



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. 34
DATE: 5-8-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Five Thousand Sixty Five & 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), ^{an Alabama limited liability company} the undersigned grantor(s), Breezeway Properties, LLC have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama following described property:

A part of the NW ¼ - SW¼ and NE ¼ - SW ¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 34 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 JPS marking the Northeast corner of Lot 1 according to Map Book 34, Page 119 as recorded in the Office of the Judge of Probate, Shelby County, Alabama;

thence run Northerly along the West present R/W line of Mitoba Trail for a distance of 413.43 feet, more or less, to a point lying on the east acquired R/W line of SR 261 and marking the POINT OF BEGINNING, (said line offset 60.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and along the arc of curve, said curve being a counterclockwise curve having a radius of 2160.00 feet, a delta angle of 11 degrees, 29 minutes 54 seconds, a chord bearing of South 21 degrees 47 minutes, 02 seconds West, and a chord length of 432.75 feet, for a distance of 433.48 feet to a point on the grantor's south property line;

thence run North 89 degrees, 46 minutes, 26 seconds West along the grantor's South property line for a distance of 40.64 feet to a point on the east present R/W line of SR 261;

thence run North 13 degrees, 35 minutes, 01 seconds East along said present R/W line for a distance of 31.73 feet to a point on said present R/W line;

thence run along said present R/W line and the arc of curve, said curve being a clockwise curve having a radius of 1460.00 feet, a delta angle of 16 degrees, 01 minutes, 33 seconds, a chord bearing of North 23 degrees, 08 minutes, 52 seconds East, a chord length of 407.04 feet, for a distance of 408.37 feet to a point on said present R/W line;

thence run along said present R/W line and the arc of a compound curve, said curve being a clockwise curve having a radius of 25.00 feet, a delta angle of 85 degrees, 31 minutes, 57 seconds, a chord bearing of South 84 degrees, 13 minutes, 25 seconds East, and a chord length of 33.95 feet, for a distance of 37.32 feet to the POINT OF BEGINNING; said parcel contains 0.397 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 26th day of October, 2023.

BREEZEWAY PROPERTIES, LLC

By: Lindsey Marie Kelly Whitlock, Member

By: Mark Patrick Whitlock, Jr., Member



ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)

I, _____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name (s) _____, signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ 20_____.

NOTARY PUBLIC

My Commission Expires _____

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, the undersigned _____, a Notary Public _____ in and for said County, in said State, hereby certify that Lindsey Marie Kelly Whitlock & Mark Patrick Whitlock, Jr. whose name as Members of the Breezeway Properties, LLC 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 26th day of October, A.D. 20²³.

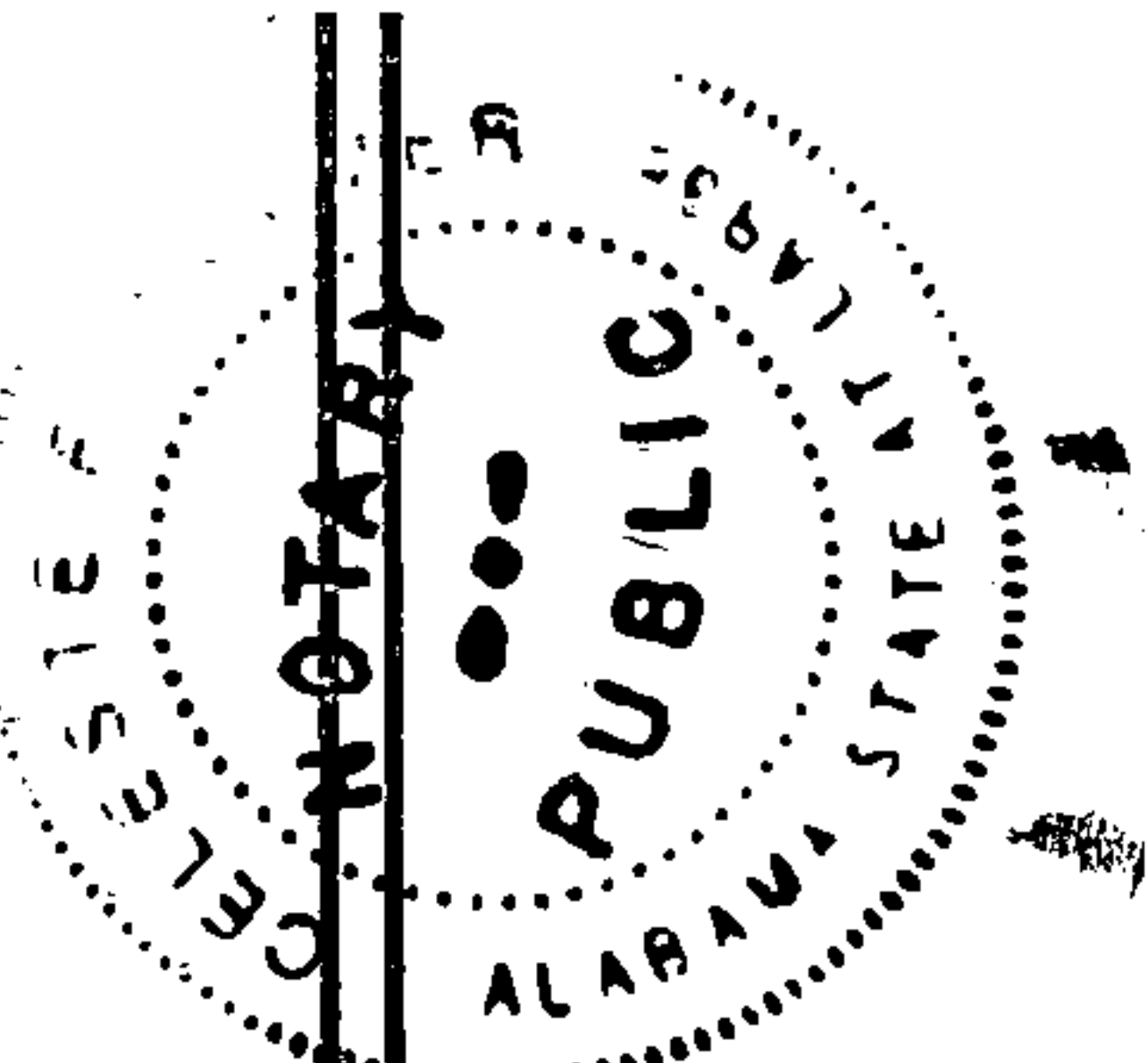
Cullen D. Fulmer
Official Title Notary Public

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.




20231026000315990 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/26/2023 01:24:03 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Breezeway Properties, LLC
Mailing Address 1900 Corporate Dr., #383172
Birmingham, AL 35238-7844

Grantee's Name ALDOT
Mailing Address P O Box 382348
Birmingham, AL 35238

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 10/26/23
Total Purchase Price \$ 75,065.00

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 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 10/26/23

☐ Unattested

(verified by)

Breezeway Properties, LLC
Print
By: Lindsey Marie Kelly Whitlock, Member
Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1