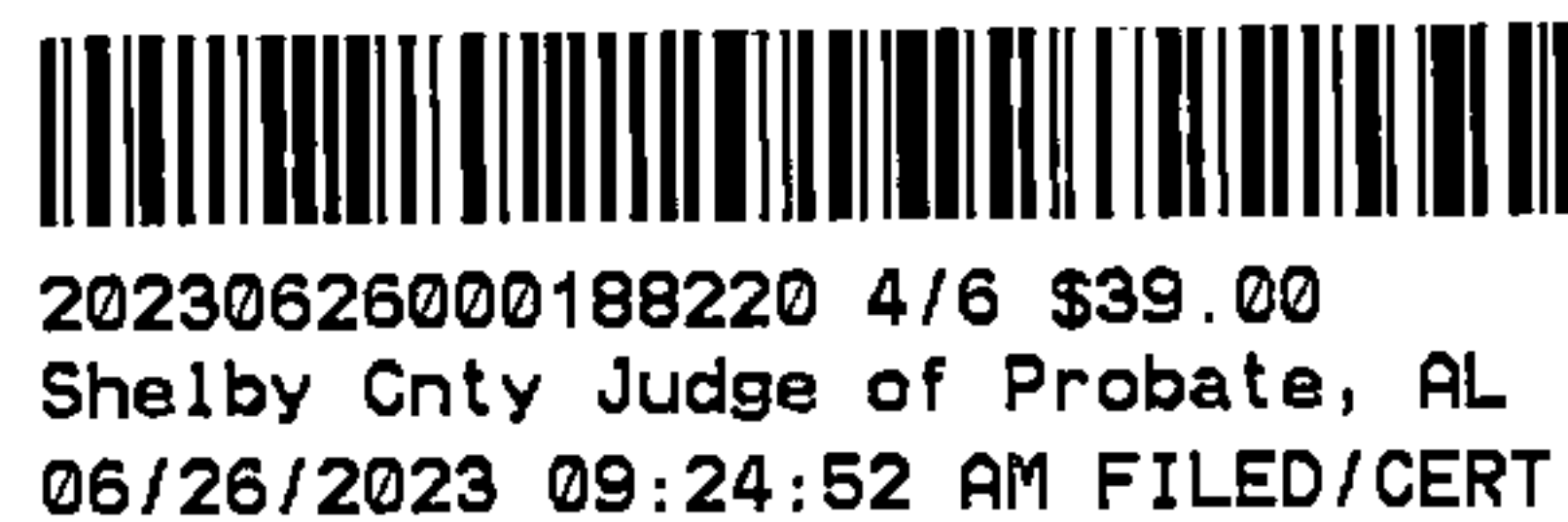
Given under my hand and official seal this 21<sup>st</sup> day of June 2023

  
\_\_\_\_\_  
**NOTARY PUBLIC**  
  
My Commission Expires 11/16/2025

  
20230626000188220 3/6 \$39.00  
Shelby Cnty Judge of Probate, AL  
06/26/2023 09:24:52 AM FILED/CERT



**DARRYL WAYNE & DONNA MICHELE  
BLANKENSHIP  
385 HWY 435 COLUMBIANA, AL 35051  
20-5-21-0-000-020.001  
INST. #1999111700471251**




TRACT NO. 3  
OWNER: DARRYL WAYNE & DONNA  
MICHELE BLANKENSHIP  
SOURCE OF TITLE:  
INST. #19991117000471251  
SEC. 21, T21S, R1E

- IRON FOUND  
 ○ 1/2" REBAR and CAP SET  
 □ CONCRETE MONUMENT FOUND  
 △ CALCULATED -NOT MONUMENTED  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 R.O.W. RIGHT-OF-WAY  
 ? LINE NOT TO SCALE  
 Ac R.O.W. ACQUIRED R.O.W.  
 Temp Emt TEMPORARY CONSTRUCTION EASEMENT  
 [ ] ACQUIRED R.O.W.  
 [ ] ACQUIRED EASEMENT  
 [ ] TEMPORARY CONSTRUCTION EASEMENT

Frequency	Percentage
Never	10
Rarely	15
Sometimes	35
Often	25
Always	15

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

	Drawn By S.M.B.	Appd. By K.D.H	Surveyed By —	Field Work —	Date 01/26/2023
	Scale 1" = 50'	Source of Information SHOWN	Survey Type R.O.W. MAP	Drawing No. Beeswax Bridge RoW	Job No. 2301-035

**Montgomery and Hinkle, inc.**  
Professional Land Surveyors  
kevin@mhisurvey.com

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
OFFICE: 205-248-7396  
FAX: 205-248-7398



TOTAL ACREAGE OWNED: 13.95  
ACREAGE ACQUIRED: 0.29  
REMAINDER: 13.66

DARRYL WAYNE & DONNA MICHELE  
BLANKENSHIP  
385 HWY 435 COLUMBIANA, AL 35051  
20-5-21-0-000-020.001  
INST. #19991117000471251



20230626000188220 5/6 \$39.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
SHELBY COUNTY

Part of the Southeast Quarter of Section 21, Township 21 South, Range 1 East,  
Shelby County, Alabama and being more particularly described as follows:

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of the said Section 21, thence run a chord bearing of North 35 degrees, 07  
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Said Parcel containing 0.29 acres, more or less.

SHELBY COUNTY  
COMMISSION BRIDGE  
REPLACEMENT ON SHELBY  
COUNTY HIGHWAY 61  
OVER BEESWAX CREEK

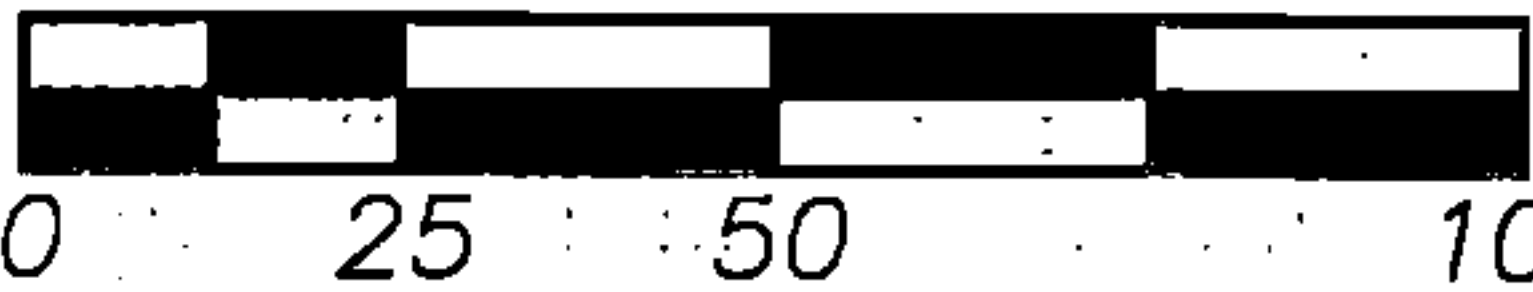
TRACT NO. 3  
OWNER: DARRYL WAYNE & DONNA  
MICHELE BLANKENSHIP  
SOURCE OF TITLE:  
INST. #19991117000471251  
SEC. 21, T21S, R1E

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- ▨ ACQUIRED EASEMENT
- ▩ TEMPORARY CONSTRUCTION EASEMENT

PAGE 2 OF 2 PAGES  
REVISED 03/24/2023



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

	Drawn By S.M.B.	Appd. By K.D.H.	Surveyed By -	Field Work -	Date 01/26/2023
	Scale 1" = 50'	Source of Information SHOWN	Survey Type R.O.W. MAP	Drawing No. Beeswax Bridge RoW	Job No. 2301-035

Montgomery and Hinkle, inc.  
Professional Land Surveyors  
kevin@mhisurvey.com

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
OFFICE: 205-248-7396  
FAX: 205-248-7398



## Real Estate Sales Validation Form

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

Grantor's Name Darryl Wayne & Donna Blankenship  
Mailing Address 385 Hwy 435  
Columbiana, AL 35051

Grantee's Name Shelby County Commission  
Mailing Address 200 West College Street  
Columbiana, AL 35051

Property Address A portion of the property along CR 61  
385 Hwy 435  
Columbiana, AL 35051  
Tract 3 (0.29 Acres)

Date of Sale 6/21/2023  
Total Purchase Price \$ 2900.00

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

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 6/22/23

Print Mark Endreger

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1