



STATE OF ALABAMA
COUNTY OF SHELBY

PROJECT NO. SCP 59-904-19
TRACT NO. 2
DATE: _____

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five 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), **Nancy A. Jeter and Brian Clide Jeter** have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property:

A part of the SE ¼ of Section 21, Township 21 South, Range 1 East, identified as Tract No. 5 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 along the South line of the said Section 21 South 89 degrees, 31 minutes, 55 seconds, East a distance of 85.98 feet to the intersection of the west right-of-way of Shelby County Highway 61, said right-of-way measured 40 feet from centerline; thence run along said west right-of-way a chord bearing of North 26 degrees, 33 minutes, 12 seconds, East a chord distance of 273.24 feet to a point on the present right-of-way of the said Highway 61, said point being located 40.00 feet left of centerline at station 247+18.00; thence run North 63 degrees, 49 minutes, 23 seconds, West and along a right-of-way change a distance of 10.00 feet, said point being located 50.00 feet left of centerline station 247+18.00; thence run North 18 degrees, 08 minutes, 48 seconds, West and along the acquired right-of-way a distance of 43.75 feet to a point located 80.00 feet left of centerline station 247+50.00; thence run North 25 degrees, 08 minutes, 34 seconds East and along the acquired right-of-way for a distance of 74.18 feet to a point being located 80.00 feet left of centerline station 248+24.18 and being the POINT OF BEGINNING of the right-of-way acquisition herein described; thence continue North 25 degrees, 08 minutes, 34 seconds East and along the acquired right-of-way for a distance of 70.65 feet to a point being located 80.00 feet left of centerline station 248+94.83; thence run South 00 degrees, 58 minutes, 50 seconds, East a distance of 68.14 feet along the acquired right-of-way to a point being located 50.00 feet left of centerline station 248+33.65 on the present right-of-way; thence run South 25 degrees, 08 minutes, 32 seconds, West a distance of 8.63 feet to a point being located 50.00 feet left of centerline station 248+25.03; thence run North 66 degrees, 28 minutes, 07 seconds, West a distance of 30.01 feet to the Point of Beginning.
Said Parcel containing 0.027 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.

Nancy A. Jeter
Brian Clide Jeter

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)


20230626000188230 2/5 \$36.00
Shelby Cnty Judge of Probate, AL
06/26/2023 09:24:53 AM FILED/CERT

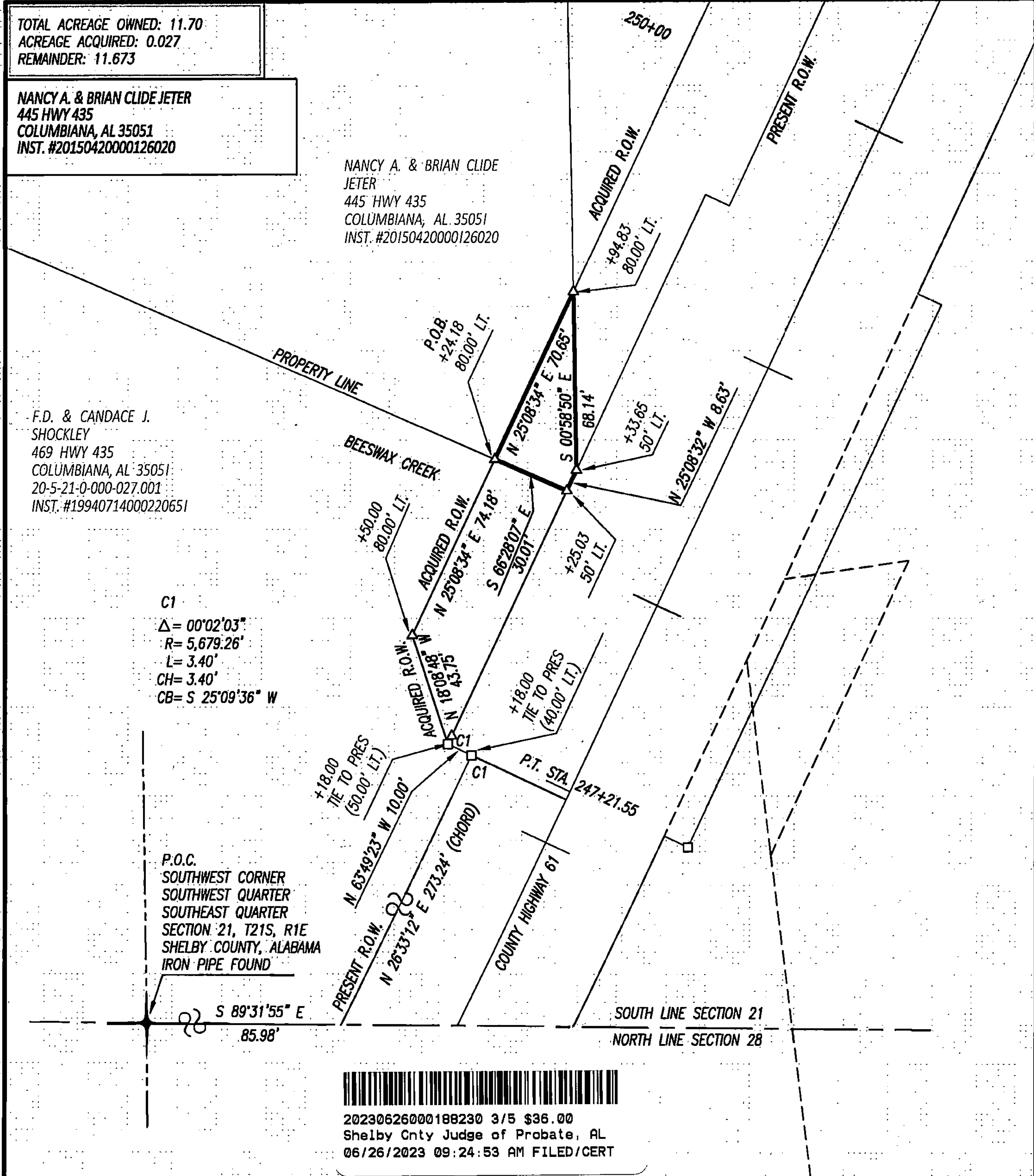
I, Mark Endfinger, a Notary Public, in and for said County in said State, hereby certify that Nancy A. Jeter and Brian Clide Jeter, whose name (s) **appears herin**, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2023

Mark Endfinger
NOTARY PUBLIC

My Commission Expires 11/16/2025






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

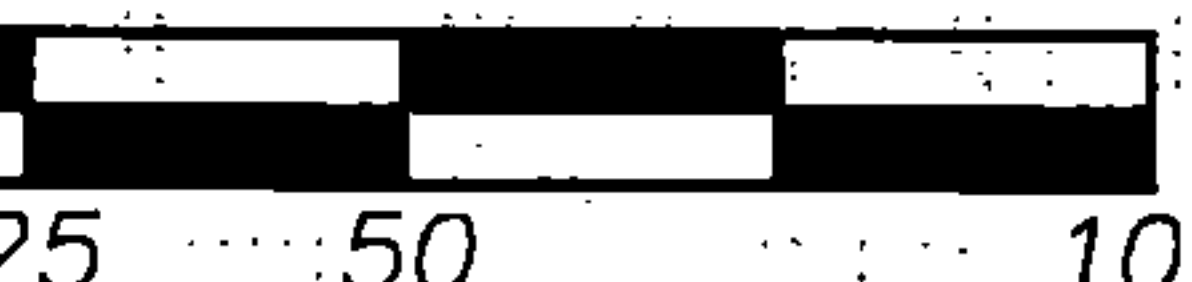
TRACT NO. 2
**OWNER: NANCY A. & BRIAN CLIDE
JETER**
**SOURCE OF TITLE: INST.
20150420000126020
SEC. 21, T21S, R1E**


- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- Δ 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

PAGE 1 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		

TOTAL ACREAGE OWNED: 11.70
ACREAGE ACQUIRED: 0.027
REMAINDER: 11.673

NANCY A. & BRIAN CLIDE JETER
445 HWY 435
COLUMBIANA, AL 35051
INST. #20150420000126020

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:

Begin at the Southwest corner of the Southwest Quarter of the Southeast Quarter
of the said Section 21, thence run along the South line of the said Section 21
South 89 degrees, 31 minutes, 55 seconds, East a distance of 85.98 feet to the
intersection of the west right-of-way of Shelby County Highway 61, said
right-of-way measured 40 feet from centerline; thence run along said west
right-of-way a chord bearing of North 26 degrees, 33 minutes, 12 seconds, East
a chord distance of 273.24 feet to a point on the present right-of-way of the
said Highway 61, said point being located 40.00 feet left of centerline at
station 247+18.00; thence run North 63 degrees, 49 minutes, 23 seconds, West
and along a right-of-way change a distance of 10.00 feet, said point being
located 50.00 feet left of centerline station 247+18.00; thence run North 18
degrees, 08 minutes, 48 seconds, West and along the acquired right-of-way a
distance of 43.75 feet to a point located 80.00 feet left of centerline station
247+50.00; thence run North 25 degrees, 08 minutes, 34 seconds East and along
the acquired right-of-way for a distance of 74.18 feet to a point being located
80.00 feet left of centerline station 248+24.18 and being the POINT OF
BEGINNING of the right-of-way acquisition herein described; thence continue
North 25 degrees, 08 minutes, 34 seconds East and along the acquired
right-of-way for a distance of 70.65 feet to a point being located 80.00 feet
left of centerline station 248+94.83; thence run South 00 degrees, 58 minutes,
50 seconds, East a distance of 68.14 feet along the acquired right-of-way to a
point being located 50.00 feet left of centerline station 248+33.65 on the
present right-of-way; thence run South 25 degrees, 08 minutes, 32 seconds, West
a distance of 8.63 feet to a point being located 50.00 feet left of centerline
station 248+25.03; thence run North 66 degrees, 28 minutes, 07 seconds, West a
distance of 30.01 feet to the Point of Beginning.

Said Parcel containing 0.027 acres, more or less.



20230626000188230 4/5 \$36.00
Shelby Cnty Judge of Probate, AL
06/26/2023 09:24:53 AM FILED/CERT

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

TRACT NO. 2
OWNER: NANCY A. & BRIAN CLIDE
JETER
SOURCE OF TITLE: INST.
20150420000126020
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

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 Brian Clide & Nancy A. Jeter
Mailing Address 445 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
445 Hwy 435
Columbiana, AL 35051
Tract 2 (0.027 Acres)

Date of Sale 6/21/2023
Total Purchase Price \$ 500.00

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 Endfeger

Unattested

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

(verified by)

Form RT-1