



20240103000002670 1/7 \$41.00  
Shelby Cnty Judge of Probate, AL  
01/03/2024 02:14:43 PM FILED/CERT

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. 63  
DATE: 5-8-2023

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred Sixteen Thousand Eight Hundred Twenty & 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), Church of the Highlands, INC., <sup>an Alabama not for profit corporation</sup> 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 NW ¼ - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 63 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 PK nail marking the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

thence run East along said quarter section line for a distance of 206.35 feet, more or less, to a point on the north present R/W line of SR 261;

thence run Northeast along said present R/W line for a distance of 578.73 feet, more or less, to a point on the north acquired R/W line of SR 261 and being the POINT OF BEGINNING, (said point offset perpendicular to centerline of project at station 264+00.00);

thence run North 39 degrees 02 minutes 39 seconds East along the acquired R/W line for a distance of 103.59 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 265+00.00);

thence run North 52 degrees 56 minutes 14 seconds East along the acquired R/W line for a distance of 246.91 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at PC station 267+46.80);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 2965.00 feet, a delta angle of 06 degrees 21 minutes 06 seconds, a chord bearing of South 56 degrees 06 minutes 46 seconds East, and a chord distance of 328.52 feet for a distance of 328.69 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 270+68.28);

thence run South 81 degrees 59 minutes 55 seconds East along the acquired R/W line for a distance of 33.63 feet to a point on the north present R/W line of SR 261, (said point perpendicular to centerline of project at station 270+94.13 LT);

thence run South 55 degrees 26 minutes 02 seconds West along said present R/W line for a distance of 192.81 feet to a point on said present R/W line;

thence run South 55 degrees 30 minutes 25 seconds West along said present R/W line for a distance of 186.42 feet to a point on said present R/W line;

FORM ROW-4  
Rev 08/13

thence run South 53 degrees 00 minutes 16 seconds West along said present R/W line for a distance of 320.37 feet to the POINT OF BEGINNING; said parcel contains 0.387 acre(s), more or less.

**Temporary Construction Easement 1 of 1:**

BEGIN at a point on the required easement line, (said point offset 80.41 feet LT and perpendicular to centerline of project at station 262+73.30);

thence run South 39 degrees 43 minutes 34 seconds East along the required easement line for a distance of 35.50 feet to a point on the west present R/W line of SR 261, (said point perpendicular to centerline of project at station 262+73.30 LT);

thence run South 53 degrees 00 minutes 16 seconds West along said present R/W line for a distance of 85.10 feet to a point on the required easement line, (said point perpendicular to centerline of project at station 261+89.26 LT);

thence run North 39 degrees 43 minutes 34 seconds West along the required easement line for a distance of 31.86 feet to a point on the required easement line, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 261+89.31);

thence run along the required easement line and the arc of a curve, said curve being a clockwise curve having a radius of 6982.13 feet, a delta angle of 00 degrees 41 minutes 51 seconds, a chord bearing of North 50 degrees 33 minutes 11 seconds East, and a chord length of 85.00 feet, for a distance of 85.00 feet to the POINT OF BEGINNING; said easement contains 0.066 acre(s), more or less.

**It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.**



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**SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE**

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.

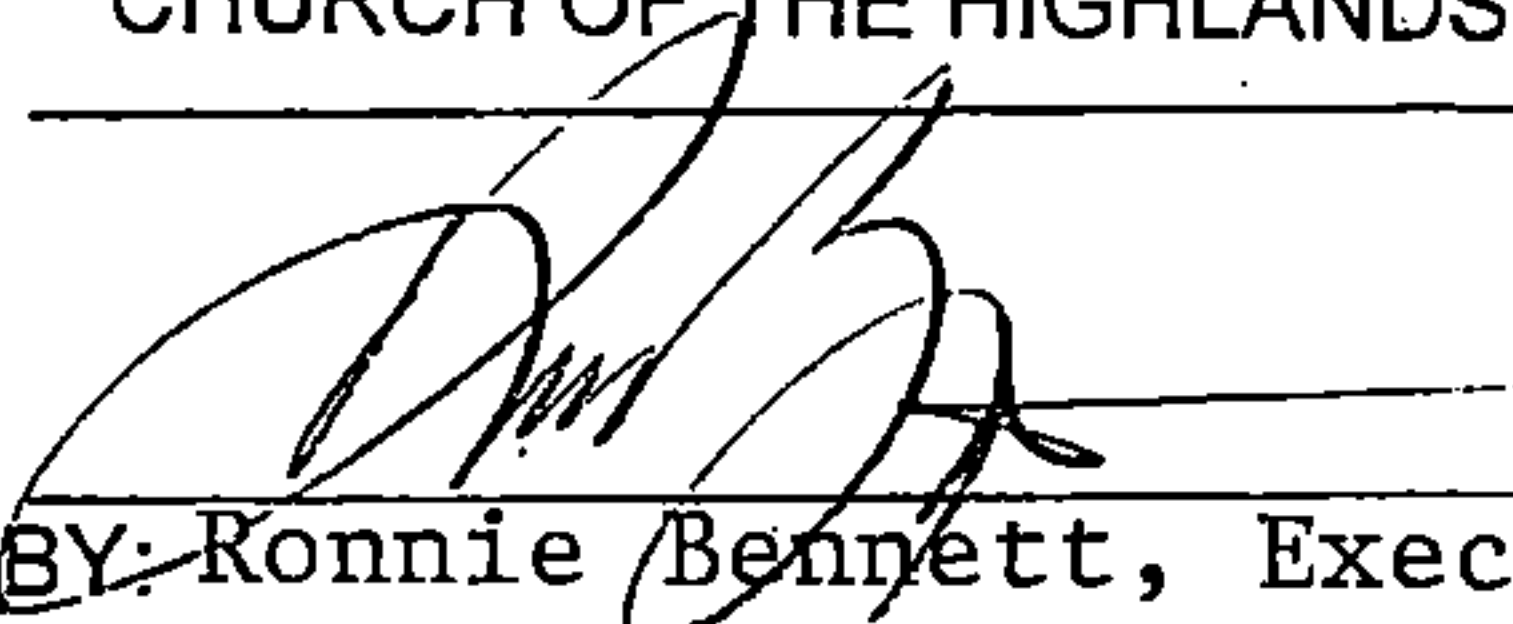
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**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 November, 2023.

CHURCH OF THE HIGHLANDS, INC.

  
BY: Ronnie Bennett, Executive Administrator



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ACKNOWLEDGMENT



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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

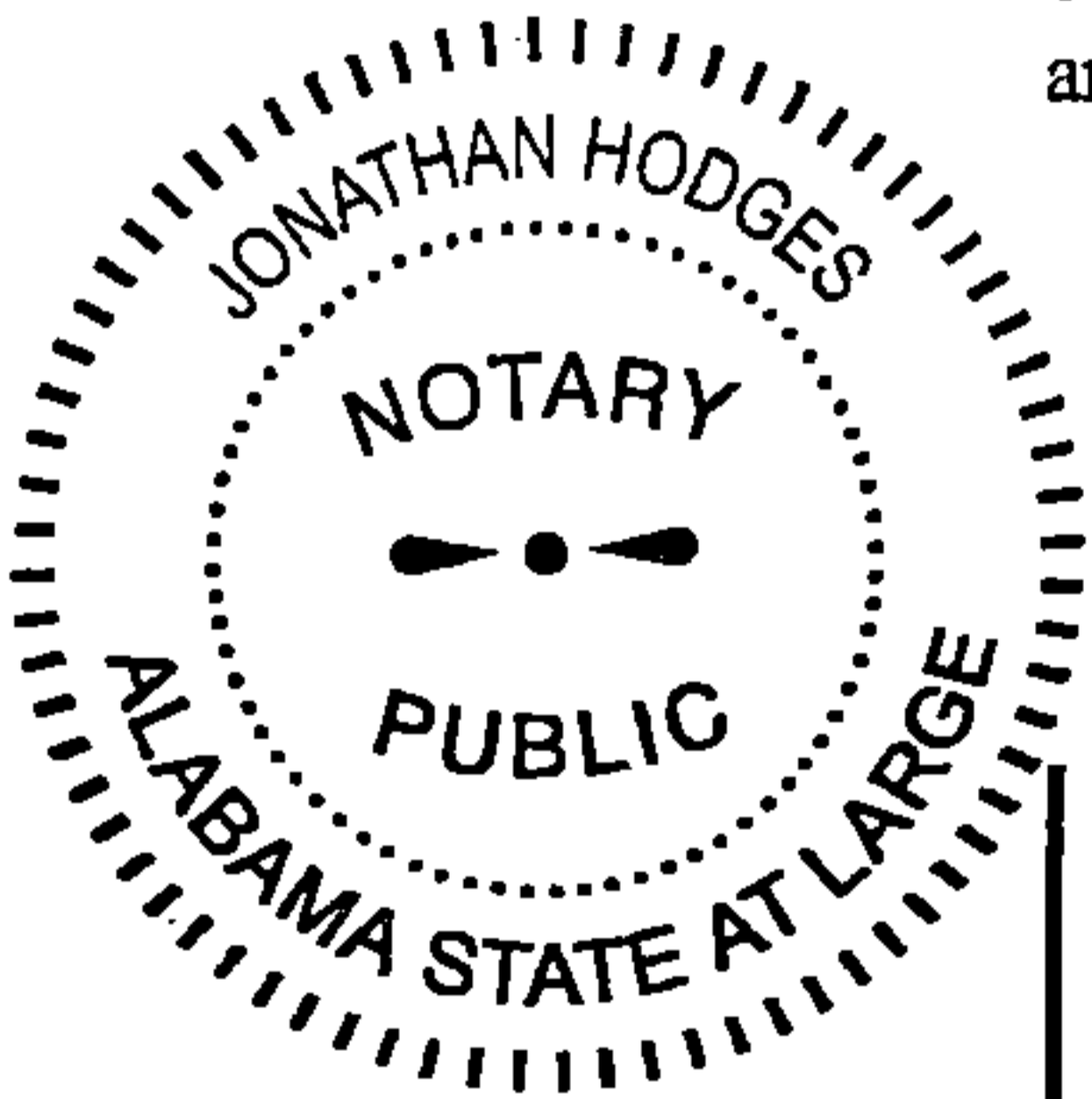
STATE OF ALABAMA

Shelby County

I, \_\_\_\_\_ the undersigned authority, a \_\_\_\_\_ Notary Public in and for said  
County, in said State, hereby certify that Ronnie Bennett whose  
name as Executive Administrator of the Church of the Highlands, Inc. 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 30<sup>th</sup> day of November, A.D. 2023.

Jonathan Hodges  
Official Title Notary



My Commission Expires  
October 7, 2026

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.



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C3	2965.00'	328.69'	328.52'	S 56°06'46" E	6°21'06"	CW

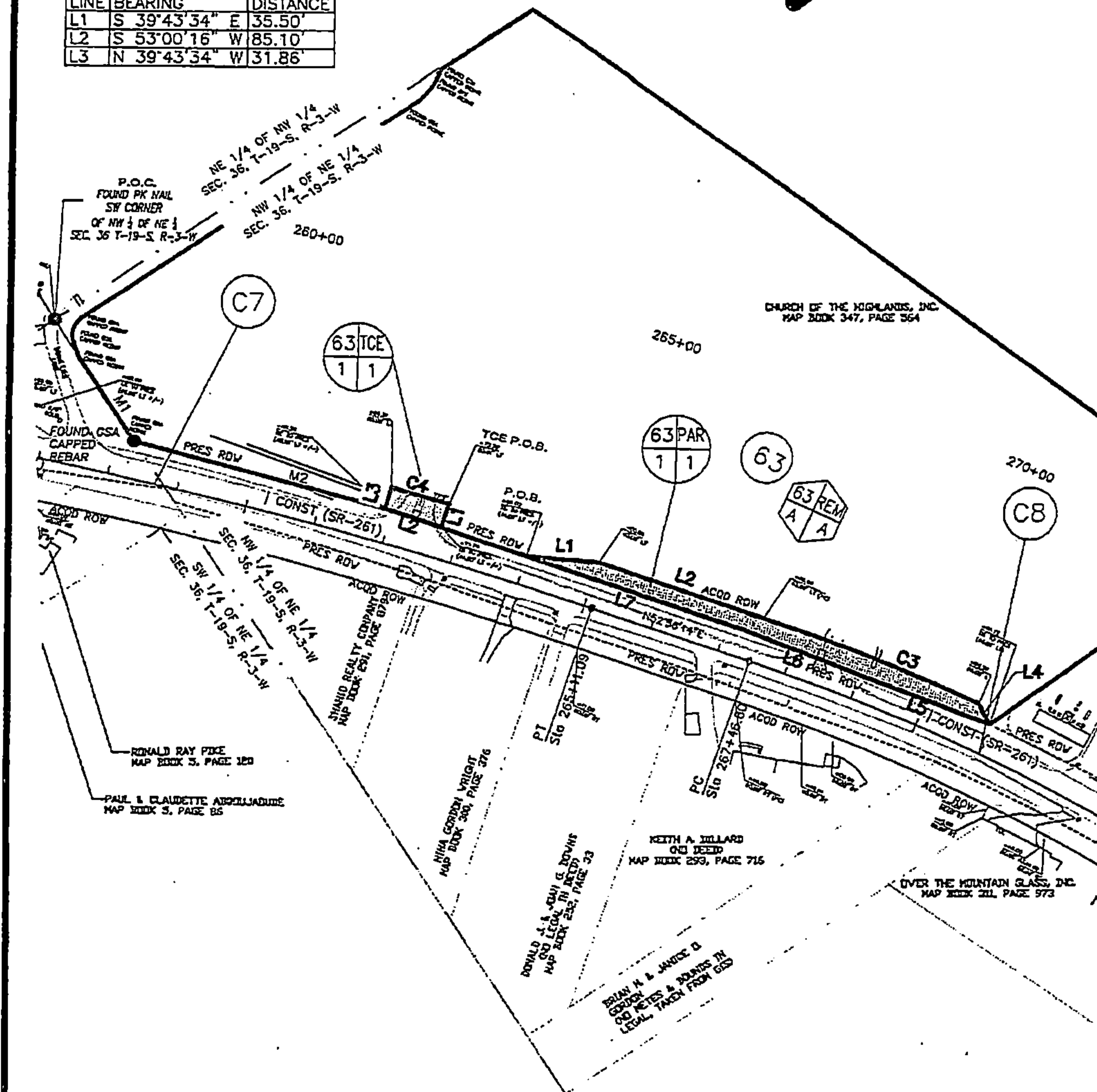
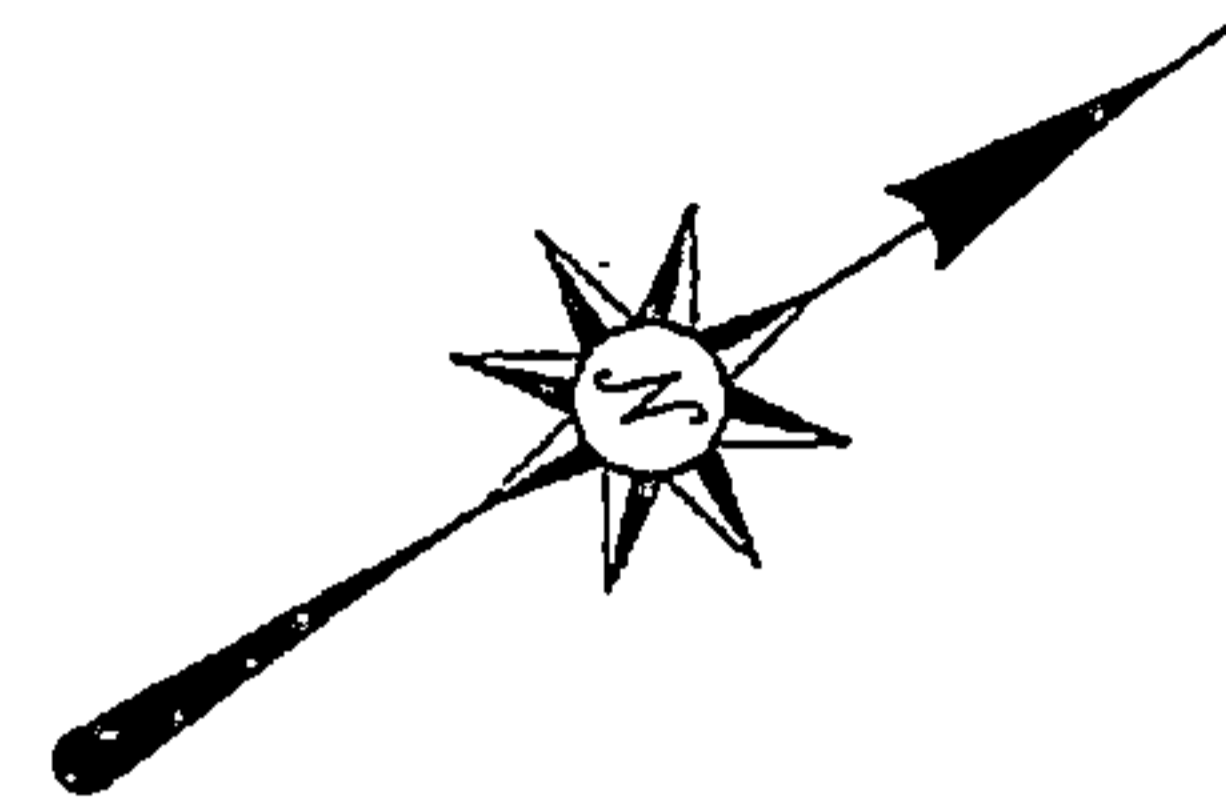
TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C4	6982.13'	85.00'	85.00'	N 50°33'11" E	0°41'51"	CW

LINE	BEARING	DISTANCE
L1	N 39°02'39" E	103.59'
L2	N 52°56'14" E	246.91'
L4	S 81°59'55" E	33.63'
L5	S 55°26'02" W	192.81'
L6	S 55°30'25" W	186.42'
L7	S 53°00'16" W	320.37'

TCE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°43'34" E	35.50'
L2	S 53°00'16" W	85.10'
L3	N 39°43'34" W	31.86'

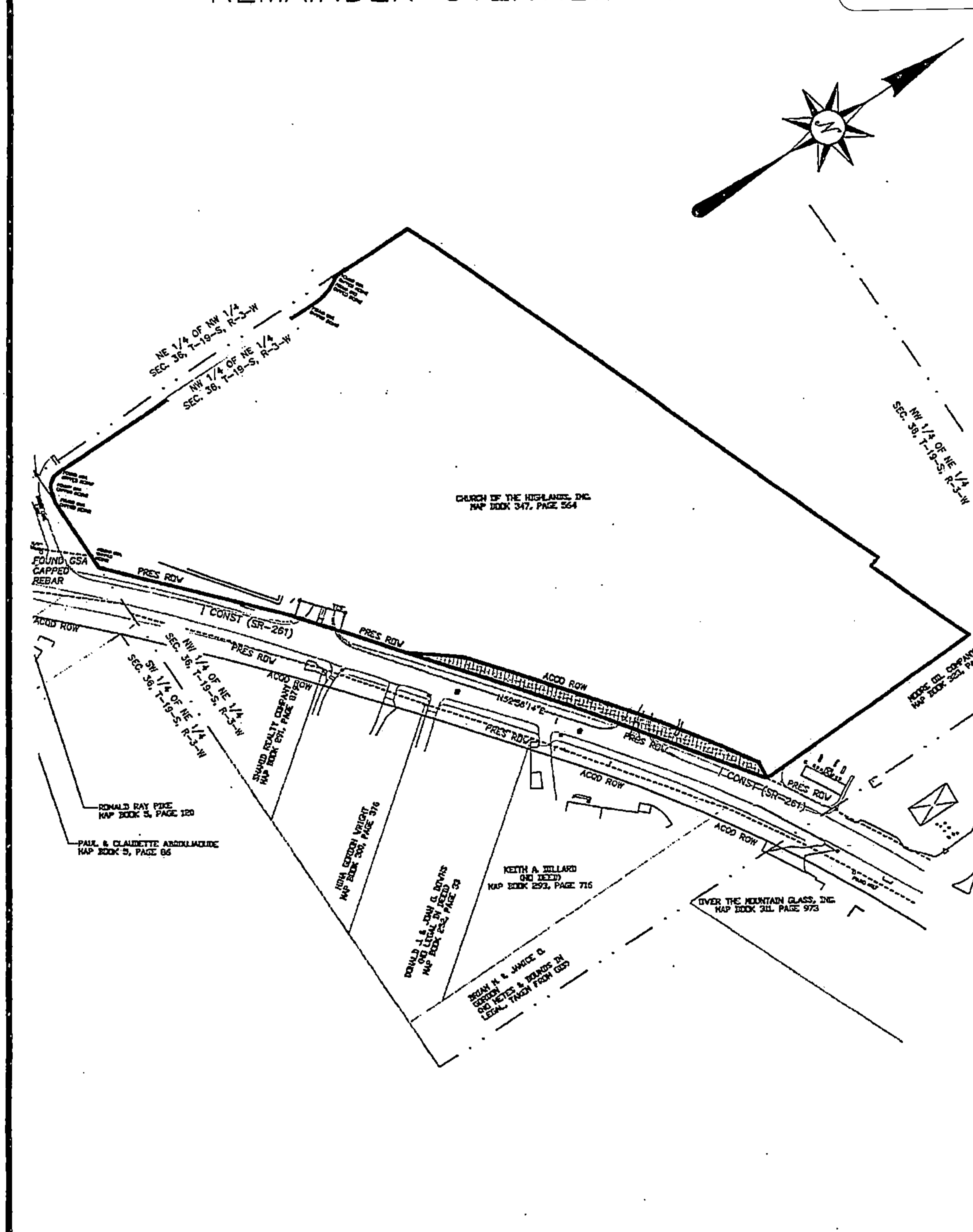


Tract # :	63	Scale:	1" = 200'
Grantor(s)		State:	Alabama
Church of the Highlands, INC.		County:	SHELBY
Total Before:	13.790 AC	Project:	RP-7112(003)
Total Acquired:	0.387 AC	CPMS:	100074113
Total TCE:	0.066 AC	Date:	May 8, 2023
Total Remainder:	13.403 AC	Sketch:	1 OF 1
THIS IS NOT A BOUNDARY SURVEY			



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# REMAINDER OVERVIEW SKETCH



Tract # :	63	Scale:	N.T.S.
Grantor(s)		State:	Alabama
Church of the Highlands, INC.		County:	SHELBY
Total Before:	13.790 AC	Project:	RP-7112(003)
Total Acquired:	0.387 AC	CPMS:	100074113
Total TCE:	0.066 AC	Date:	May 8, 2023
Total Remainder:	13.403 AC	Sketch:	1 OF 1
THIS IS NOT A BOUNDARY SURVEY			

# Real Estate Sales Validation Form

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

Grantor's Name Church of the Highlands, Inc.  
Mailing Address 4700 Highlands Way  
Birmingham, AL 35210

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

Property Address Hwy 261  
Pelham, AL 35124

Date of Sale 11/30/23  
Total Purchase Price \$ 116,820.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 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 11/30/23

Print Church of the Highlands

☐ Unattested

(verified by)

SignBy: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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