

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. 43  
DATE: 11-16-2023

**FEE SIMPLE  
WARRANTY DEED**



20240402000090950 1/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/02/2024 03:28:51 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Seven Thousand Two Hundred Fifty/ & 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), an Alabama limited liability company the undersigned grantor(s), TL&K, LLC, 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 - NW¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 43 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 3/8 inch rebar marking the Easternmost corner of Lot 7, Valley Dale Estates as recorded in Map Book 4, Page 90 in the Office of the Judge of Probate, Shelby County, Alabama, and lying the the west present R/W line of SR 261;

thence run southwesterly along said present R/W line for a distance of 237.57 feet, more or less, to a point on said present R/W line {point also on the acquired R/W line, (said point perpendicular to centerline of project at station 249+23.08LT)}, and being the POINT OF BEGINNING;

thence run South 36 degrees 37 minutes 32 seconds West along said present R/W line for a distance of 115.55 feet to a point on the grantor's Southwest property line;

thence run North 58 degrees 58 degrees 32 minutes West along the grantor's Southwest property line for a distance of 20.24 feet to a point on the acquired R/W line, (said line offset 65.00 feet LT and parallel to centerline of project);

thence along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 6775.00 feet, a delta angle of 00 degrees 07 minutes 15 seconds, a chord bearing of North 38 degrees 26 minutes 12 seconds East, and a chord length of 14.29 feet, for a distance of 14.29 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 248+20.00);

thence run North 56 degrees 54 minutes 38 seconds East along the acquired R/W line for a distance of 31.87 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 248+50.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 6765.00 feet, a delta angle of 00 degrees 30 minutes 27 seconds, a chord bearing of North 39 degrees 00 minutes 25 seconds East, and a chord length of 59.91 feet, for a distance of 59.61 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 249+09.42);

thence run North 61 degrees 09 minutes 48 seconds East along the acquired R/W line for a distance of 14.82 feet to the POINT OF BEGINNING; said parcel contains 0.027 acre(s), more or less.





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**Temporary Construction Easement 1 of 1:**

BEGIN at a point on the grantor's Southwest property line, {point also on the acquired R/W line, (said line offset 65.00 feet LT and parallel to centerline of project)};

thence run North 58 degrees 58 minutes 32 seconds West along the grantor's Southwest property line for a distance of 15.12 feet to a point on the required easement line, (said line offset 80.00 feet LT and parallel to centerline of project);

thence run along the required easement line and the arc of a curve, said curve being a clockwise curve having a radius of 6790.00 feet, a delta angle of 00 degrees 08 minutes 14 seconds, a chord bearing of North 38 degrees 25 minutes 43 seconds East, and a chord length of 16.26 feet, for a distance of 16.26 feet to a point on the required easement line, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 248+20.00);

thence run South 51 degrees 30 minutes 10 seconds East along the required easement line for a distance of 10.00 feet to a point on the required easement line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 248+20.00);

thence run along the required easement line and the arc of a curve, said curve being a clockwise curve having a radius of 6780.00 feet, a delta angle of 00 degrees 15 minutes 22 seconds, a chord bearing of North 38 degrees 37 minutes 31 seconds East and a chord length of 30.31 feet, for a distance of 30.31 feet to a point on the required easement line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 248+50.00);

thence run South 51 degrees 14 minutes 37 seconds East along the required easement line for a distance of 15.00 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 248+50.00);

thence run South 56 degrees 54 minutes 38 seconds West along the acquired R/W line for a distance of 31.87 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 248+20.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6775.00 feet, a delta angle of 00 degrees 07 minutes 15 seconds, a chord bearing of South 38 degrees 26 minutes 12 seconds West, and a chord length of 14.29 feet, for a distance of 14.29 feet to the POINT OF BEGINNING; said easement contains 0.012 acre(s), more or less.

**It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.**

**SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE**

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

1<sup>st</sup> day of April, 2024.

TL&K, LLC


Lynn Ray, President  
Lynn Ray, President

Terry S Ray  
Terry Ray, Vice President



ACKNOWLEDGMENT

STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

  
20240402000090950 4/6 \$38.00  
Shelby Cnty Judge of Probate, AL  
04/02/2024 03:28:51 PM FILED/CERT

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 Lynn Ray, President & Terry Ray, VP whose  
names as officers of the TL&K, 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.

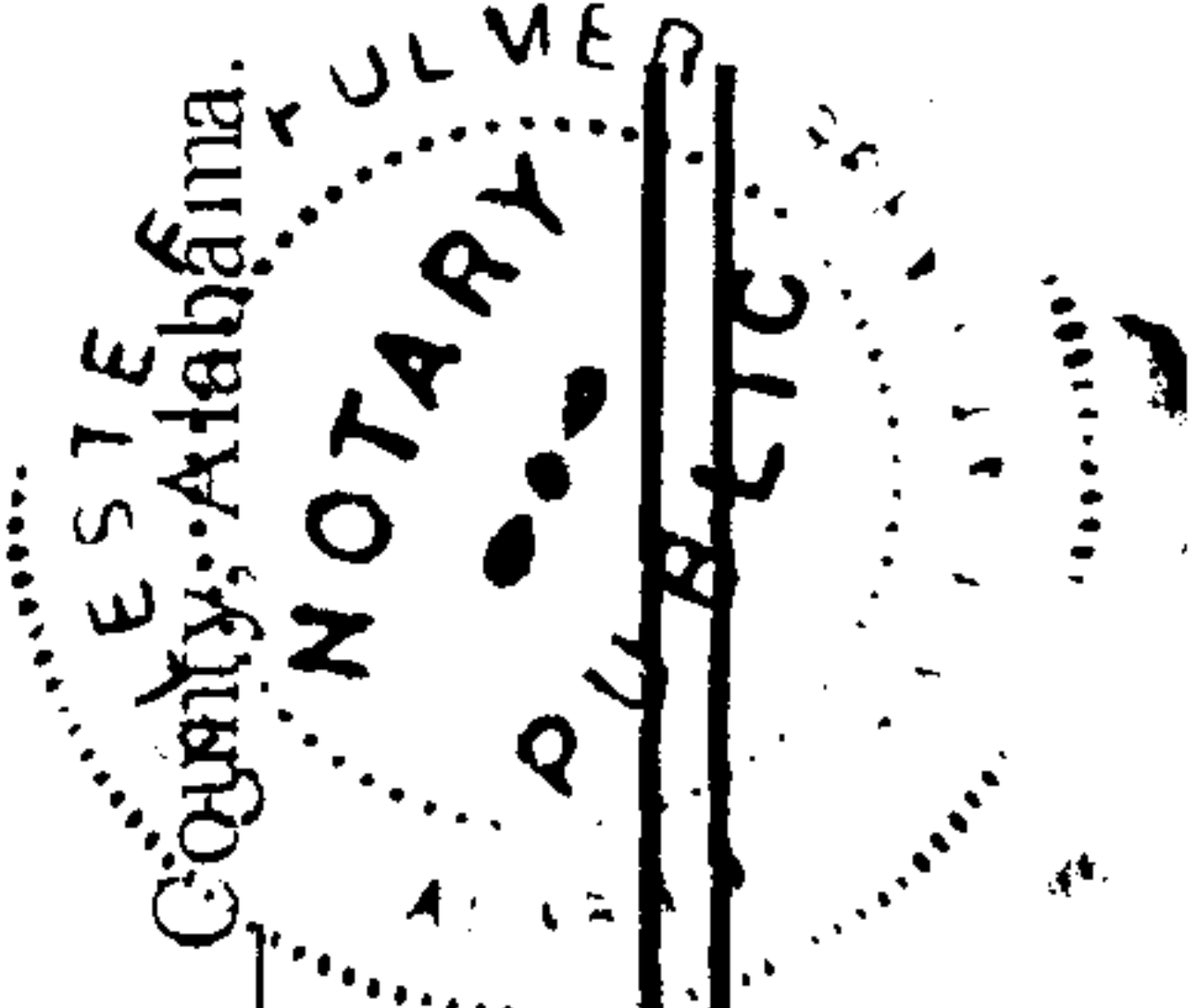
Given under my hand this 1st day of April, A.D. 2024.

Celeste Fulmer  
Official Title Notary Public  
My Comm. Expires: 10/9/24

\_\_\_\_\_  
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  


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C3	6775.00'	14.29'	14.29'	N 38°26'12" E	0°07'15"	CW
C5	6765.00'	59.91'	59.91'	N 39°00'25" E	0°30'27"	CW

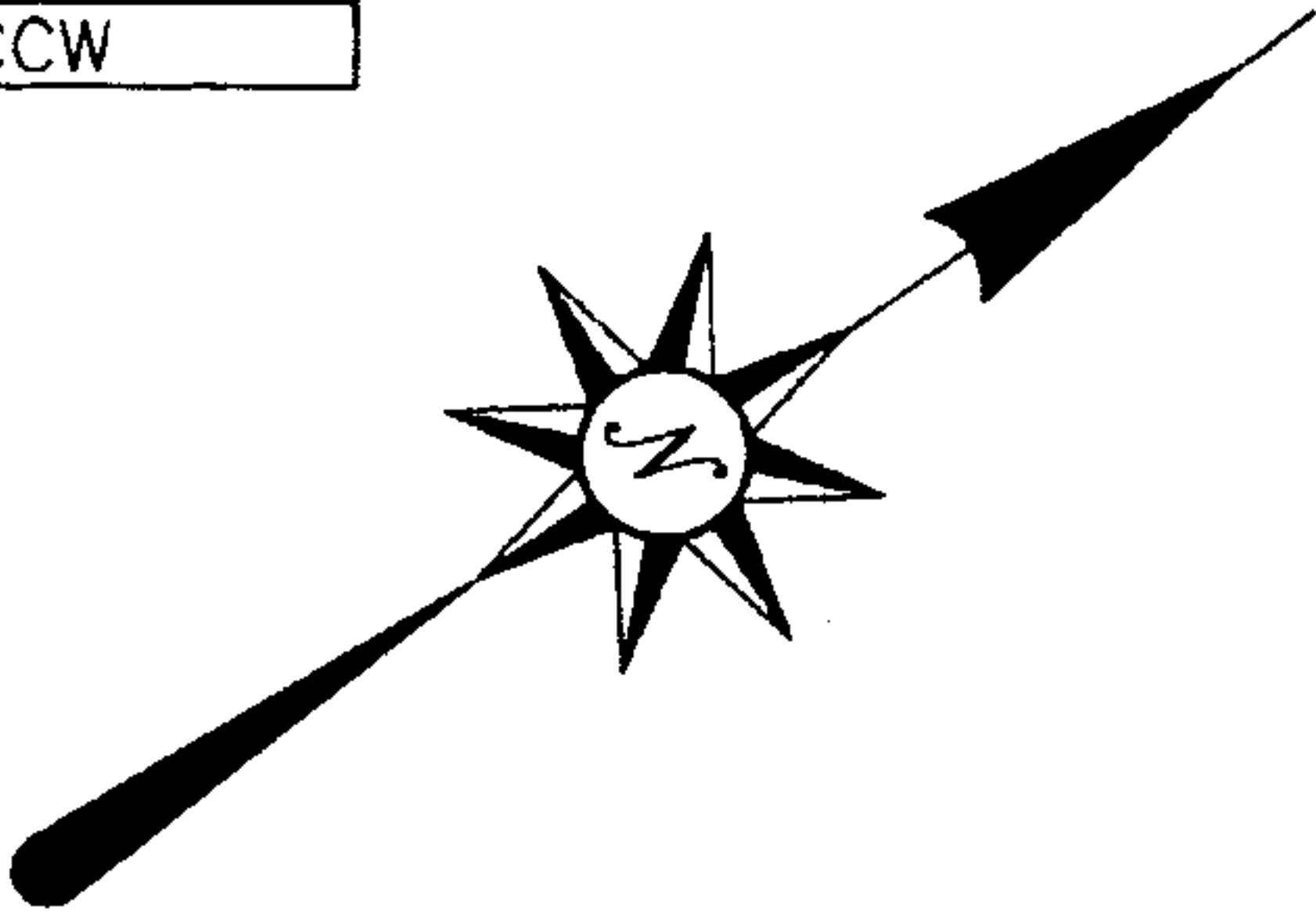
TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	6790.00'	16.26'	16.26'	N 38°25'43" E	0°08'14"	CW
C4	6780.00'	30.31'	30.31'	N 38°37'31" E	0°15'22"	CW
C7	6775.00'	14.29'	14.29'	S 38°26'12" W	0°07'15"	CCW

LINE	BEARING	DISTANCE
L1	S 36°37'32" W	115.55'
L2	N 58°58'32" W	20.24'
L4	N 56°54'38" E	31.87'
L6	N 61°09'48" E	14.82'

TCE LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°58'32" W	15.12'
L3	S 51°30'10" E	10.00'
L5	S 51°14'37" E	15.00'
L6	S 56°54'38" W	31.87'



SAMMY J. & PATSY L. JOHNSON  
"LOT 8"

DOMINION EVANGEL EDUCATION MINISTRIES, LLC  
"LOT 7"

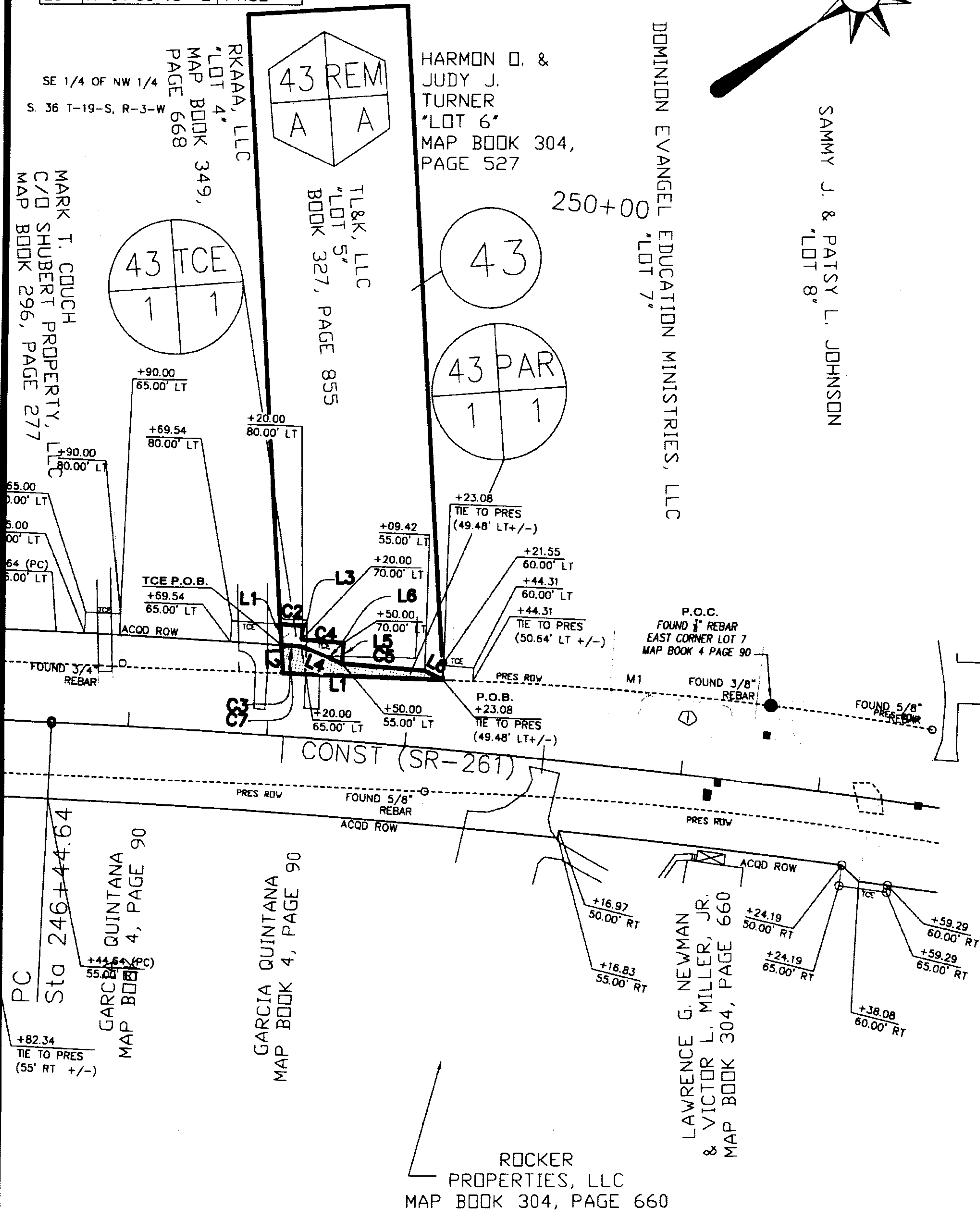
HARMON D. &  
JUDY J. TURNER  
"LOT 6"  
MAP BOOK 304,  
PAGE 527

TL&K, LLC  
"LOT 5"  
BOOK 327, PAGE 855

RKAAA, LLC  
"LOT 4"  
MAP BOOK 349,  
PAGE 668

SE 1/4 OF NW 1/4  
S. 36 T-19-S, R-3-W

MARK T. COUCH  
C/D SHUBERT PROPERTY, LLC  
MAP BOOK 296, PAGE 277



Tract # :	43	Scale:	1" = 100'
Grantor(s)	TL&K, LLC	State:	Alabama
		County:	SHELBY
Total Before:	1.260 AC	Project:	RP-7112(003)
Total Acquired:	0.027 AC	CPMS:	100074113
Total TCE:	0.012 AC	Date:	November 16, 2023
Total Remainder:	1.233 AC	Sketch:	1 OF 1
THIS IS NOT A BOUNDARY SURVEY			



# Real Estate Sales Validation Form

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

Grantor's Name TL&K, LLC  
Mailing Address 8733 Highway 261  
Pelham, AL 35124

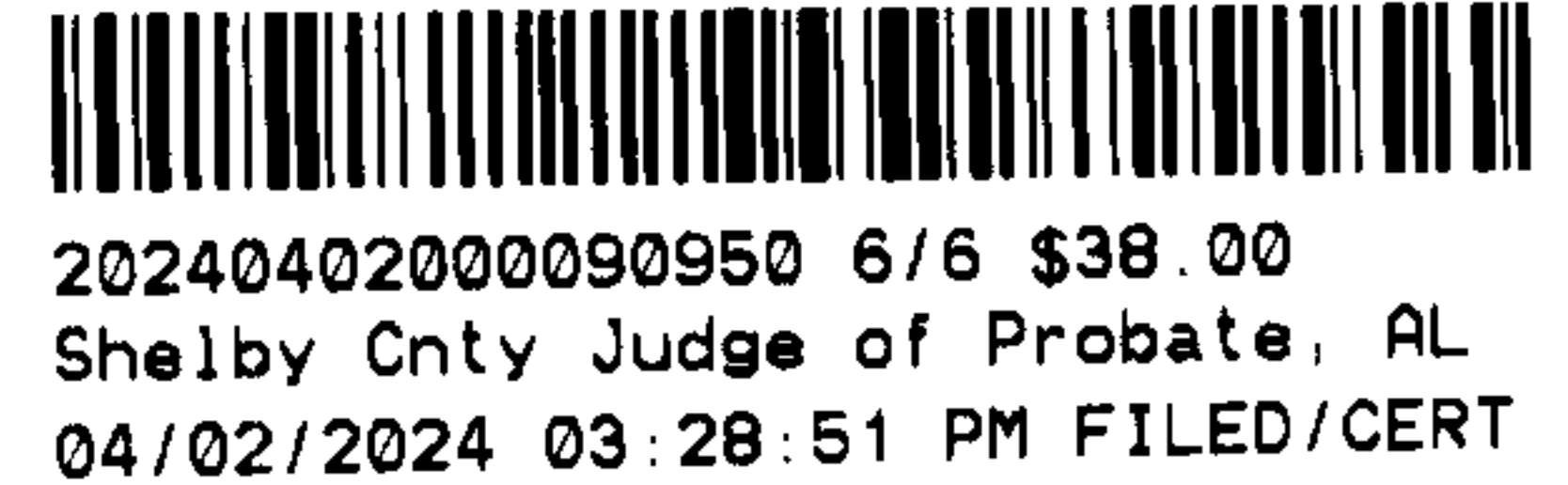
Grantee's Name ALDOT  
Mailing Address P O Box 382348  
Birmingham, AL 35238

Property Address Hwy 261  
Pelham, AL 35124

Date of Sale 4-1-24  
Total Purchase Price \$ 7,250.00

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 4-1-24

Print TL&K, LLC

☐ Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1