


STATE OF ALABAMA  
COUNTY OF SHELBY

PROJECT NO. SCP 59-904-19  
TRACT NO. 6  
DATE:

FEE SIMPLE  
WARRANTY DEED

  
20240223000048060 1/6 \$50.00  
Shelby Cnty Judge of Probate, AL  
02/23/2024 02:43:24 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ONE THOUSAND 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), Bobby Traywick and Daphne Ray Traywick 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 of Section 21, and part of the Northeast Quarter of Section 28, all in Township 21 South, Range 1 East, identified as Tract No. 6 on Project No. SCP 59-904-19 in Shelby County, Alabama and being more fully described as follows:**

**Parcel 1 of 1:**

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of the said Section 21, thence run South 43 degrees, 22 minutes, 27 seconds, East a distance of 164.34 feet to a point, said point being located 40.00 feet right of centerline station 243+50.00 on the present right-of-way of Shelby County Highway 61 being the Point of Beginning of the parcel herein described; thence run along the present right-of-way North 28 degrees, 28 minutes, 59 seconds, East a distance of 37.04 feet to a point, said point being 40.00 feet right of p.c. station 243+88.04 (said curve being to the left, having a radius of 5,769.26 feet, a delta of 01 degrees, 06 minutes, 17 seconds, and an arc of 111.22 feet) thence continue along the chord of the said curve a chord bearing of North 27 degrees, 55 minutes, 51 seconds, East a chord distance of 111.22 feet to a found iron at the intersection of the said County Highway 61 and Shelby County Highway 77, said paint being 40.00 feet right of station 249+98.49; thence run along the present right-of-way of County Highway 77 South 88 degrees, 07 minutes, 42 seconds, East a distance of 22.15 feet to a point, said point being 60.00 feet to the right of station 245+07.73 on the curving acquired right-of-way (said curve being to the right, having a radius of 5,789.26 feet, a delta of 01 degrees, 04 minutes, 45 seconds, and an arc of 109.05 feet) thence continue along the chord of the said curve a chord bearing of South 27 degrees, 49 minutes, 26 seconds, West a chord distance of 109.05 feet, and along the acquired right-of-way to point, said paint being 60.00 feet right of station 244+00.00; thence continue along the acquired right-of-way South 50 Degrees, 37 minutes, 05 seconds, West a distance of 53.05 feet to the Point of Beginning.

Said Parcel containing 0.06 acres, more or less.

And as shown on the right of way map of record in the Highway Department of Shelby County Alabama 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 Highway Department of Shelby County 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 22 day of February, 2024.

Daphne Ray

Bobby Ray





20240223000048060 3/6 \$50.00  
Shelby Cnty Judge of Probate, AL  
02/23/2024 02:43:24 PM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

I, Mark Endfinger, a Notary Public, in and for said County in said State, hereby certify that Bobby Traywick + Daphne Ray (Traywick), whose name (s) **appears herin**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February 2024.

  
NOTARY PUBLIC

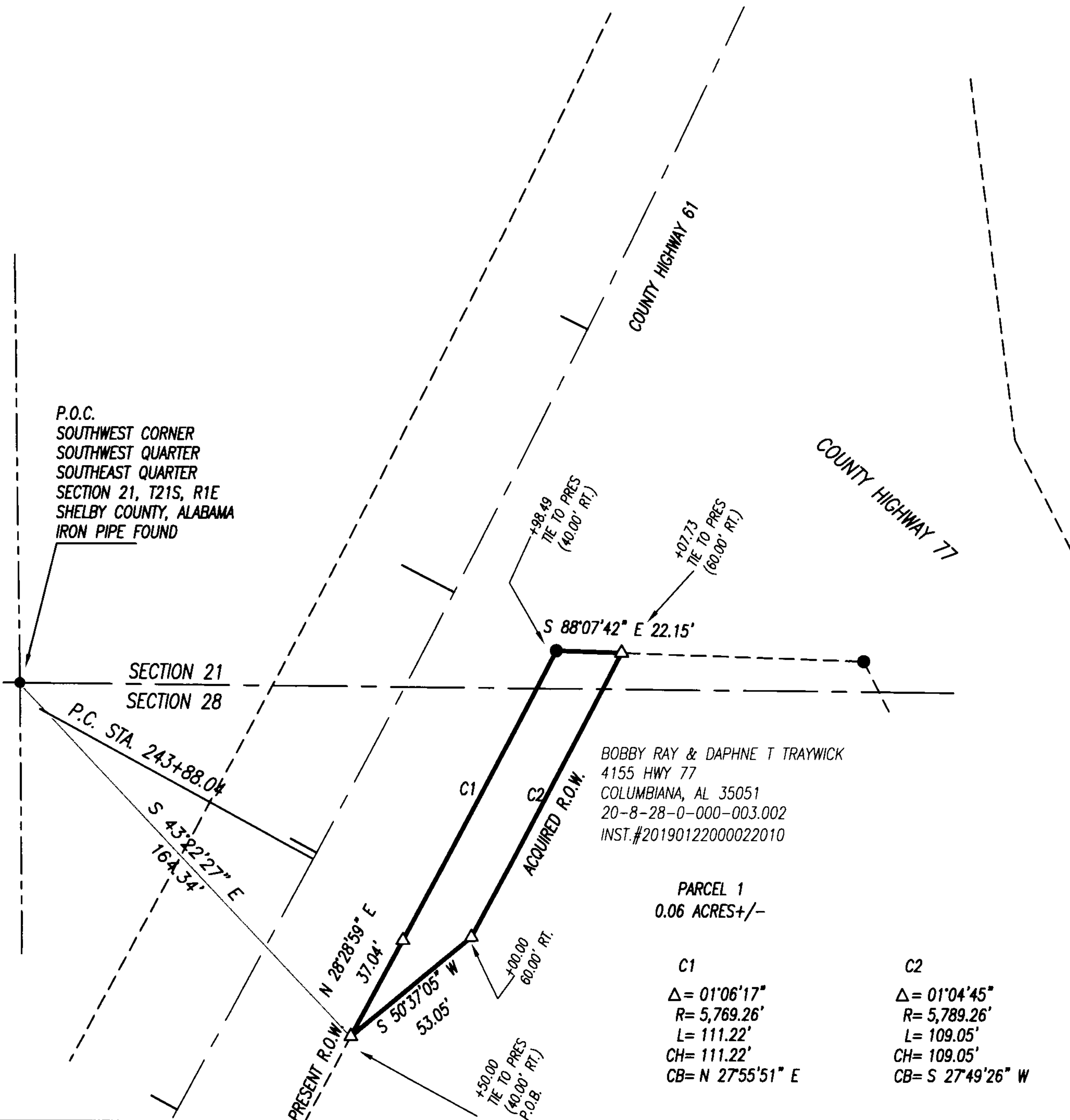
My Commission Expires 11/16/2025

TOTAL ACREAGE OWNED: 6.10  
ACREAGE ACQUIRED: 0.06 TOTAL  
REMAINDER: 6.04

BOBBY RAY & DAPHNE T TRAYWICK  
4155 HWY 77  
COLUMBIANA, AL 35051  
20-8-28-0-000-003.002  
INST.#20190122000022010



20240223000048060 4/6 \$50.00  
Shelby Cnty Judge of Probate, AL  
02/23/2024 02:43:24 PM FILED/CERT



SHELBY COUNTY  
COMMISSION  
REPLACEMENT OF  
SHELBY COUNTY  
HIGHWAY 61

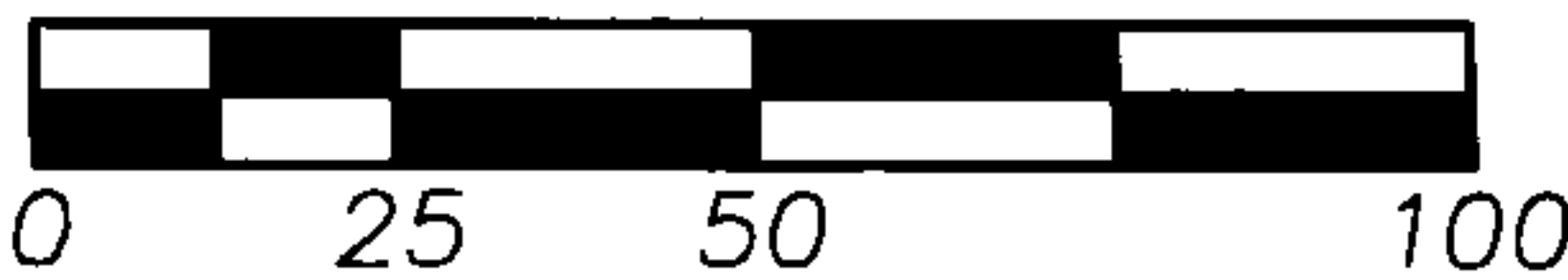
TRACT NO. 6  
OWNER: BOBBY RAY TRAYWICK  
SOURCE OF TITLE: INST.  
20190122000022010  
SEC. 21, T21S, R1E SEC. 28, T21S,  
R1E

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ~ LINE NOT TO SCALE
- Ac R.O.W. ACQUIRED R.O.W.
- Temp Emt TEMPORARY CONSTRUCTION EASEMENT
- [Pattern] ACQUIRED R.O.W.
- [Pattern] ACQUIRED EASEMENT
- [Pattern] TEMPORARY CONSTRUCTION EASEMENT

PAGE 1 OF 2 PAGES  
REVISED 04/28/2023



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Drawn By  
S.M.B.

Appd. By  
K.D.H

Surveyed By  
-

Field Work  
-

Date  
01/26/2023

Scale  
1" = 50'

Source of Information  
SHOWN

Survey Type  
R.O.W. MAP

Drawing No.  
Beeswax Bridge RoW

Job No.  
2301-035

Montgomery and Hinkle, inc.  
Professional Land Surveyors  
kevin@mhisurvey.com

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
OFFICE: 205-248-7396  
FAX: 205-248-7398

NOT VALID UNLESS STAMPED IN RED



TOTAL ACREAGE OWNED: 6.10  
ACREAGE ACQUIRED: 0.06 TOTAL  
REMAINDER: 6.04

BOBBY RAY & DAPHNE T TRAYWICK  
4155 HWY 77  
COLUMBIANA, AL 35051  
20-8-28-0-000-003.002  
INST.#20190122000022010



20240223000048060 5/6 \$50.00  
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STATE OF ALABAMA  
Shelby County

Part of the Southeast Quarter of Section 21 and a part of the Northeast Quarter of Section 28, all in Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

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Said Parcel containing 0.06 acres, more or less.

SHELBY COUNTY  
COMMISSION  
REPLACEMENT OF  
SHELBY COUNTY  
HIGHWAY 61  
OVER BEESWAX CREEK  
TRACT NO. 6  
OWNER: BOBBY RAY TRAYWICK  
SOURCE OF TITLE: INST.  
20190122000022010  
SEC. 21, T21S, R1E SEC. 28, T21S,  
R1E

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
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- ACQUIRED R.O.W.
- ACQUIRED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PAGE 2 OF 2 PAGES  
REVISED 04/28/2023



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

	Drawn By S.M.B.	Appd. By K.D.H	Surveyed By -	Field Work -	Date 01/26/2023
	Scale 1" = 50'	Source of Information SHOWN	Survey Type R.O.W. MAP	Drawing No. Beeswax Bridge RoW	Job No. 2301-035

Montgomery and Hinkle, inc.  
Professional Land Surveyors  
kevin@mhisurvey.com

203 Hargrove Road East  
Tuscaloosa, Alabama 35401  
OFFICE: 205-248-7396  
FAX: 205-248-7398

NOT VALID UNLESS STAMPED IN RED

Real Estate Sales Validation Form

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

Grantor's Name Bobby Ray Traywick & Daphne T Ray  
Mailing Address 4155 Hwy 77  
Columbiana, AL 35051

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

Property Address A portion of the property along CR 61  
Columbiana, AL 35051

Date of Sale 2/22/2024  
Total Purchase Price \$ 1000.00  
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 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 2/27/24 Print Mark Endfinger  
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one  
(verified by)