



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. 24  
DATE: 9-7-2022

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Thirty Five Thousand & 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), Jeffcar, LLC, /an Alabama limited liability company 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 - NW ¼, Section 1, Township 20 South, Range 3 West, identified as Tract No. 24 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 capped rebar stamped Arrington marking the Northeast corner of Section 2, Township 20 South, Range 3 West;

thence run South along the East line of said Section for a distance of 304.05 feet, more or less, to a point on the acquired R/W, said point marking the POINT OF BEGINNING of the parcel herein described, (said point offset 73.94 feet LT more or less and perpendicular to centerline of project at station 206+90.00);

thence run North 86 Degrees 31 Minutes 30 Seconds East along the acquired R/W for a distance of 17.40 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 207+00.00);

thence run North 45 Degrees 37 Minutes 07 Seconds East along the acquired R/W for a distance of 73.59 feet to a point, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 207+70.00), said point marking the beginning of a curve turning to the right having radius of 1696.00 feet, a central angle of 04 Degrees 51 Minutes 41 Seconds, a chord bearing of North 38 Degrees 17 Minutes 59 Seconds East, a chord length of 143.86 feet;

thence run along the arc of said curve and the acquired R/W for a distance of 143.90 feet to a point, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 208+10.00);

thence run North 03 Degrees 08 Minutes 16 Seconds East along the acquired R/W for a distance of 22.79 feet to a point, (said point offset 70.00 feet LT more or less and perpendicular to centerline of project at station 208+95.80);

thence run South 44 Degrees 46 Minutes 32 Seconds East along the present R/W for a distance of 3.52 feet to a point, said point marking the beginning of a curve turning to the right having radius of 25.00 feet, a central angle of 91 Degrees 51 Minutes 12 Seconds, a chord bearing of South 01 Degrees 38 Minutes 00 Seconds West, a chord length of 35.92 feet;

thence run along the arc of said curve and along the present R/W for a distance of 40.08 feet to a point;

thence run South 47 Degrees 33 Minutes 36 Seconds West along the present R/W for a distance of 9.25 feet to a point, said point marking the beginning of a curve turning to the left having radius of 778.81 feet, a central angle of 15 Degrees 25 Minutes 00 Seconds, a chord bearing of South 39 Degrees 51 Minutes 06 Seconds West, a chord length of 208.92 feet;



thence run along the arc of said curve and along the present R/W for a distance of 209.56 feet to a point;  
thence run South 32 Degrees 08 Minutes 36 Seconds West along the present R/W for a distance of 38.65 feet to a point;

thence run North 00 Degrees 38 Minutes 15 Seconds West along the present R/W for a distance of 49.59 feet to the POINT OF BEGINNING. Said parcel contains 0.05 acres more or less.

**Temporary Easement 1 of 1:**

Begin at a point on the acquired R/W marking the POINT OF BEGINNING, (said point offset 46.00 feet LT and perpendicular to centerline of project at station 207+80.00);

Thence run North 53 degrees 47 minutes 02 seconds West for a distance of 14.00 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 207+80.00), said point lying on a curve turning to the right having a radius of 1710.00, a central angle of 02 degrees 36 minutes 16 seconds, a chord bearing of North 37 degrees 31 minutes 06 seconds East and a chord distance of 77.72 feet;

Thence run along the arc of said curve for a distance of 77.73 feet to a point, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 208+55.00);

Thence run South 51 degrees 10 minutes 46 seconds East for a distance of 14.00 feet to a point on the acquired R/W, said point lying on a curve turning to the left having a radius of 1696.00 feet, a central angle of 02 degrees 36 minutes 16 seconds, a chord bearing of South 37 degrees 31 minutes 06 seconds West and a chord distance of 77.08 feet;

Thence run along the arc of said curve and along the acquired R/W for a distance of 77.09 feet to the POINT OF BEGINNING. Said easement contains 0.01 acres 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.**

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  
28<sup>th</sup> day of December, 2023.

JEFFCAR, LLC

BY: Paul Ott Carruth, Jr., Authorized 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, Dana M. Askew, a Notary Public \_\_\_\_\_ in and for said  
County, in said State, hereby certify that Paul Ott Carruth, Jr. whose  
name as Authorized Member of the Jeffcar, 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 28<sup>th</sup> day of December, A.D. 2023.

Dana M. Askew  
Official Title \_\_\_\_\_



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C3	1696.00'	143.90'	143.86'	N 38°17'59" E	4°51'41"	CW
C6	25.00'	40.08'	35.92'	S 01°38'00" W	91°51'12"	CW
C8	778.81'	209.56'	208.92'	S 39°51'06" W	15°25'00"	CCW



20240117000012250 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/17/2024 12:24:25 PM FILED/CERT

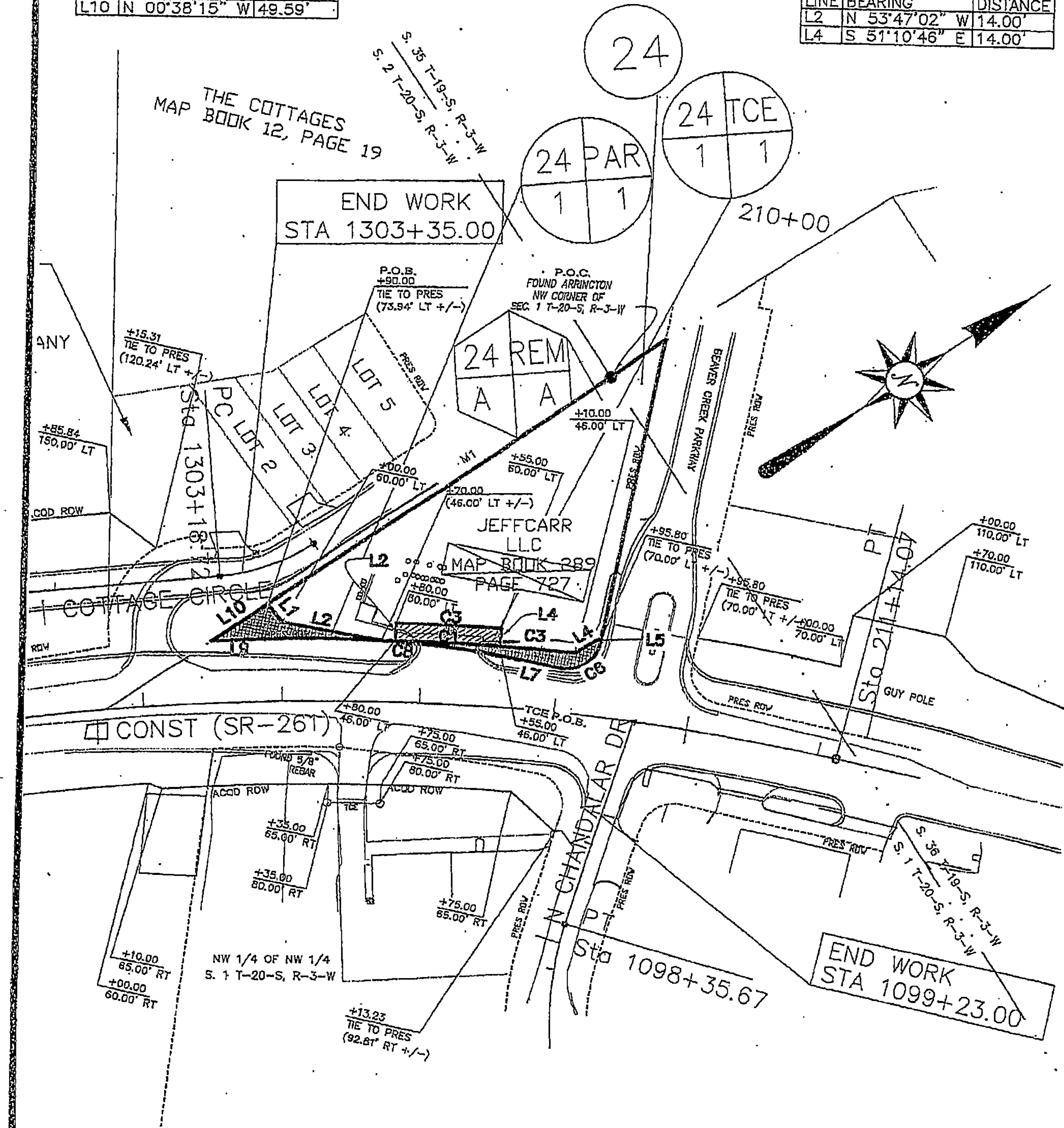
LINE	BEARING	DISTANCE
L1	N 86°31'30" E	17.40'
L2	N 45°37'07" E	73.59'
L4	N 03°08'16" E	22.79'
L5	S 44°46'32" E	3.52'
L7	S 47°33'36" W	9.25'
L9	S 32°08'36" W	38.65'
L10	N 00°38'15" W	49.59'

TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C11	1696.00'	77.09'	77.08'	S 37°31'06" W	2°36'16"	CCW
C13	1710.00'	77.73'	77.72'	N 37°31'06" E	2°36'16"	CW

TCE LINE TABLE

LINE	BEARING	DISTANCE
L2	N 53°47'02" W	14.00'
L4	S 51°10'46" E	14.00'



Tract # :	24	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Jeffcar, LLC		County:	SHELBY
Total Before:	0.950 AC	Project:	RP-7112(003)
Total Acquired:	0.051 AC	CPMS:	100074113
Total TCE:	0.025 AC	Date:	September 15, 2023
Total Remainder:	0.899 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	Jeffcar, LLC	Grantee's Name	ALDOT
Mailing Address	P O Box 1098 Trussville, AL 35173	Mailing Address	P O Box 382348 Birmingham, AL 35238
Property Address	Hwy 261 Pelham, AL 35124	Date of Sale	12/28/23
		Total Purchase Price	\$ 35,000.00
		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)

<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 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).

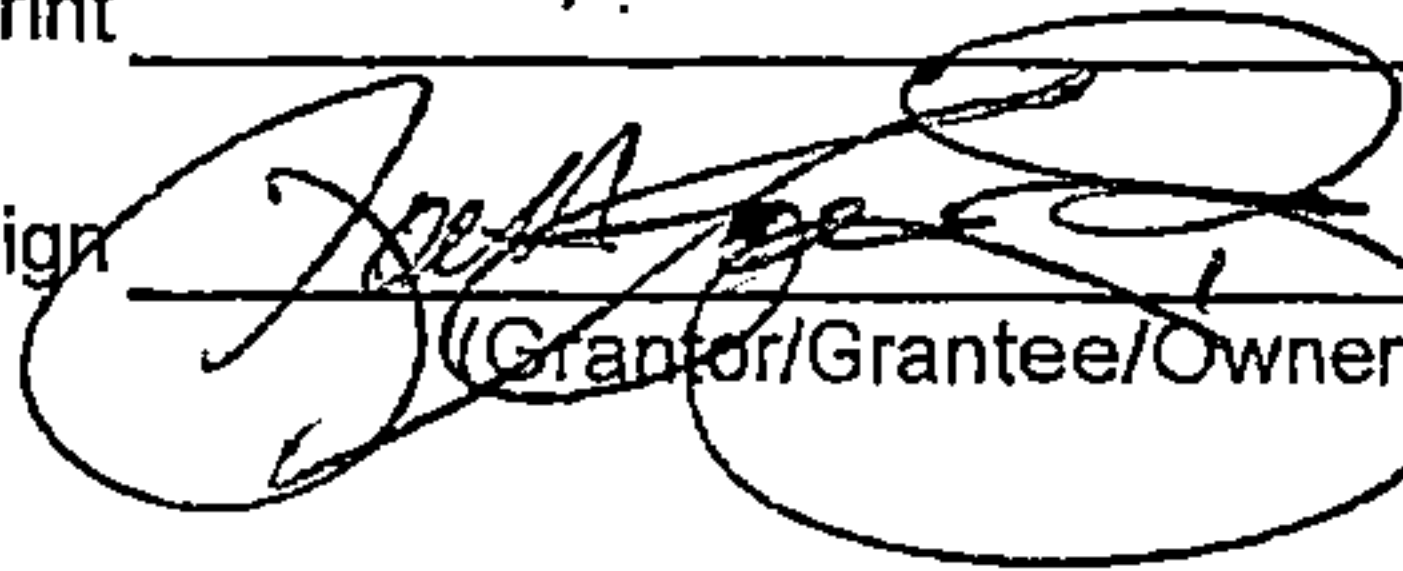
Date 12/28/23

Print Jeffcar, LLC

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20240117000012250 5/5 \$35.00  
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