

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. 17
DATE: 11-9-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty One Thousand Three Hundred Seventy Five & 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), Betty Dorough Gardner, / a married woman, 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 - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract No. 17 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of Section 2, Township 20 South, Range 3 West;

thence run West along the quarter section line for a distance of 380.81 feet, more or less, to a point on the grantor's South property line {point also on the acquired R/W line, (said line between a point being 68.69 feet RT and perpendicular to centerline of project at station 196+05.00 and a point being 60.00 feet RT and perpendicular to centerline of project at PC station 196+43.07)} and being the POINT OF BEGINNING;

thence run South 89 degrees 48 minutes 26 seconds West along the grantor's south property line for a distance of 6.85 feet to a point on the east present R/W line of SR 261;

thence run North 33 degrees 15 minutes 13 seconds East along said present R/W line for a distance of 44.19 feet to a point on said present R/W line;

thence run along said present R/W line and arc of curve, said curve being a counterclockwise curve having a radius of 2046.87 feet, a delta angle of 09 degrees 18 minutes 15 seconds, a chord bearing of North 27 degrees 24 minutes 23 seconds East, and a chord length of 332.02 feet, for a distance of 332.39 feet to a point on the grantor's north property line;

thence run South 89 degrees 34 minutes 06 seconds East along the grantor's north property line for a distance of 37.85 feet to a point on the acquired R/W line, (said line between a point being offset 70.00 feet RT and perpendicular to centerline of project at station 200+00.00 and a point being offset 57.00 feet RT and perpendicular to centerline of project at PT station 200+77.42);

thence run South 14 degrees 39 minutes 25 seconds West along the acquired R/W line for a distance of 13.52 feet to a point on the acquired R/W line, (said point offset 70.00 feet RT and perpendicular to centerline of project at station 200+00.00);

thence run South 37 degrees 22 minutes 57 seconds West along the acquired R/W line for a distance of 79.27 feet to a point on the acquired R/W line, (said point offset 55.00 feet RT and perpendicular to centerline of project at station 199+25.00);

This property constitutes no part of the homestead of grantor or her spouse.



FORM ROW-4
Rev 08/13

thence run along the acquired R/W line and arc of curve, said curve being a clockwise curve having a radius of 1705.00 feet, a delta angle of 07 degrees 07 minutes 07 seconds, a chord bearing of South 31 degrees 20 minutes 19 seconds West, and a chord length of 211.70 feet, for a distance of 211.83 feet to a point on the acquired R/W line to a point on the acquired R/W line, (said point offset 55.00 feet RT and perpendicular to centerline of project at station 197+20.00);

thence run South 21 degrees 39 minutes 50 seconds West along the acquired R/W line for a distance of 21.29 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at station 197+00.00);

thence run along the acquired R/W line and arc of curve, said curve being a clockwise curve having a radius of 1710.00 feet, a delta angle of 01 degrees 58 minutes 37 seconds, a chord bearing of South 36 degrees 34 minutes 51 seconds West, and a chord length of 59.00 feet, for a distance of 59.00 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at PC station 196+43.07);

thence run South 24 degrees 42 minutes 25 seconds West along the acquired R/W line for a distance of 8.09 feet to the POINT OF BEGINNING; said parcel contains 0.125 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.

SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE

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 25th day of March, 2024.

Betty Dorough Gardner
Betty Dorough Gardner

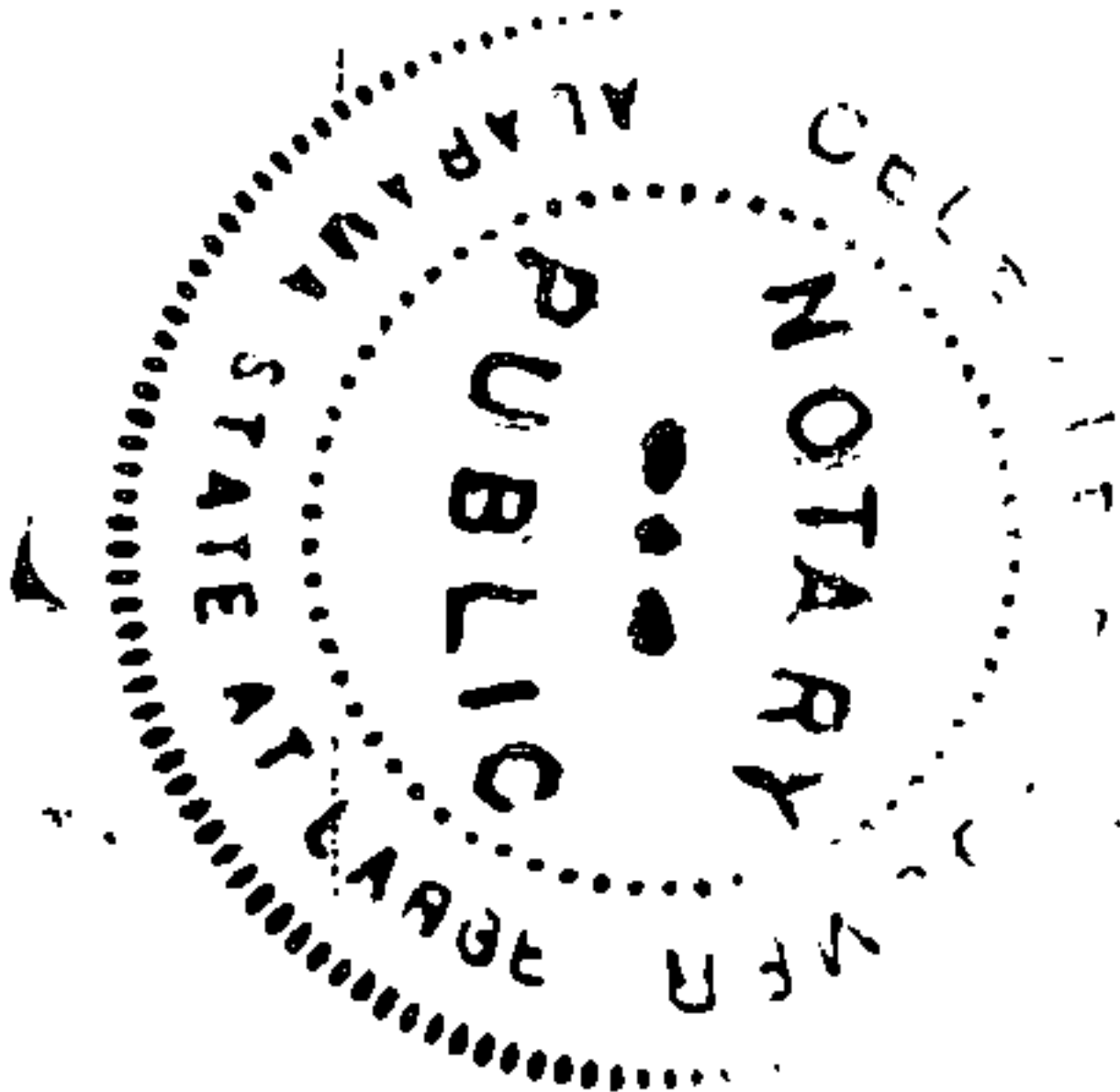


ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Betty Dorough Gardner, whose name (s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March 20 24.



C. 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.

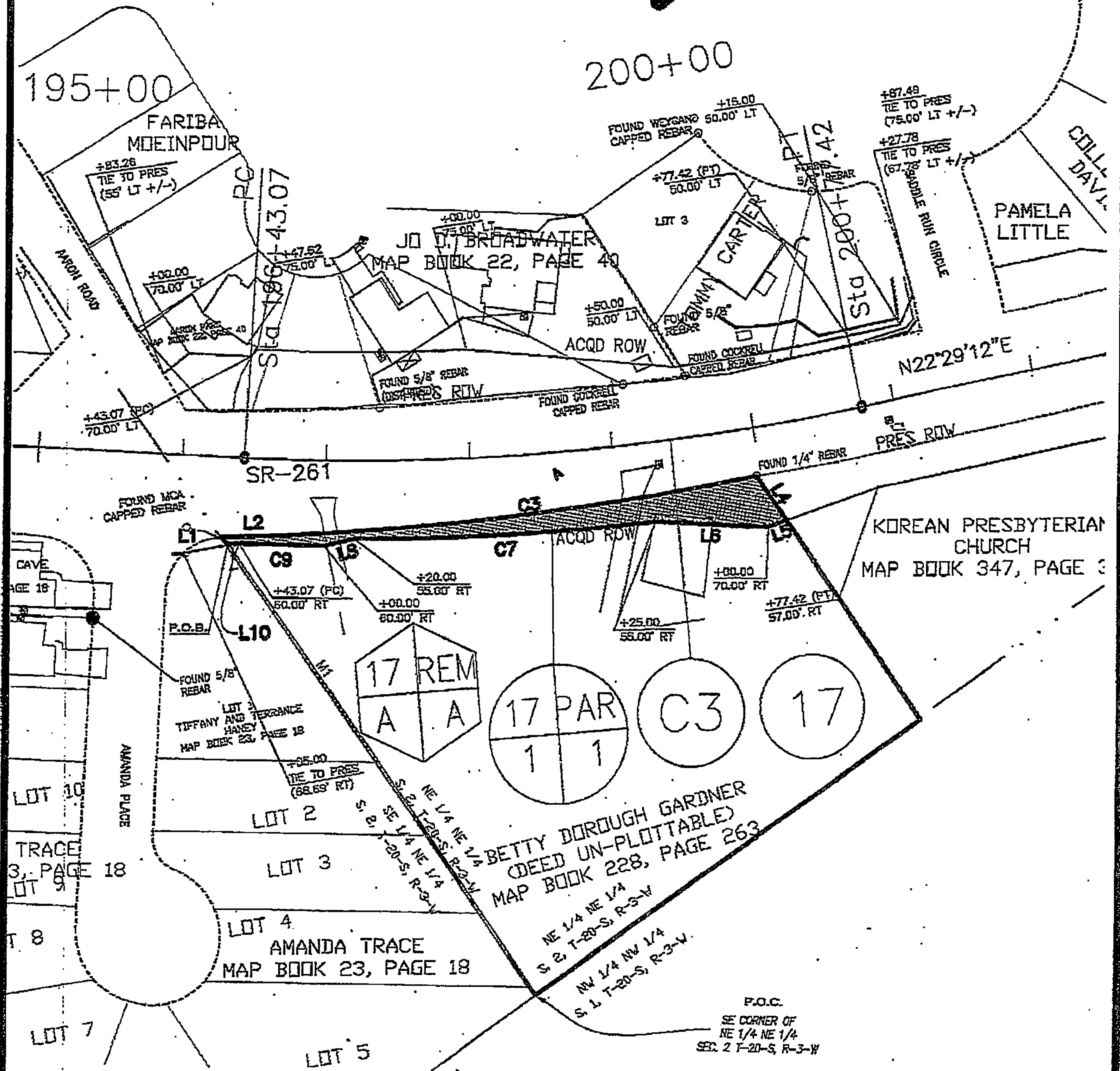
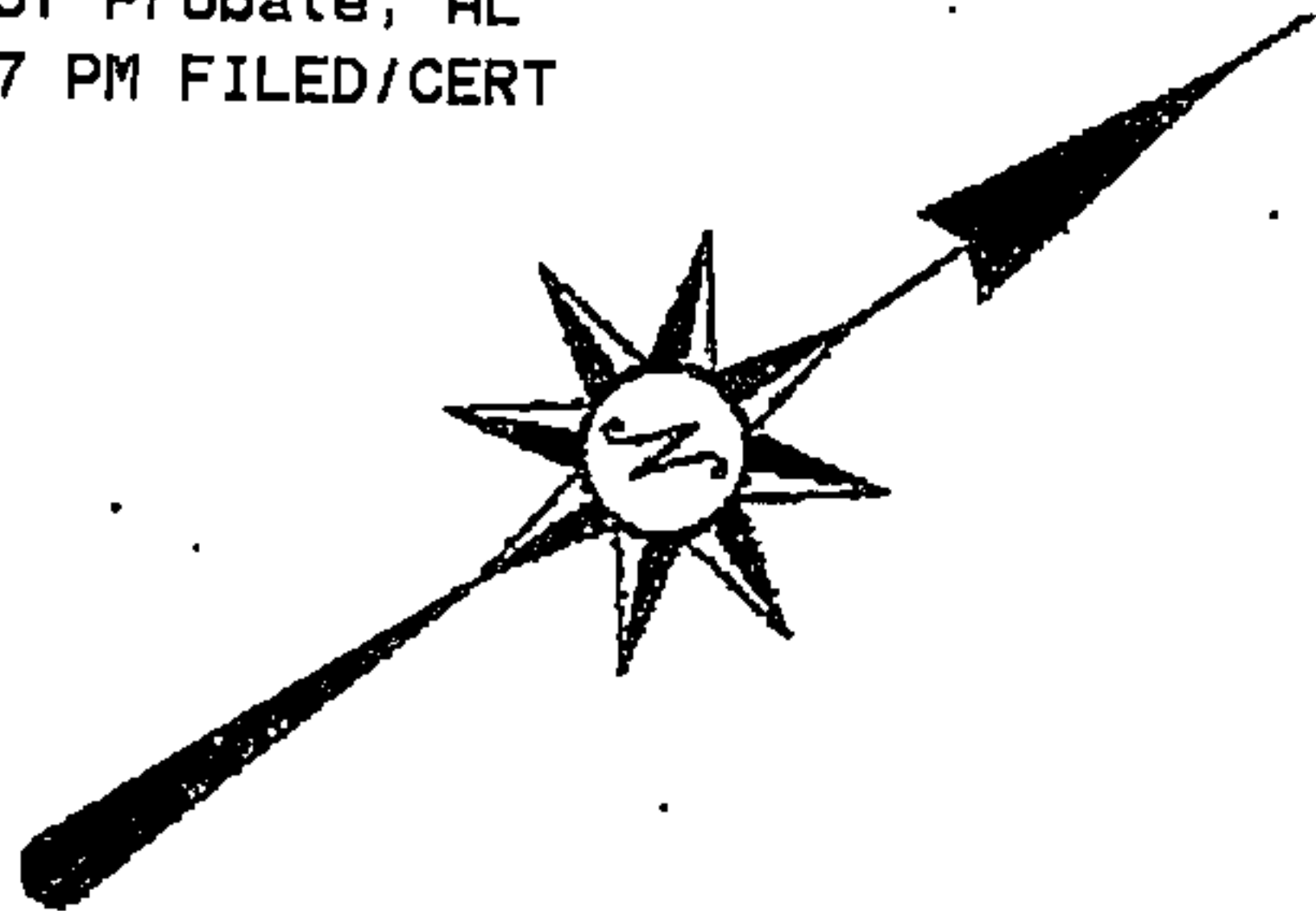
Judge of Probate
County, Alabama.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C3	2046.87'	332.39'	332.02'	N 27°24'23" E	9°18'15"	CCW
C7	1705.00'	211.83'	211.70'	S 31°20'19" W	7°07'07"	CW
C9	1710.00'	59.00'	59.00'	S 36°34'51" W	1°58'37"	CW

LINE	BEARING	DISTANCE
L1	S 89°48'26" W	6.85'
L2	N 33°15'13" E	44.19'
L4	S 89°34'06" E	37.85'
L5	S 14°39'25" W	13.52'
L6	S 37°22'57" W	79.27'
L8	S 21°39'50" W	21.29'
L10	S 24°42'25" W	8.09'



20240325000081040 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
03/25/2024 02:55:47 PM FILED/CERT



Tract # :	17	Scale:	1" = 100'
Grantor(s)	Betty Dorough Gardner	State:	Alabama
		County:	SHELBY
Total Before:	2.230 AC	Project:	RP-7112(003)
Total Acquired:	0.125 AC	CPMS:	100074113
Total Remainder:	2.105 AC	Date:	November 9, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



20240325000081040 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
03/25/2024 02:55:47 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 Betty Dorrough Gardner
Mailing Address 108 Weatherly Way
Pelham, AL 35124

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 3-25-24
Total Purchase Price \$ 41,375.00

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 3-25-24

Print Betty Dorrough Gardner

☐ Unattested

(verified by)

Sign Betty Dorrough Gardner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1