


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-CRSABH-7112(003)
CPMS PROJ. NO. 100074113
TRACT NO. 1
DATE: 2-9-2023

FEE SIMPLE
WARRANTY DEED


20231101000321360 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
11/01/2023 01:35:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Twenty Two Thousand Four Hundred /
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), Andrew Arthur Burell, ^{Revocable Living Trust} 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 SW ¼ - SE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract
No. 1 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more
fully described as follows:**

Parcel 1 of 1:

Commence at a found 3" capped pipe marking the Southeast corner of the Southwest one-quarter of the Southeast one-quarter of
Section 2, Township 20 South, Range 3 West, Shelby County, Alabama;

thence run westerly along said quarter-quarter section line for a distance of 1159.08 feet, more or less, to a point on the grantor's
property line, (said point on the east acquired R/W line of SR 261, (said line offset 65.00 feet RT and parallel to centerline of
project)) marking the POINT OF BEGINNING;

thence run North 88 degrees 27 minutes 02 seconds West along the grantor's property line for a distance of 24.44 feet to a point on
the east present R/ W line of SR 261;

thence run North 25 degrees 36 minutes 27 seconds East along said present R/W line for a distance of 490.22 feet to a point on the
grantor's northeast property line;

thence run South 64 degrees 23 minutes 59 seconds East along the grantor's northeast property line for a distance of 27.39 feet to a
point on the acquired R/W line, (said line offset 65.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 6775.00 feet, a
delta angle of 00 degrees 52 minutes 38 seconds, a chord bearing of South 25 degrees 52 minutes 09 seconds West, and a chord
length of 103.71 feet, for a distance of 103.72 feet to a point on the acquired R/W line, (said point offset 65.00 feet RT and
perpendicular to centerline of project at PC station 155+49.41);

thence run South 26 degrees 18 minutes 28 seconds West along the acquired R/W line for a distance of 376.58 feet to the POINT
OF BEGINNING; said parcel contains 0.280 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 30th day of October, 2023

Andrew Arthur Burell Revocable Living Trust


By: Andrew Arthur Burell, Trustee

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF _____)



20231101000321360 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
11/01/2023 01:35:05 PM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Andrew Arthur Burell, as Trustee of the Andrew, ~~whose name(s)~~
Arthur Burell Revocable Living Trust is is, signed to the foregoing conveyance, and who
is is known to me, acknowledged before me on this day that, being informed of the contents
of this conveyance, he with full authority
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October 2023.

Dana M. Askew
NOTARY PUBLIC

My Commission Expires 8/1/27

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_____.

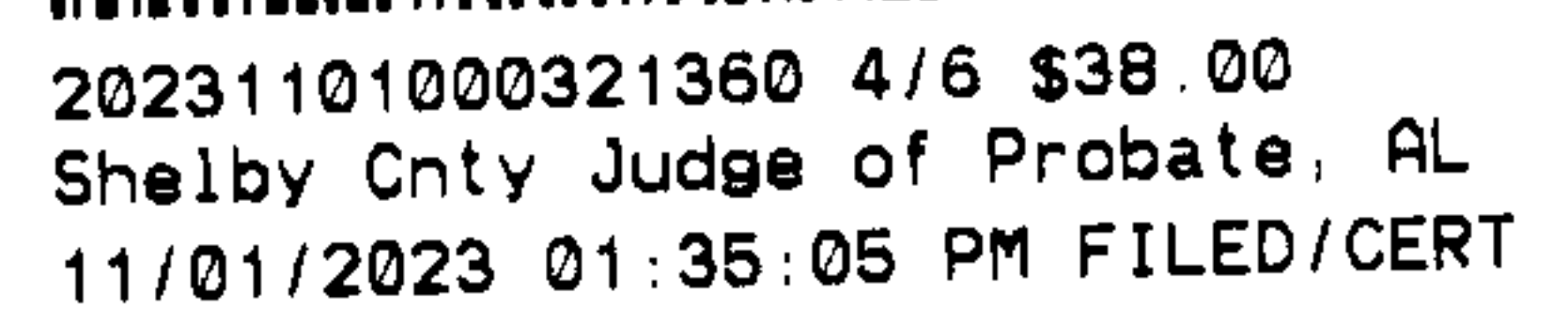
Official Title _____

to
STATE OF ALABAMA
WARRANTY DEED

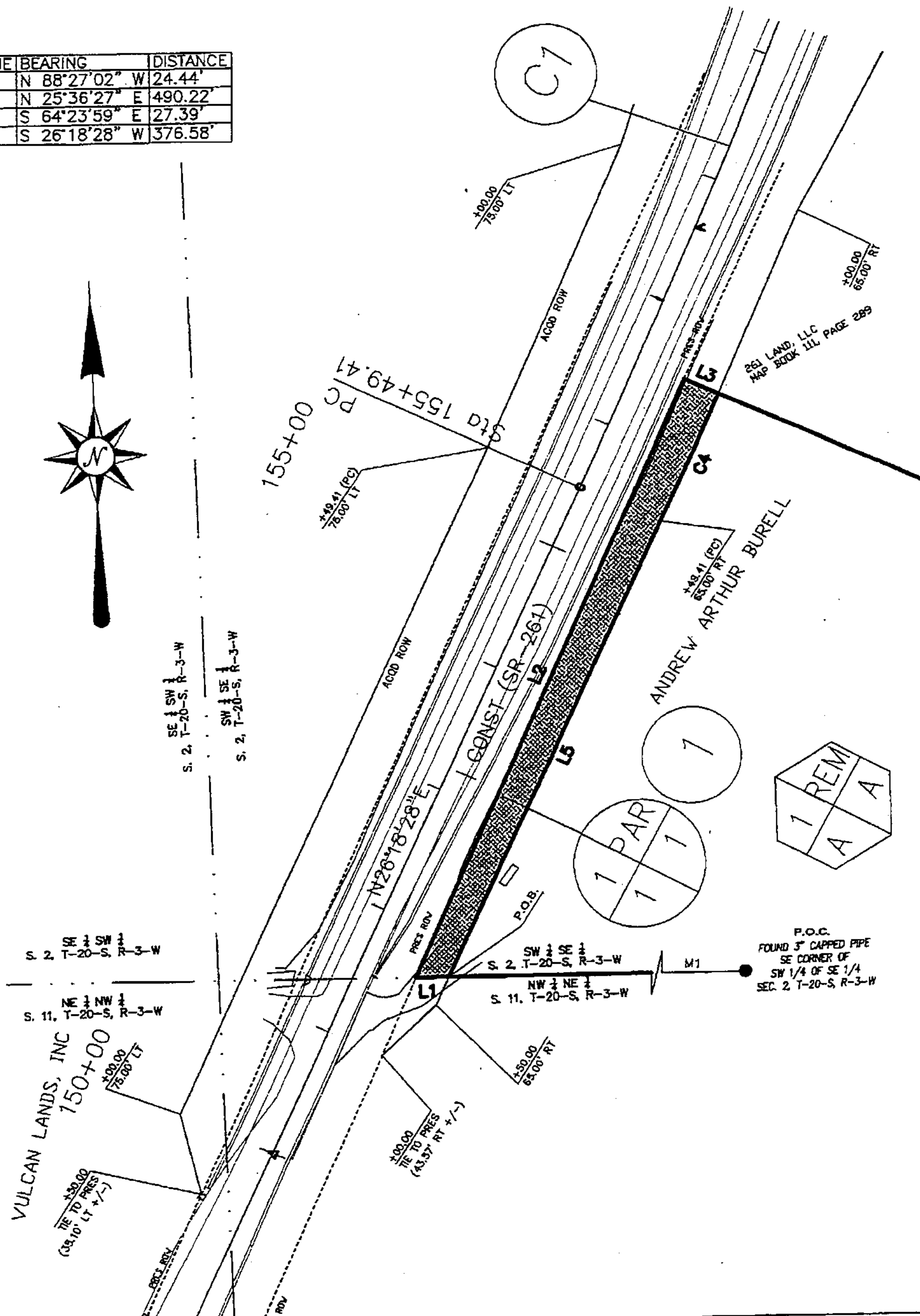
STATE OF ALABAMA

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____.

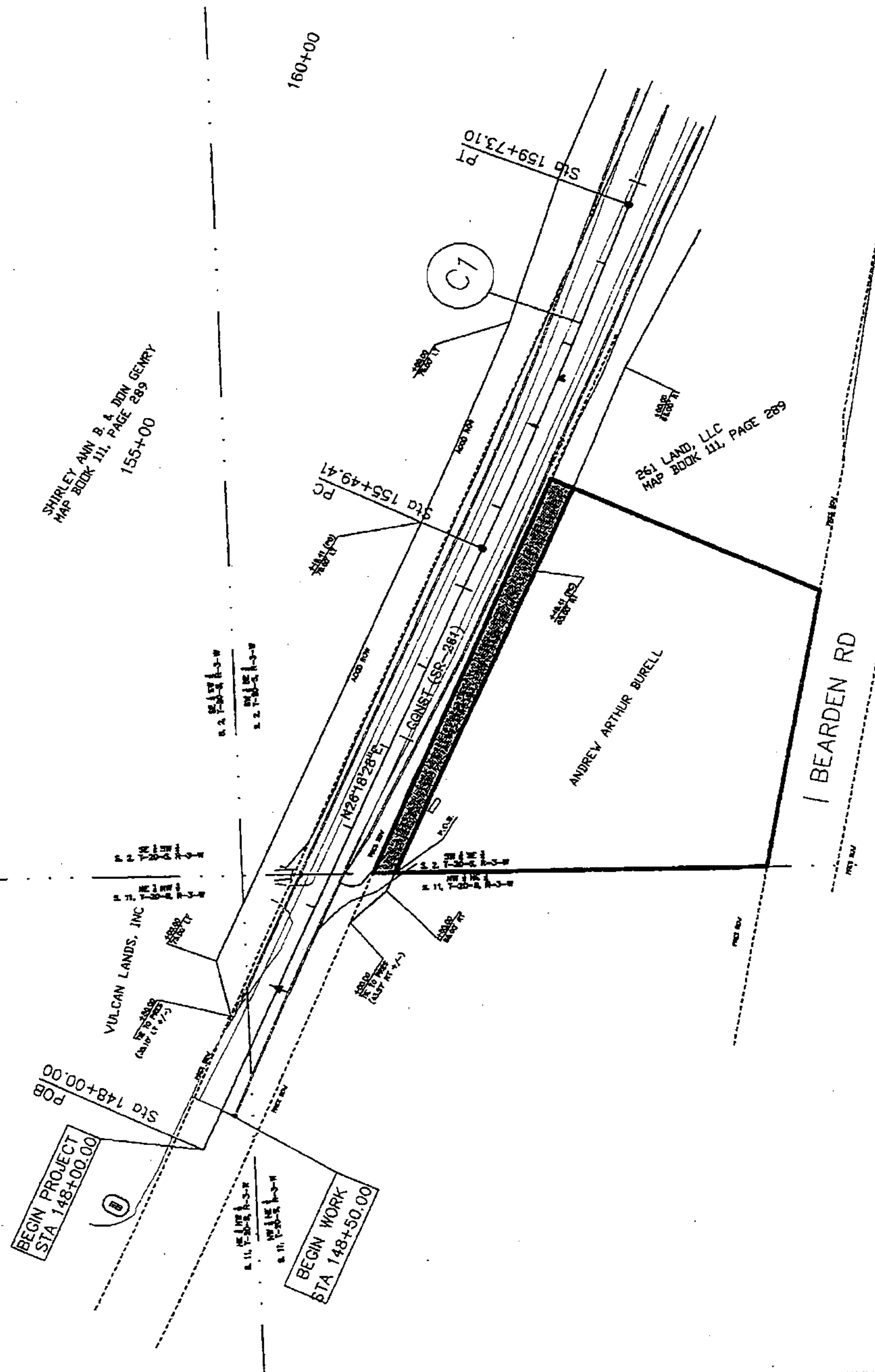
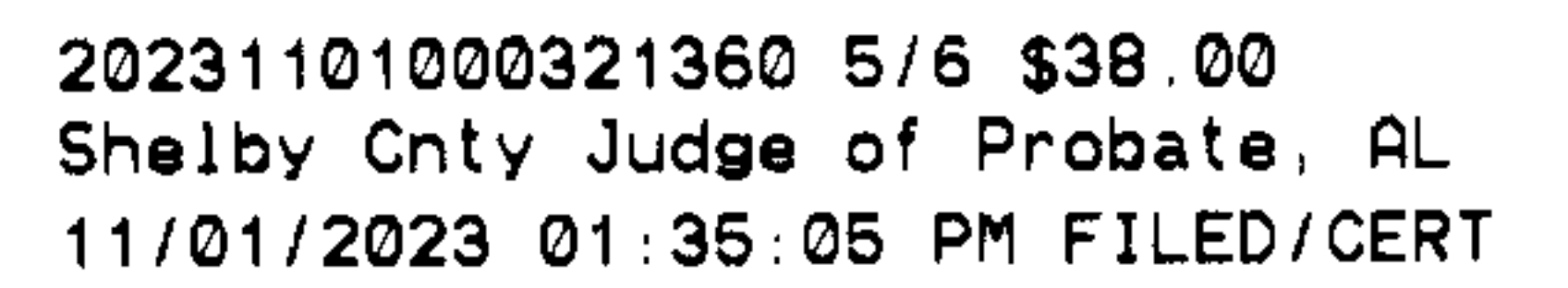
Judge of Probate
_____ County, Alabama.



LINE	BEARING	DISTANCE
L1	N 88°27'02" W	24.44'
L2	N 25°36'27" E	490.22'
L3	S 64°23'59" E	27.39'
L5	S 26°18'28" W	376.58'



Tract # :	1	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Andrew Arthur Burell		County:	SHELBY
Total Before:	3.780 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.280 AC	CPMS:	100074113
Total Remainder:	3.500 AC	Date:	February 9, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 2



Tract # :	1	Scale:	N.T.S.
Grantor(s)		State:	Alabama
Andrew Arthur Burell		County:	SHELBY
Total Before:	3.780 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.280 AC	CPMS:	100074113
Total Remainder:	3.500 AC	Date:	February 9, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	2 OF 2

Real Estate Sales Validation Form

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

Grantor's Name Andrew Arthur Burell
Mailing Address 1461 Oak Ridge Dr.
Birmingham, AL 35242

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 10/30/23
Total Purchase Price \$ 22,400.00

or
Actual Value \$
or
Assessor's Market Value \$



20231101000321360 6/6 \$38.00
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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 10/30/23

Print Andrew Arthur Burell

☐ Unattested

Sign

Andrew Arthur Burell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1