

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. 13
DATE: 11-1-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Thirty Five Thousand Six 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), Linda L. Hutton, unmarried, 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. 13 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, and 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 line;

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

thence run South along the acquired R/W line for a distance of 252.66 feet, more or less to a point on the grantor's North property line and marking the POINT OF BEGINNING;

thence run North 61 degrees 34 minutes 49 seconds East along the grantor's North property line for a distance of 40.84 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 curve, said curve being clockwise having a radius of 2046.89 feet, a delta angle of 04 degrees 47 minutes 06 seconds, a chord bearing of South 29 degrees 29 minutes 41 seconds West, and a chord length of 170.89 feet, for a distance of 170.94 feet to a point on the grantor's South property line;

thence run North 73 degrees 15 minutes 28 seconds West along the grantor's South property line a distance of 40.31 feet to a point on the acquired R/W line, (said line offset 75.00 feet LT and parallel to centerline of project);

thence run along the acquired R/W line and arc of curve, said curve being counterclockwise having a radius of 1575.00 feet, a delta angle of 02 degrees 38 minutes 16 seconds, a chord bearing of North 33 degrees 26 minutes 20 seconds East, and a chord length of 72.50 feet, for a distance of 72.51 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 198+00.00);

thence run North 39 degrees 20 minutes 12 seconds East along the acquired R/W line for a distance of 73.94 feet to the POINT OF BEGINNING; said parcel contains 0.117 acre(s), more or less.

Uneconomic Remnant Parcel 1 of 1:



20240104000003910 2/6 \$38.00
Shelby Cnty Judge of Probate, AL
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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, and 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 line;

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

thence run South along the acquired R/W line for a distance of 252.66 feet, more or less, to a point the acquired R/W line, (said line lying between a point offset 75.00 feet LT and perpendicular to centerline of project at station 198+00.00 and a point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00) (point also on the grantor's North property line) and marking the POINT OF BEGINNING;

thence run South 39 degrees 20 minutes 12 seconds West along the acquired R/W line for a distance of 73.94 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 198+00.00);

thence run along the acquired R/W line and the arc of a curve, said curve being clockwise having a radius of 1575.00 feet, a delta angle of 02 degrees 38 minutes 16 seconds, a chord bearing of South 33 degrees 26 minutes 20 seconds West and a chord distance of 72.50 feet, for a total distance of 72.51 feet to a point on the grantor's South property line;

thence run North 73 degrees 24 minutes 42 seconds West along the said grantor's property line for a distance of 56.73 feet to a point on the East present R/W line of Aaron Parc Court;

thence run along said present R/W line and the arc of a curve, said curve being counterclockwise having a radius of 50.00 feet, a delta angle of 29 degrees 34 minutes 18 seconds, a chord bearing of North 01 degrees 43 minutes 46 seconds East and a chord length of 25.52 feet, for a total distance of 25.81 feet to a point on the grantor's North property line;

thence run North 61 degrees 34 minutes 49 seconds East along said grantor's property line for a distance of 159.67 feet to the POINT OF BEGINNING; said parcel contains 0.123 acre(s), more or less.

Linda L. Hutton is the surviving grantee in deed recorded in Instrument #2000-25359.
The other grantee James D. Hutton having died on November 6, 2023. Linda L. Hutton and James D. Hutton were husband and wife at the time of his death.

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 9th day of January, 2024.


Linda L. Hutton

COUNTY OF SHELBY)

Given under my hand and official seal this 4th day of January 2024.

A circular notary seal for Celestie F. Fulmer. The outer ring contains the text "CELESTIE F. FULMER" at the top and "PUBLIC NOTARY AT LARGE" at the bottom. The center of the seal features the words "STATE OF TENNESSEE" in a curved path around three small, vertically aligned circles.

Charles E. Fulmer
NOTARY PUBLIC

My Commission Expires 10-9-24

County

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	2046.89'	170.94'	170.89'	S 29°29'41" W	4°47'06"	CW
C4	1575.00'	72.51'	72.50'	N 33°26'20" E	2°38'16"	CCW

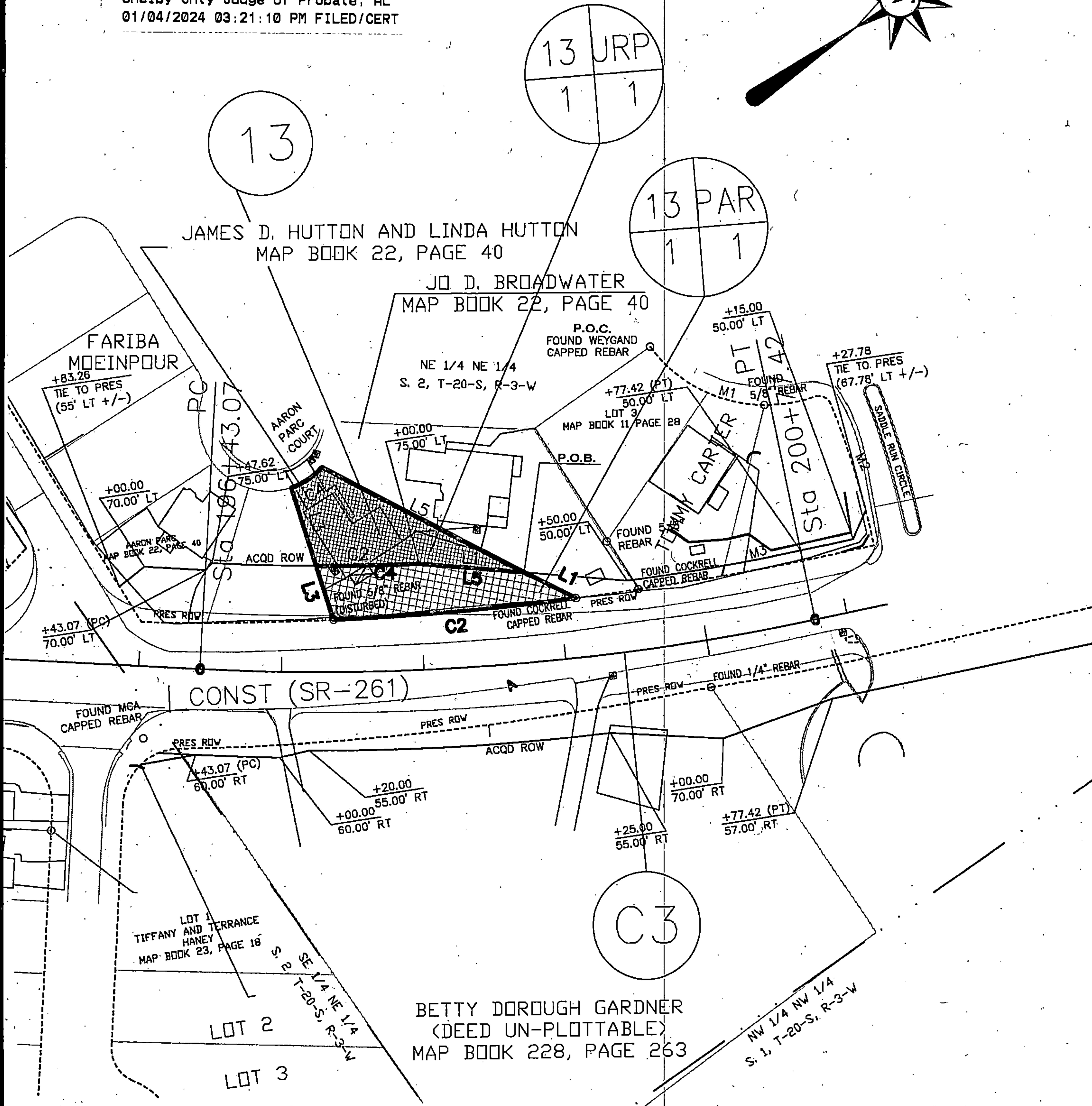
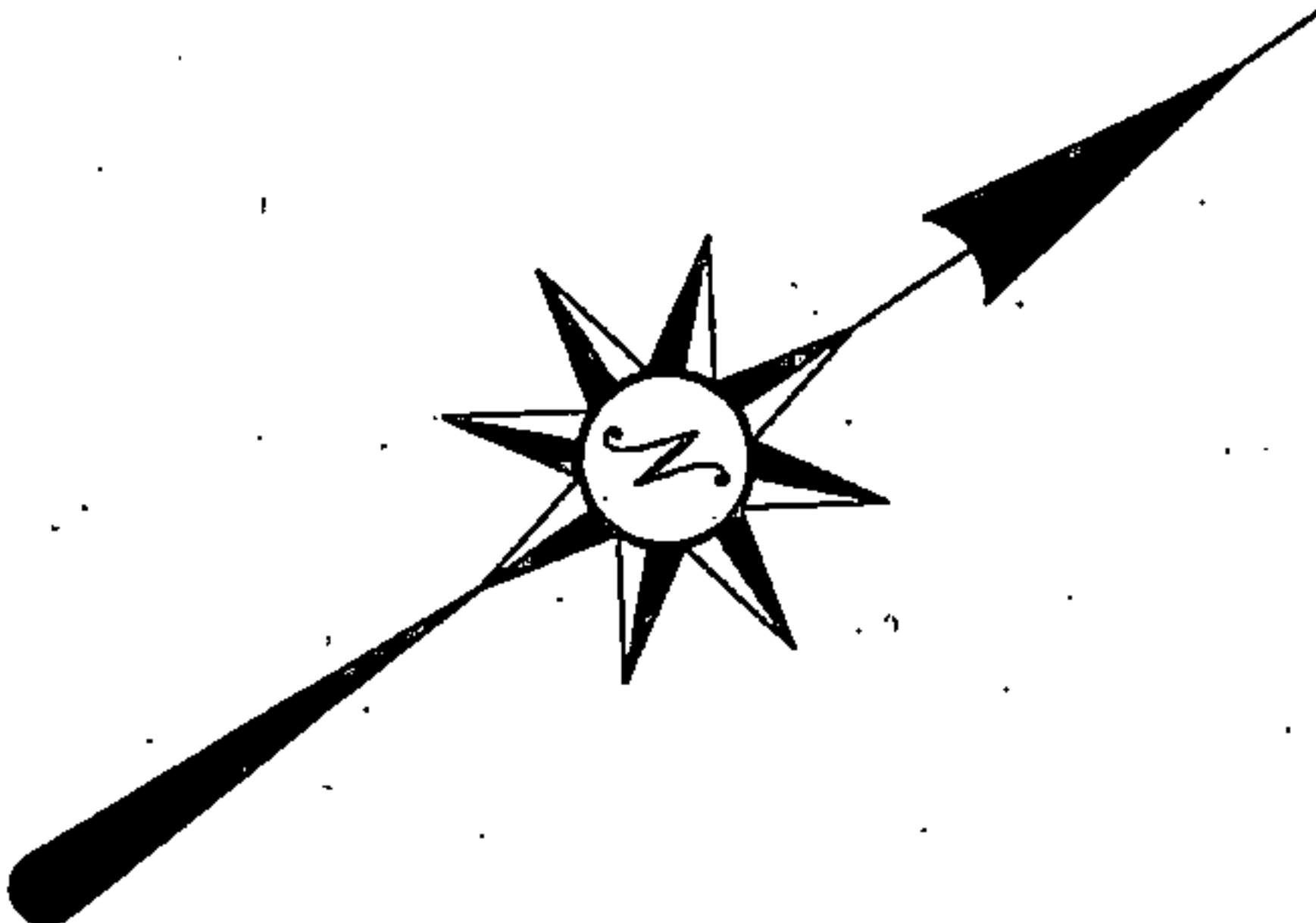
URP CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	1575.00'	72.51'	72.50'	S 33°26'20" W	2°38'16"	CW
C4	50.00'	25.81'	25.52'	N 01°43'46" E	29°34'18"	CCW

LINE	BEARING	DISTANCE
L1	N 61°34'49" E	40.84'
L3	N 73°15'28" W	40.31'
L5	N 39°20'12" E	73.94'

URP LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 39°20'12" W	73.94'
L3	N 73°24'42" W	56.73'
L5	N 61°34'49" E	159.67'



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Tract # :	13	Scale:	1" = 100'
Grantor(s)	James D. Hutton and Linda Hutton	State:	Alabama
		County:	SHELBY
Total Before:	0.240 AC	Project:	RP-7112(003)
Total Acquired:	0.117 AC	CPMS:	100074113
Total URP:	0.123 AC	Date:	November 1, 2023
Total Remainder:	0.000 AC		
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).



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Grantor's Name Linda L. Hutton
Mailing Address 1035 Lake Heather 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 1/4/24
Total Purchase Price \$ 335,600.00

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 1/4/24

Print Linda L. Hutton

☐ Unattested

(verified by)

Sign

Linda L. Hutton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1