


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. 10  
DATE: 9-19-2023

FEE SIMPLE  
WARRANTY DEED

  
20240129000022280 1/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/29/2024 02:59:55 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty Thousand Six Hundred Forty and No/100 (\$20,640.00 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), Omar Navarrete Cruz/ and wife, Diana Gonzalez 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 SE ¼ - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 10 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commence at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama;

thence run East along the South line of said Northeast one-quarter section for a distance of 1235.03 feet, more or less, to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project);

thence run Northerly along the acquired R/W line for a distance of 784.19 feet, more or less, to a point on the acquired R/W line, (said point offset 60.00 feet LT and perpendicular to centerline of project), point also on the grantor's property line and being the POINT OF BEGINNING;

thence run along the acquired R/W line and arc of curve, said curve being a clockwise curve having a radius of 6770.00 feet, a delta angle of 00 degrees 55 minutes 45 seconds, a chord bearing of North 34 degrees 32 minutes 47 seconds East, and a chord length of 109.79 feet, a for a distance of 109.79 feet to a point on the acquired R/W line, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 188+70.00);

thence run North 28 degrees 16 minutes 49 seconds West along the acquired R/W line for a distance of 29.17 feet to a point on the South present R/W line of Chadwick Drive, (said point offset 86.07 feet LT and perpendicular to centerline of project at station 188+82.94);

thence run along said present R/W line and arc of curve, said curve being clockwise having a radius of 95.98 feet, a delta angle of 40 degrees 54 minutes 36 seconds, a chord bearing of South 36 degrees 51 minutes 59 seconds East, and a chord length of 67.08 feet, for a distance of 68.53 feet to a point on the present west R/W line of SR 261

thence run along said present R/W line and curve, said curve being counterclockwise having a radius of 399.51 feet, a delta angle of 01 degrees 25 minutes 53 seconds, a chord bearing of South 33 degrees 31 minutes 15 seconds West, and a chord length of 99.91 feet, for a distance of 99.91 feet to a point on the grantor's property line;

thence run North 58 degrees 07 minutes 06 seconds West along the grantor's property line for a distance of 39.47 feet to the POINT OF BEGINNING; said parcel contains 0.102 acre(s), more or less.

**Temporary Construction Easement 1 of 1:**

BEGIN at a point on the required easement line, (said point offset 85.00 feet LT and perpendicular to centerline of project at station 188+20.00);

thence run South 55 degrees 24 minutes 57 seconds East along the required easement line for a distance of 25.00 feet to a point on the acquired R/W line, (said point offset 60.00 feet LT and perpendicular to centerline of project at station 188+20.00);

thence run along the arc of a curve and the acquired R/W line, said curve being counterclockwise having a radius of 6770.00 feet, a delta angle of 00 degrees 30 minutes 08 seconds, a chord bearing of South 34 degrees 19 minutes 59 seconds West, and a chord length of 59.34 feet, for a distance of 59.34 feet to a point on the grantor's property line, (said point offset 60.00 feet LT and perpendicular to centerline of project);

thence run North 58 degrees 07 minutes 06 seconds West along the grantor's property line for a distance of 25.02 feet to a point on the required easement line, (said point offset 85.00 feet LT and perpendicular to centerline of project);

thence run along the required easement line and arc of curve, said curve being clockwise having a radius of 6795.00 feet, a delta angle of 00 degrees 30 minutes 37 seconds, a chord bearing of North 34 degrees 19 minutes 44 seconds East, and a chord length of 60.52 feet, for a distance of 60.52 feet to the POINT OF BEGINNING; said easement contains 0.034 acre(s), more or less.

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



**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.**

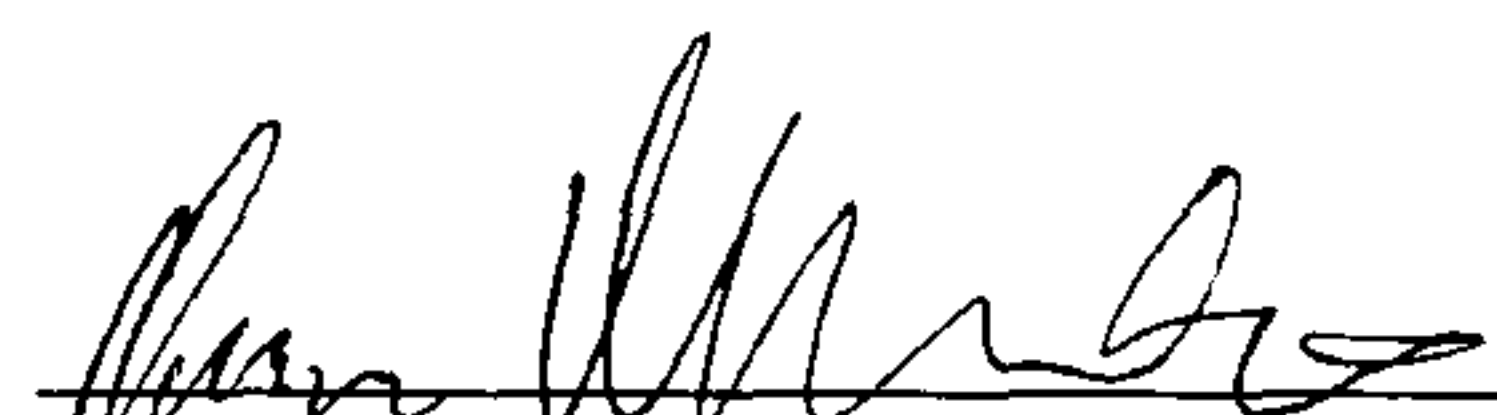
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

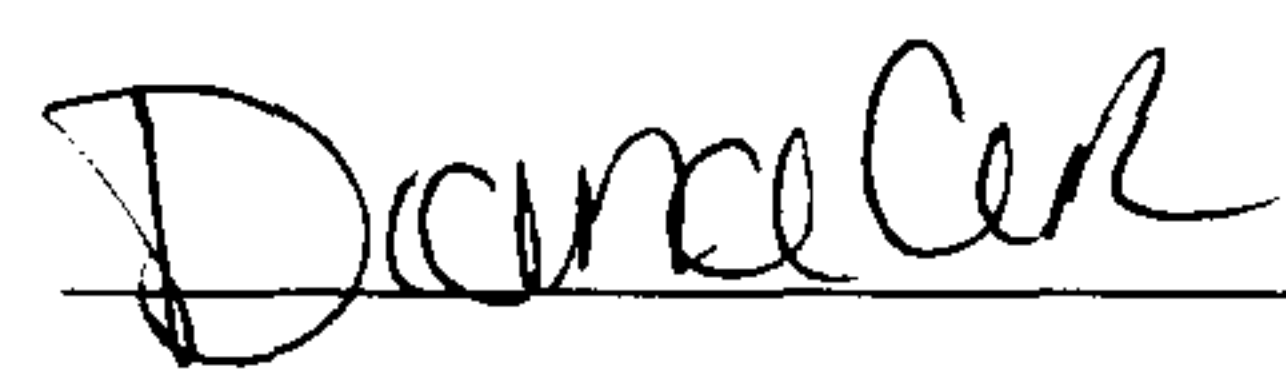
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**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 26<sup>th</sup> day of January, 2024.

  
Omar Navarrete Cruz

  
Diana Gonzalez

## ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY )



20240129000022280 4/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
01/29/2024 02:59:55 PM FILED/CERT

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

Given under my hand and official seal this 26<sup>th</sup> day of January 20 24

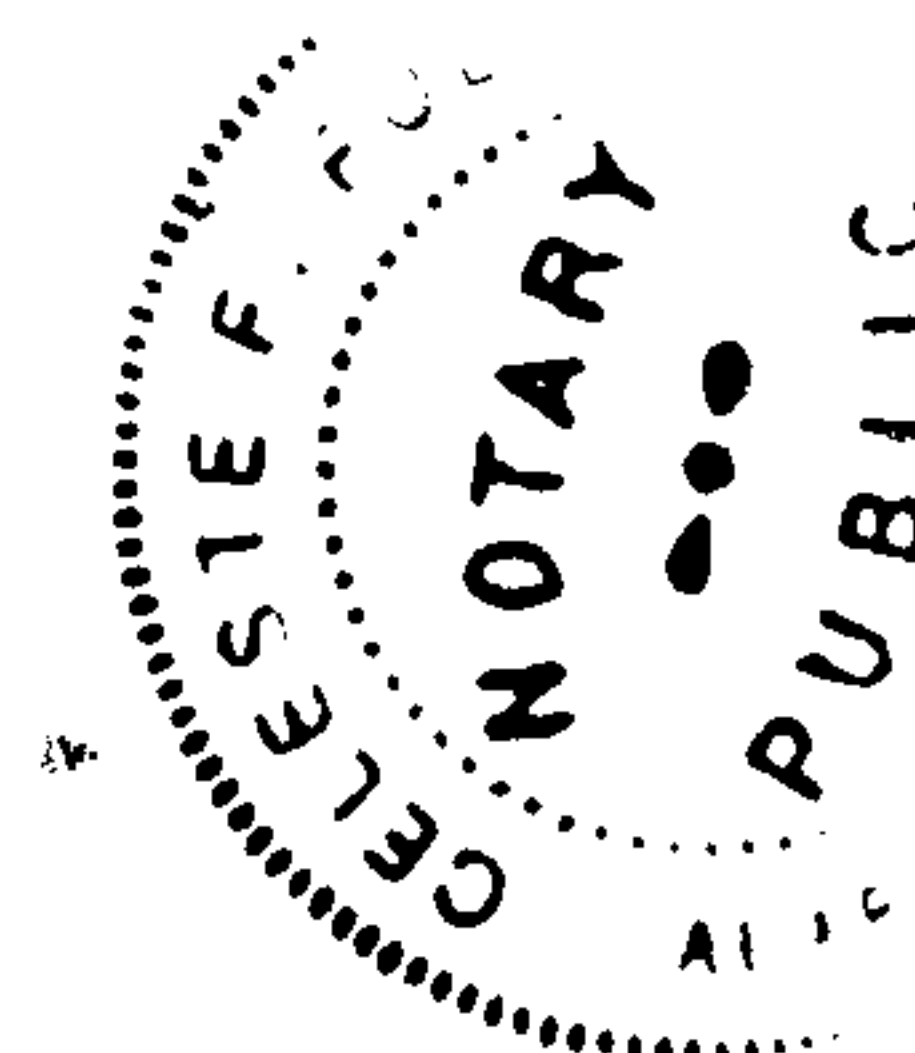
day of January 20 24  
Charles Palmer  
 NOTARY PUBLIC

My Commission Expires 10-9-24

## 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.





20240129000022280 5/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C1	6770.00'	109.79'	109.79'	N 34°32'47" E	0°55'45"	CW
C3	95.98'	68.53'	67.08'	S 36°51'59" E	40°54'36"	CW
C4	399.51'	99.91'	99.91'	S 33°31'15" W	1°25'53"	CCW

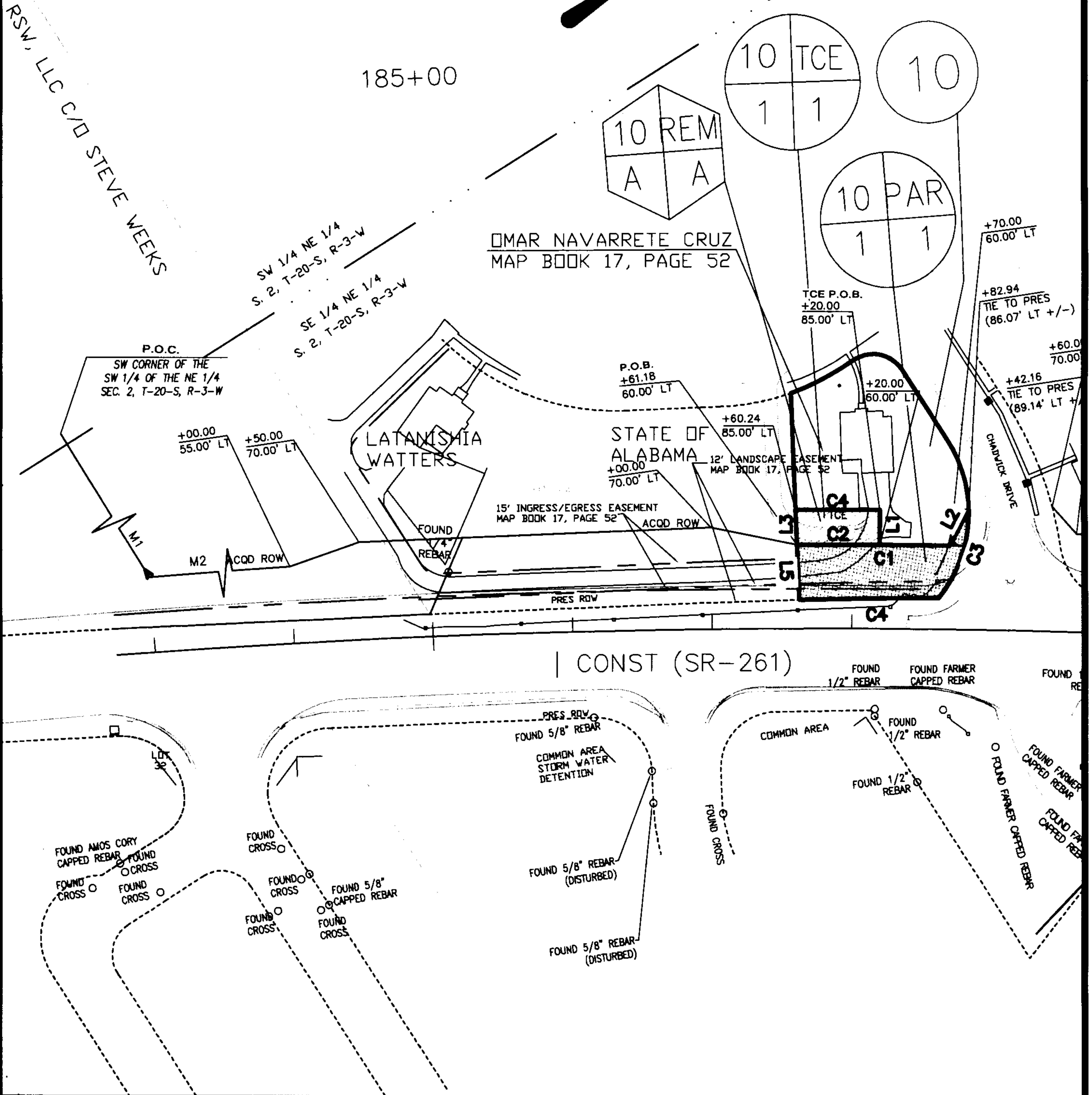
TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	6770.00'	59.34'	59.34'	S 34°19'59" W	0°30'08"	CCW
C4	6795.00'	60.52'	60.52'	N 34°19'44" E	0°30'37"	CW

LINE	BEARING	DISTANCE
L2	N 28°16'49" W	29.17'
L5	N 58°07'06" W	39.47'

TCE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°24'57" E	25.00'
L3	N 58°07'06" W	25.02'



Tract # :	10	Scale:	1" = 100'
Grantor(s)	Omar Navarrette Cruz	State:	Alabama
		County:	SHELBY
Total Before:	0.420 AC	Project:	RP-7112(003)
Total Acquired:	0.102 AC	CPMS:	100074113
Total TCE Required:	0.034 AC	Date:	September 19, 2023
Total Remainder:	0.318 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 Omar Navarrete Cruz  
Mailing Address Diana Gonzalez  
201 Chadwick Lane  
Helena, AL 35080

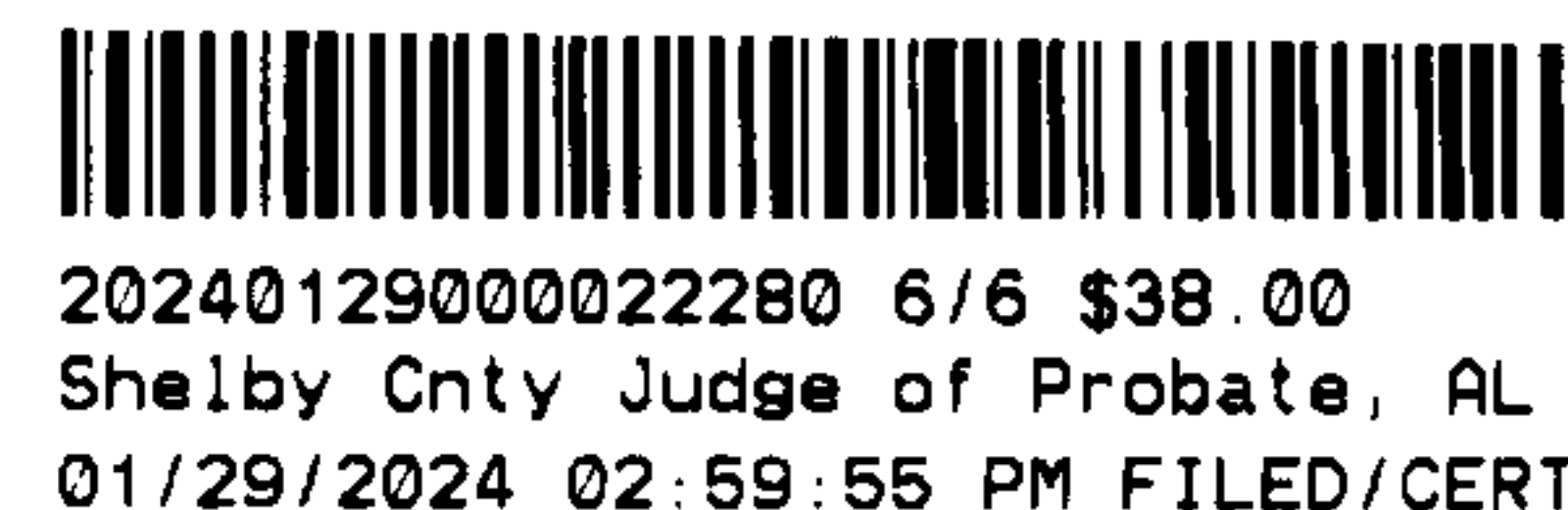
Grantee's Name ALDOT  
Mailing Address P O Box 382348  
Birmingham, AL 35238

Property Address Hwy 261  
Shelby County, Alabama

Date of Sale 1/26/24  
Total Purchase Price \$ 20,640.00

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 1/26/24

Print Omar Navarrete Cruz

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1