

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. 69
DATE: 1-31-2024

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Two Hundred Twenty Five 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), Gilbert F. Douglas III and Cynthia Ardis Nettles Douglas ^{/wife,}, 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 NE ¼ - NE¼, Section 36, and the SE ¼ - SE ¼, Section 25, Township 19 South,
Range 3 West, identified as Tract No. 69 on Project No. RP-7112(003) in Shelby County,
Alabama and being more fully described as follows:**

Parcel 1 of 1:

Commence at a found PK nail marking the Northwest corner of a property recorded in instrument number 20100329000092120 in
the Office of the Judge of Probate, Shelby County, Alabama, and lying on the East present R/W line of Valleydale Terrace;

thence run Southeasterly along said present R/W line for a distance of 95.89 feet, more or less, to a point on the acquired R/W line,
(said line offset 70.00 feet LT and parallel to centerline of project);

thence run Southwesterly along projected acquired R/W line for a distance of 24.80 feet, more or less to a point on the West
present R/W line of Valleydale Terrace, (said point offset 70.00 feet LT and perpendicular to centerline of project) and being the
POINT OF BEGINNING;

thence run South 34 degrees 40 minutes 20 seconds East along said present R/W line for a distance of 37.27 feet to a point on the
north present R/W line of SR 261;

thence run South 60 degrees 17 minutes 36 seconds West along said present R/W line for a distance of 102.31 feet to a point on
said present R/W line;

thence run South 65 degrees 25 minutes 56 seconds West along said present R/W line for a distance of 98.45 feet to a point on the
acquired R/W line, (said point perpendicular to centerline of project at station 280+63.99 LT);

thence run along the acquired R/W line and the arc of a curve, said curve being counterclockwise having a radius of 2850.00 feet, a
delta angle of 03 degrees 13 minutes 38 seconds, a chord bearing of North 58 degrees 11 minutes 31 seconds East, and a chord
length of 160.51 feet, for a distance 160.53 feet to a point on the acquired R/W line, (said point offset 50.00 feet LT and
perpendicular to centerline of project at PT station 282+27.34);

thence run North 33 degrees 25 minutes 18 seconds West along the acquired R/W line for a distance of 20.00 feet to a point on the
acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at PT station 282+27.34);

thence run North 56 degrees 34 minutes 42 seconds East along the acquired R/W line for a distance of 38.11 feet to the POINT OF
BEGINNING; said parcel contains 0.063 acre(s), more or less.

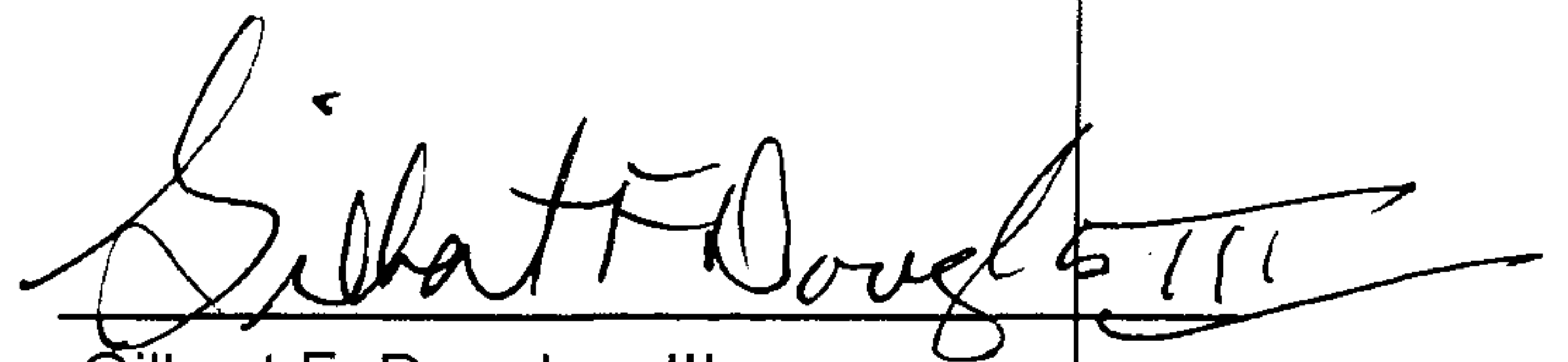
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

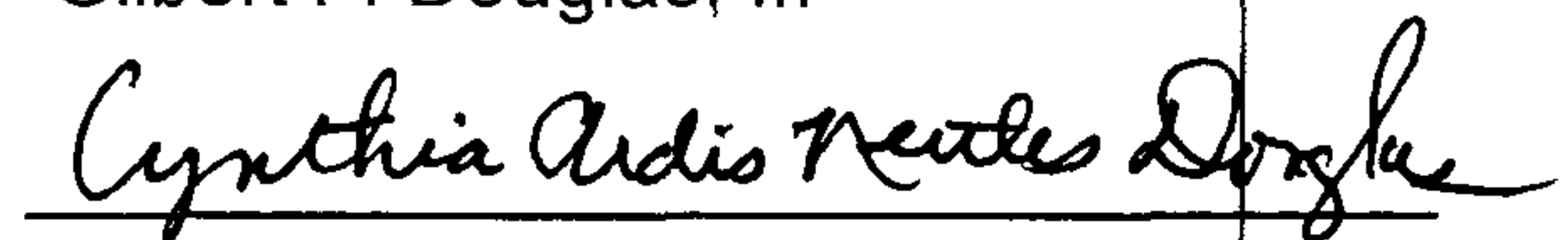
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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 22nd day of March, 2024.


Gilbert F. Douglas, III


Cynthia Ardis Nettles Douglas

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)



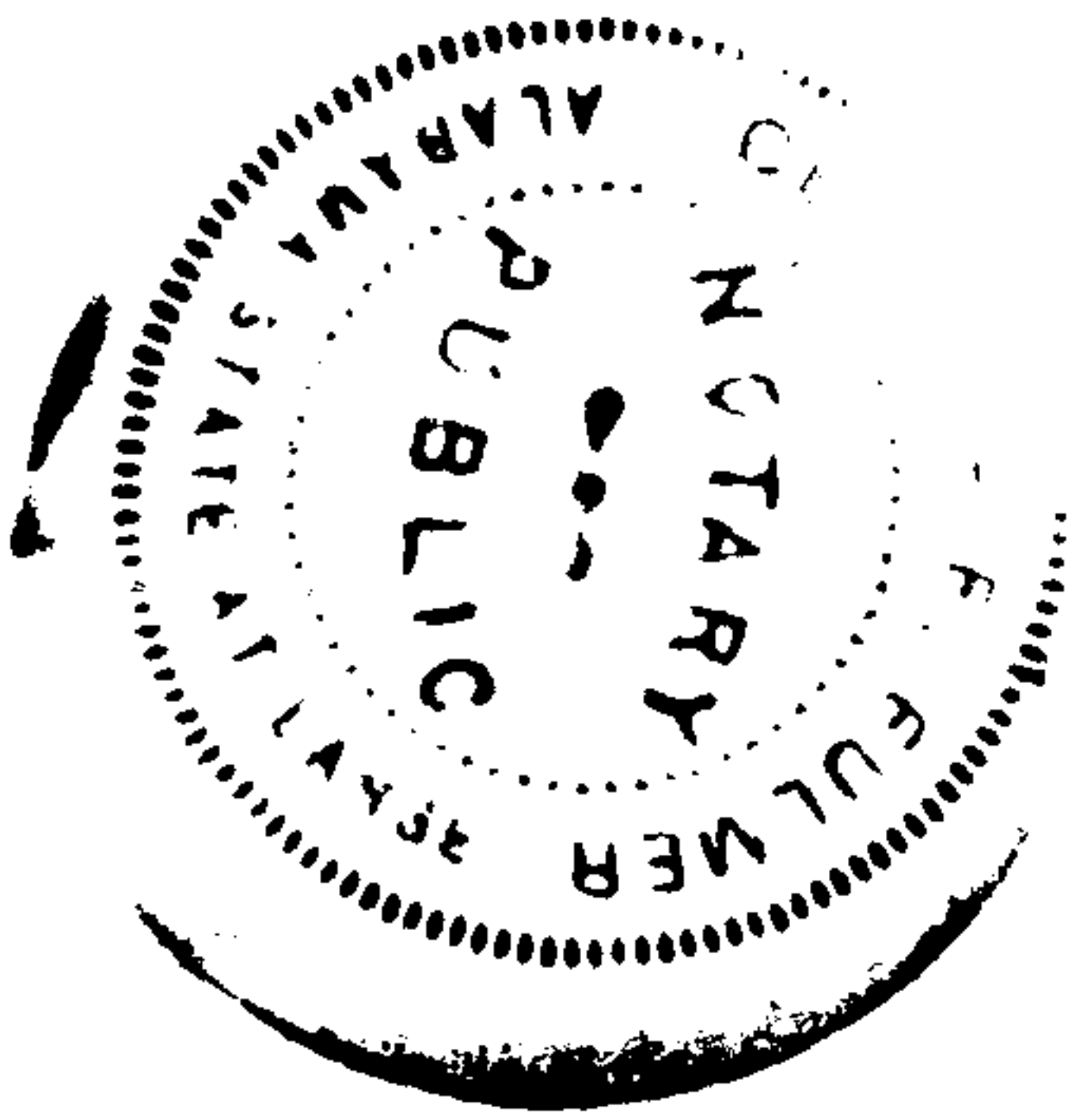
20240322000079020 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/22/2024 01:35:01 PM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Gilbert F. Douglas, III & Cynthia Ardis Nettles Douglas 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 22nd day of March 2024.

day of March 2024
Celeste Fulmer
 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

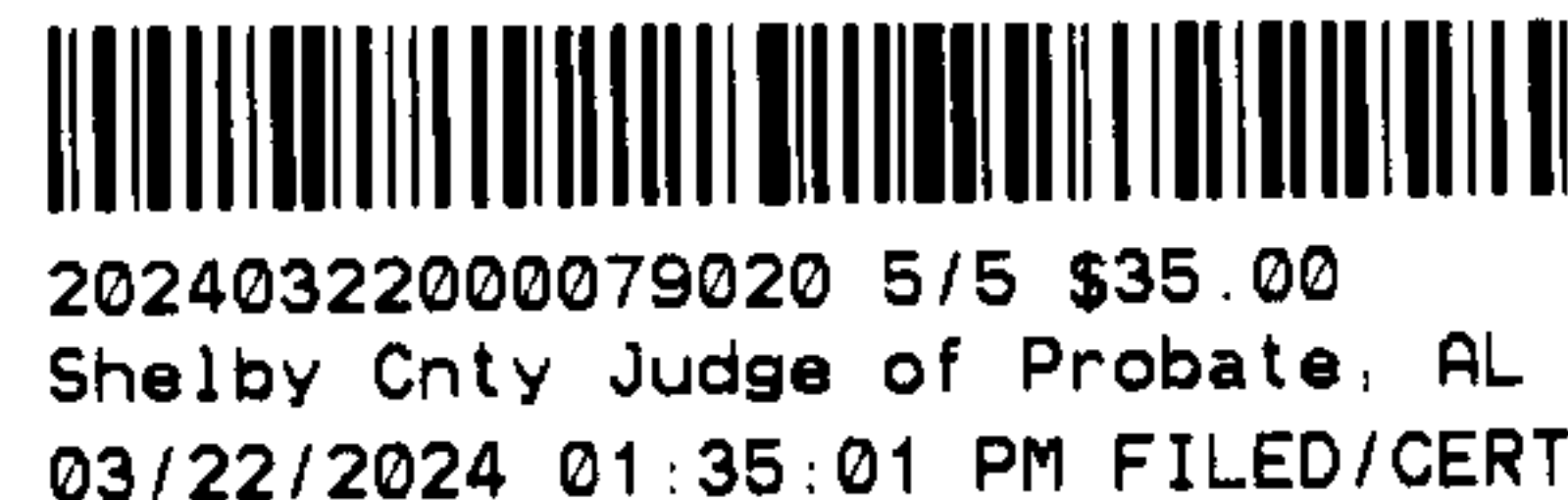
County of _____
 I, _____
 Judge of Probate in and for said County,
 Hereby certify that the within
 Conveyance was filed in my office at
 _____ o' clock _____ M., on the _____
 day of _____, 20____,
 and duly recorded in Deed Record
 page _____.
 Dated _____ day of _____ 20____.

Judge of Probate
County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Gilbert F. Douglas, III & Cynthia Ardis Nettles Douglas	Grantee's Name	ALDOT
Mailing Address	1868 Patton Chapel Road Birmingham, AL 35226	Mailing Address	P O Box 382348 Birmingham, AL 35238
Property Address	Hwy 261 Pelham, AL 35124	Date of Sale	3-22-24
		Total Purchase Price	\$ 225,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 3-22-24

Print Gilbert F. Douglas, III

☐ Unattested

Sign

Gilbert F. Douglas, III
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1