

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 5<sup>th</sup> 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 5<sup>th</sup> 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

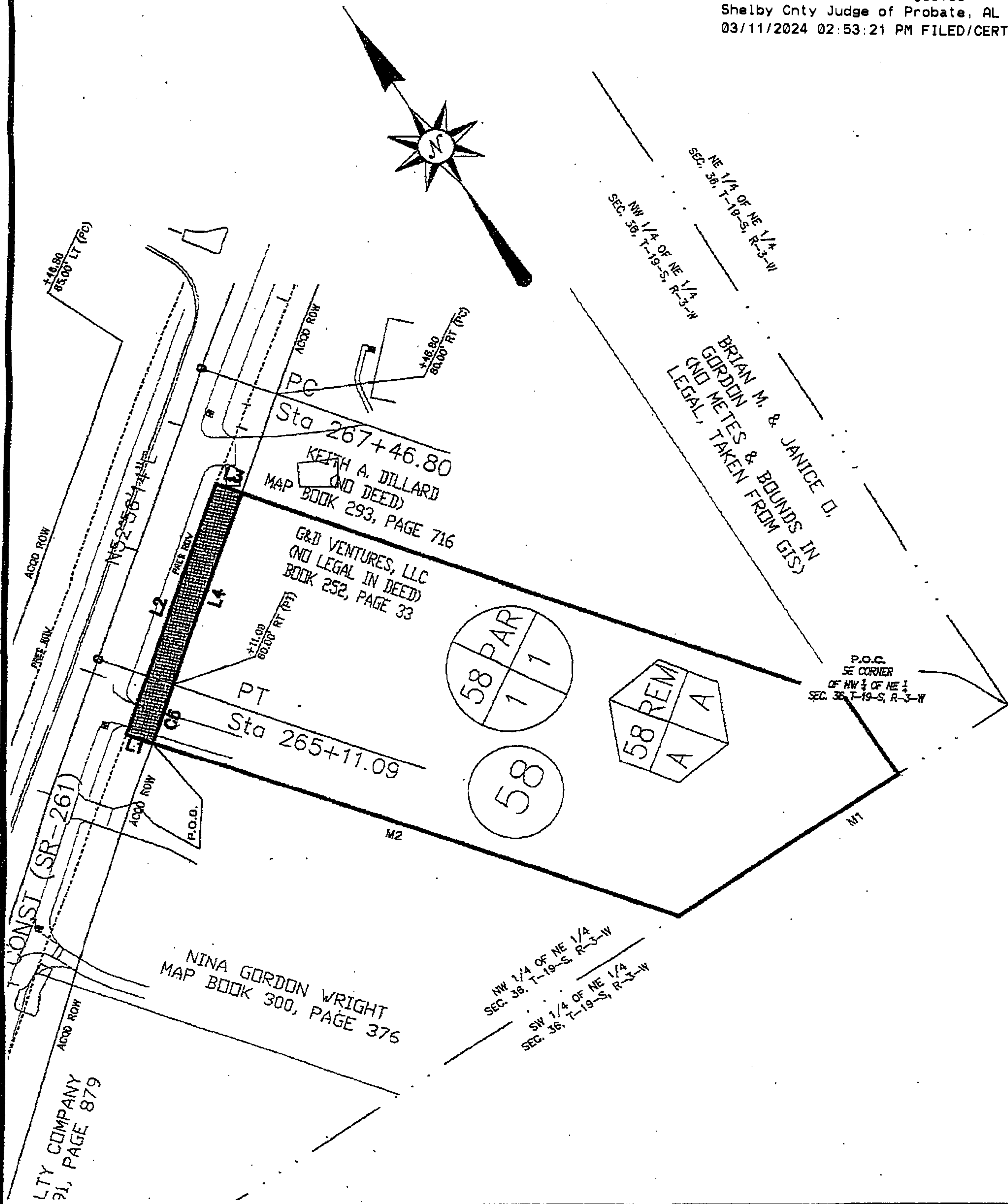
\_\_\_\_\_  
County, Alabama.

| 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  
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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  
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## 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**