

THIS INSTRUMENT PREPARED BY:

Jeff DeArman, Esq.
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

STATE OF ALABAMA)

SHELBY COUNTY)

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00 dollars, cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, we, the undersigned grantors, Karac Turner, as Personal Representative of the estate of Peggy L. Turner, Stephanie Strickland, Karac Turner, and Pamela Hopkins, the heirs of Peggy L. Turner (collectively, the "Grantors"), the have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

DESCRIPTION PARCEL B (3H to 1V Slopes North Side Hwy 11)

PART OF THE SW ¼ OF THE SE ¼ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 ^{WEST} EAST, SHELBY COUNTY, ALABAMA, IDENTIFIED AS PARCEL B OF PINE RIDGE, HIGHWAY 11 WIDENING PROJECT IN SHELBY COUNTY, ALABAMA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SW ¼ OF THE SE ¼ OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 ^{WEST} EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 00°11'02" E, ALONG THE WEST LINE OF SAID 1/4-1/4 FOR 789.80' TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 11, AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 47.85'; THENCE RUN N 56°53'32" E, AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY, FOR 91.53' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°49'06" AND A RADIUS OF 13,313.12'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 11, FOR 190.15'; THENCE RUN S 32°17'39" E FOR 15.00'; SAID POINT BEING SITUATED ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°08'18" AND A RADIUS OF 13,298.12'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 11, FOR 264.19'; THENCE RUN N 58°51'22" E, AND PARALLEL TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 11, FOR 26.31'; THENCE RUN S 31°08'38" E FOR 25.00' TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 11; THENCE RUN S 58°51'22" W, ALONG SAID RIGHT OF WAY LINE, FOR 26.30' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°57'24" AND A RADIUS OF 13,273.12'; THENCE RUN ALONG THE ARC OF SAID CURVE, AND RIGHT OF WAY LINE FOR 453.28'; THENCE RUN S 56°53'32" W, ALONG SAID RIGHT OF WAY LINE, FOR 117.80' TO THE POINT OF BEGINNING.

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, we do for ourselves, for our heirs, executors administrators, successors, and assigns covenant to and with Shelby County that we are lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantors herein further covenant and agree that the purchase price above, along with their receipt of a survey covering certain property located in Shelby County, Alabama, is in full compensation to them for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to 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.

Grantors represent and warrant to Shelby County that the execution, delivery and performance of this instrument (a) is within Grantors' power, (b) has been duly authorized by all necessary parties, and (c) requires no consent, or approvals of, any other person, entity or party.

[Signature page follows]

In witness whereof, we have hereunto set our hands and seal this the 5 day of January, ~~2023~~ 2024 *R.G*

GRANTOR:

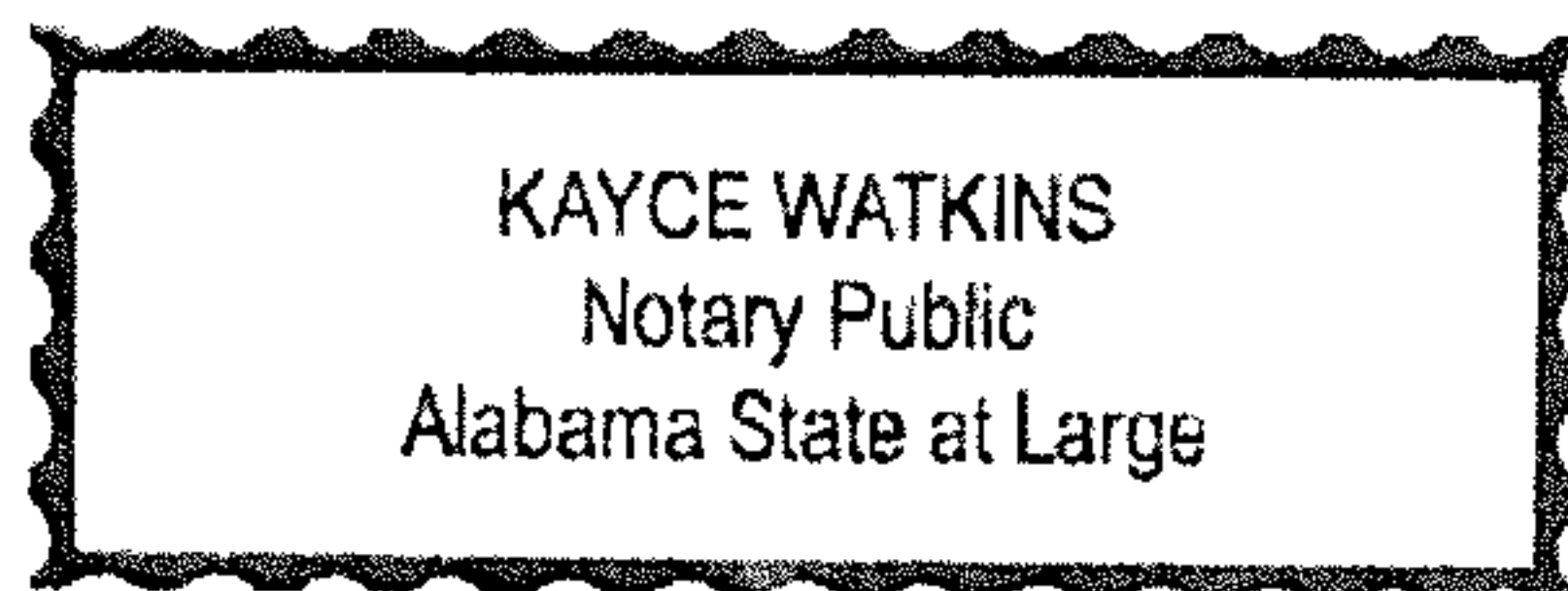
By: *Karac Turner*
Karac Turner, as Personal Representative of
the Estate of Peggy L. Turner

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Karac Turner, as Personal Representative of the estate of Peggy L. Turner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, executed the same voluntarily in his capacity as Personal Representative, on the day the same bears date.

Given under my hand and official seal this 5 day of January, ~~2023~~ 2024 *KCW*



Kayce Watkins
Notary Public

AFFIX SEAL

My commission expires: 3/17/2025

GRANTOR:

By: Karac Turner
Karac Turner, an individual

STATE OF ALABAMA)

SHELBY COUNTY)

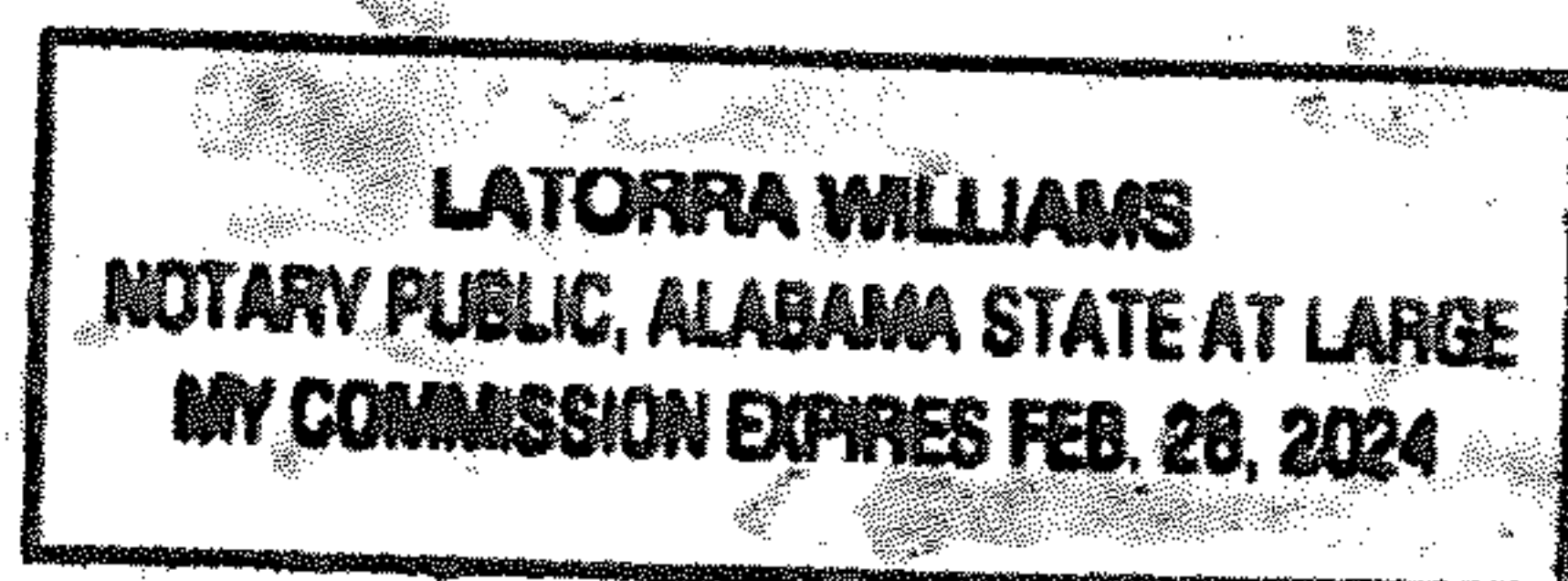
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Karac Turner, an individual, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of January, 2024.

Latorra Williams
Notary Public

AFFIX SEAL

My commission expires: 02.28.2024



GRANTOR:

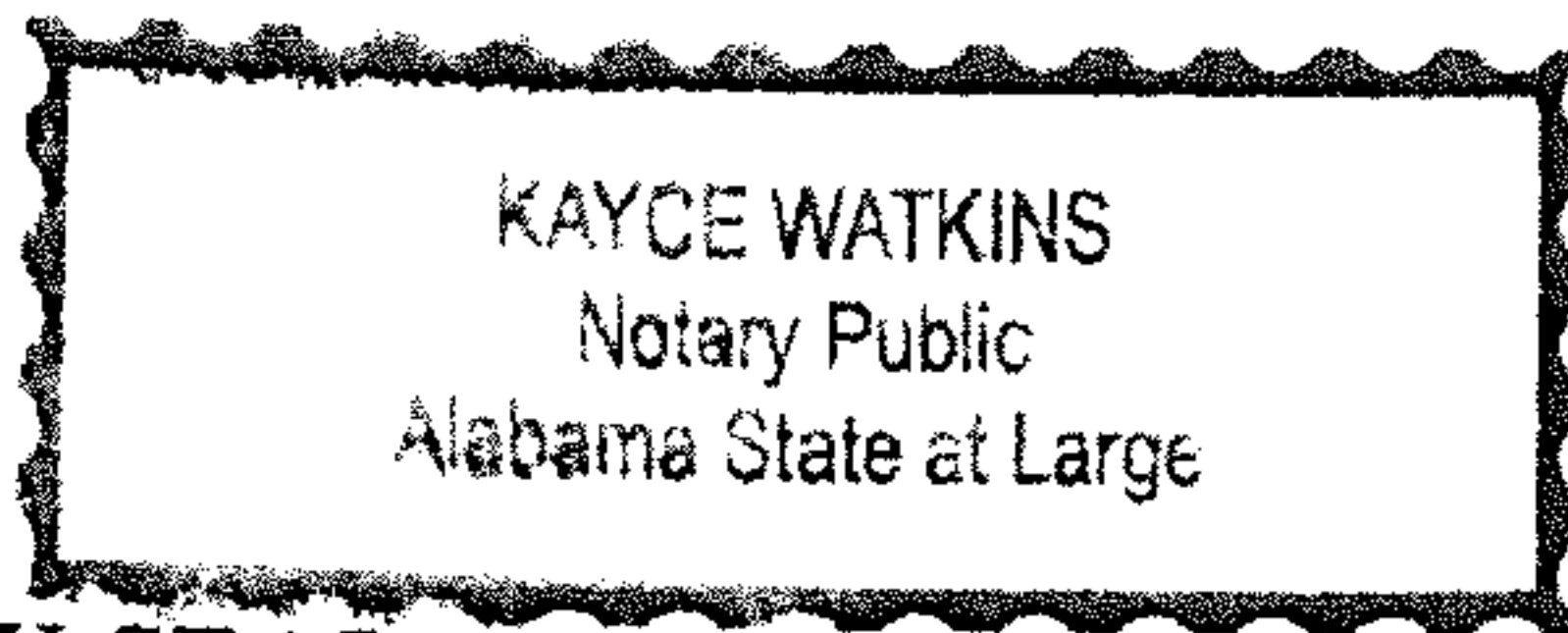
By: Stephanie Strickland
Stephanie Strickland, an individual

STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Stephanie Strickland, an individual, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of January, 2023. 2024
KCW



Kayce Watkins
Notary Public

AFFIX SEAL

My commission expires: 3/17/2025

GRANTOR:

By Pamela Hopkins
Pamela Hopkins, an individual

STATE OF TN)

COUNTY OF WILLIAMSON)

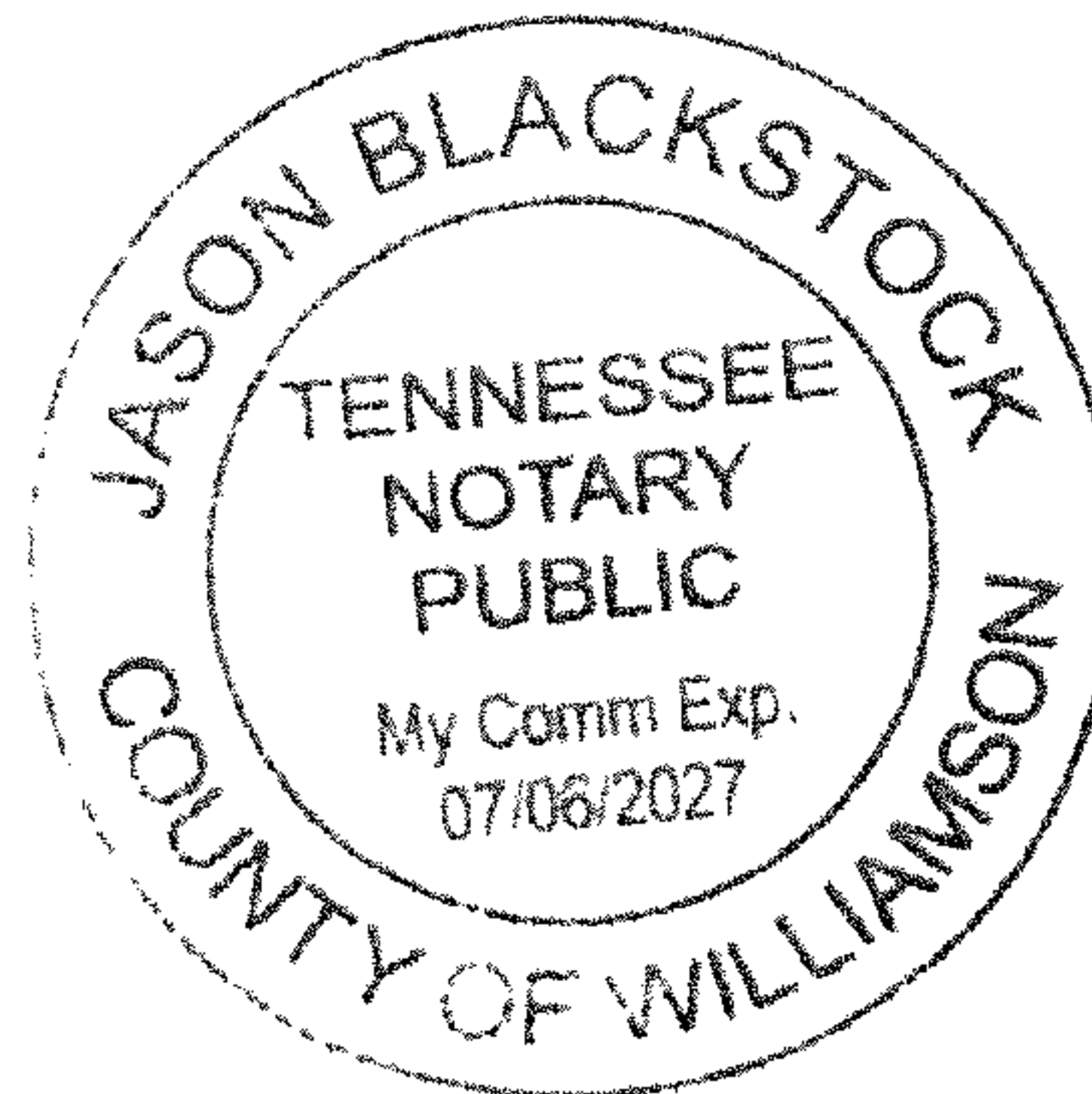
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Pamela Hopkins, an individual, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of JAN, 2023. 2024 th

[Signature]
Notary Public

AFFIX SEAL

My commission expires: 7-6-27



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Karac Turner, Stephanie Strickland, Pamela Hopkins
 Mailing Address 130 Mountain Crest Road
Chelsea, Alabama 35043

Grantee's Name Shelby County, Alabama
 Mailing Address 200 West College Street
Columbiana, Alabama 35051

Property Address EASEMENT with NO VALUE
TO Shelby County

Date of Sale January 5, 2024Total Purchase Price \$ 10

or
 Actual Value \$

or
 Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/30/2024 08:05:35 AM
 \$44.00 BRITTANI
 20240130000022480

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 1/26/2024☒ Unattested

(verified by)

Print Anna DavisSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one