

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. 58
DATE: 10-30-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty 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), G&D Ventures, 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 - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 58 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama;

thence run West along the quarter section line for a distance of 299.91 feet, more or less, to a point on the grantor's Southwest property line;

thence run Northwest along the grantor's Southwest property line for a distance of 424.04 feet, more or less, to a point on the grantor's Southwest property line {said point also on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project)} and being the POINT OF BEGINNING;

thence run North 37 degrees 30 minutes 42 seconds West along the grantor's Southwest property line for a distance of 20.74 feet to a point on the East present R/W line of SR 261;

thence run North 52 degrees 56 minutes 30 seconds East along said present R/W line for a distance of 203.85 feet to a point on the grantor's Northeast property line;

thence run South 37 degrees 10 minutes 01 seconds East along the grantor's Northeast property line for a distance of 20.56 feet to a point on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project);

thence run South 52 degrees 56 minutes 14 seconds West along the acquired R/W line for a distance of 155.94 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at PT station 265+11.09);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 00 degrees 24 minutes 42 seconds, a chord bearing of South 52 degrees 43 minutes 53 seconds West, and a chord length of 47.78 feet, for a distance of 47.78 feet to the POINT OF BEGINNING; said parcel contains 0.096 acre(s), more or less.

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 5th day of March, 20 24.

G & D Ventures, LLC


By: Marilyn Lee Knight, Member/Manager

ACKNOWLEDGMENT



20240311000066170 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/11/2024 02:53:21 PM FILED/CERT

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, the undersigned authority _____ a Notary Public _____ in and for said
County, in said State, hereby certify that Marilyn Lee Knight whose
name as Member/Manager of the G & D Ventures, 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 5th day of March, A.D. 2024.

Dana M. Askeew

Official Title Row Appraiser

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

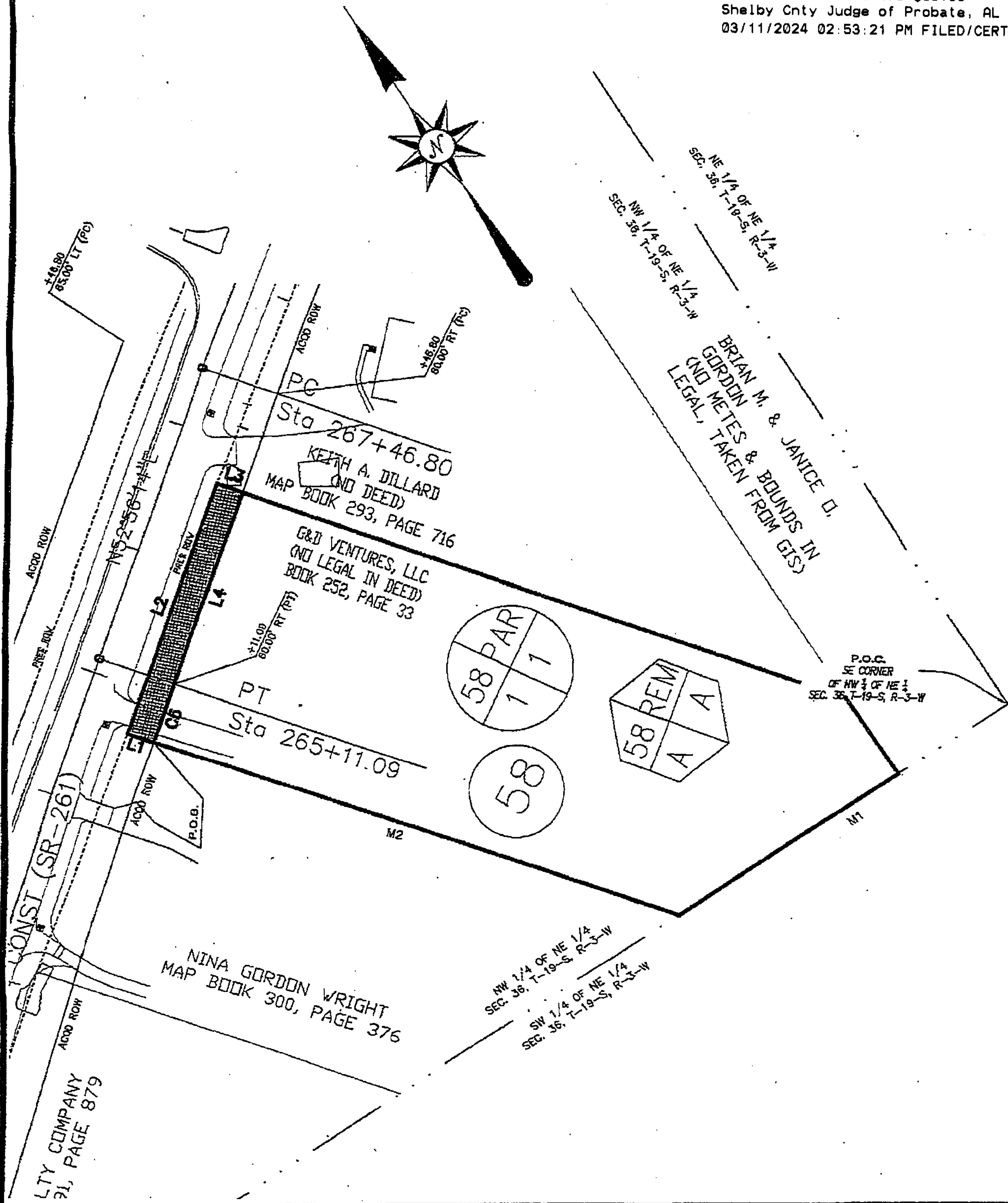
County, Alabama.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C5	6650.00'	47.78'	47.78'	S 52°43'53" W	0°24'42"	CCW

LINE	BEARING	DISTANCE
L1	N 37°30'42" W	20.74'
L2	N 52°56'30" E	203.85'
L3	S 37°10'01" E	20.56'
L4	S 52°56'14" W	155.94'



20240311000066170 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
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Tract # :	58	Scale:	1" = 100'
Grantor(s)		State:	Alabama
G&D Ventures, LLC		County:	SHELBY
Total Before:	2.360 AC	Project:	RP-7112(003)
Total Acquired:	0.096 AC	CPMS:	100074113
Total Remainder:	2.264 AC	Date:	October 30, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



20240311000066170 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/11/2024 02:53:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name G & D Ventures, LLC
Mailing Address 3422 Cedar Crest Cr.
Birmingham, AL 35216

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 3-5-24
Total Purchase Price \$ 20,000.00

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)

☐ 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 March 5, 2024

Print G & D Ventures, LLC

☐ Unattested

(verified by)

Sign By:

Marilyn Lee Knight
(Grantor/Grantee/Owner/Agent) circle one

Marilyn Lee Knight, Member/Manager **Form RT-1**