



THIS INSTRUMENT PREPARED BY
BRANTLEY LAKE
GONZALEZ-STRENGTH AND ASSOCIATES, INC.
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. RP-7112(003)
CPMS PROJ. NO. 100074113
TRACT NO. 12
DATE: 5-17-2023

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Ninety Eight Thousand ~~Nine Hundred Eighty and 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), Josephval Luan and wife, Magdelene T. Zam Lun, 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 - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 12 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at a found capped rebar stamped Weygand marking the Northwest corner of Lot 3 as recorded in Map Book 11, Page 28 in the Office of the Judge of Probate, Shelby County, Alabama, also lying on the south present R/W line of Saddle Run Circle;

thence run East along said present R/W line for a distance of 143.02 feet, more or less, to a point on said present R/W;

thence run Southeasterly along said present R/W line for a distance of 77.66 feet, more or less, to a point on the West acquired R/W line of SR 261, (said point offset 67.78 feet LT and perpendicular to centerline of project);

thence run Southerly along the acquired R/W line for a distance of 463.60 feet, more or less, to a point on the grantor's Northeast property line and marking the POINT OF BEGINNING;

thence run South 38 degrees 22 minutes 57 seconds East along the grantor's said property line for a distance of 44.03 feet to a point on the West present R/W line of SR 261;

thence run along said present R/W line and arc of a curve, said curve being a clockwise curve having a radius of 2046.89 feet, a delta angle of 01 degrees 17 minutes 09 seconds, a chord bearing of South 35 degrees 33 minutes 54 seconds West, and a chord length of 45.93 feet, for a distance of 45.94 feet to a point on the north present R/W line of Aaron Road;

thence run North 87 degrees 33 minutes 23 seconds West along said present R/W line for a distance of 29.66 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 195+83.26);

thence run North 04 degrees 17 minutes 59 seconds West along the acquired R/W line for a distance of 22.47 feet to a point on the acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 196+00.00);

thence run North 37 degrees 34 minutes 10 seconds East along the acquired R/W line for a distance of 43.07 feet to a point on the acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at PC station 196+43.07);

thence run North 11 degrees 27 minutes 53 seconds West along the acquired R/W line for a distance of 6.63 feet to a point on the acquired R/W line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 196+47.62);

thence run along the acquired R/W line and arc of a curve, said curve being a counterclockwise curve having a radius of 1575.00 feet, a delta angle of 00 degrees 20 minutes 46 seconds, a chord bearing of North 37 degrees 14 minutes 18 seconds East, and a chord length of 9.51 feet, for a distance of 9.51 feet the POINT OF BEGINNING; said parcel contains 0.054 acre(s), more or less.

And as shown on the right of way map of record in the State of 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.

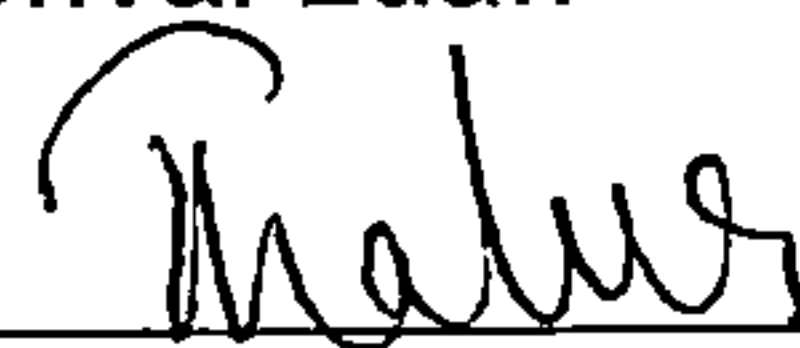
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 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 23rd day of October, 2023.



Josephval Luan



Magdalene T. Zam Lun



20231024000312660 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/24/2023 09:30:17 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)

I, Celeste Fulmer, a Notary Public, in and for said County in said State,
hereby certify that Josephval Luan & Magdalene T. Zam Lun, whose name (s)
are _____, 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, they _____
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October 2023.

Celeste Fulmer
NOTARY PUBLIC

My Commission Expires 10-9-24

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

_____ County

I, _____, a _____ in and for said
County, in said State, hereby certify that _____ whose
name as _____ of the _____ Company,
a corporation, 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 this conveyance, he, as such officer
and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20_____.

Official Title _____

to
STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

County of _____
I, _____
Judge of Probate in and for said County,
Hereby certify that the within
Conveyance was filed in my office at
_____ o' clock _____ M., on the _____
day of _____, 20____,
and duly recorded in Deed Record _____
page _____
Dated _____ day of _____ 20____.

Judge of Probate

County, Alabama.

I

Real Estate Sales Validation Form

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

Grantor's Name	Josephval Luan & Magdalene T. Zam Lun	Grantee's Name	ALDOT
Mailing Address	<u>114 Aaron Parc Ct</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>P O Box 382348</u> <u>Birmingham, AL 35238</u>
Property Address	<u>114 Aaron Parc Ct.</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>10/23/23</u>
		Total Purchase Price	<u>\$ 298,980.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 any

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 10/23/23

Print

Josephval Luan & Magdalene T. Zam Lun

☐ Unattested

☒ Sign

(verified by)

Maale
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20231024000312660 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
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