

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-CRSABH-7112(003)
CPMS PROJ. NO. 100074113
TRACT NO. 57
DATE: 9-26-2022

**FEE SIMPLE
WARRANTY DEED**



20240410000102910 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/10/2024 11:53:40 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty One 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), Nina Gordon Wright, ^{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 NW ¼ - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 57 on Project No. RP-CRSABH-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 Southwest corner of the Northwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

thence run East along said quarter section line for a distance of 372.11 feet, more or less, to a point on the acquired R/W;

thence run Northeast along acquired R/W for a distance of 314.74 feet, more or less, to a point on the acquired R/W and being the POINT OF BEGINNING, (said point offset 60.00 feet RT and perpendicular to centerline of project at station 262+64.15);

thence run North 37 degrees 05 minutes 30 seconds West along the grantor's Southwest property line for a distance of 28.65 feet to a point on the present R/W;

thence run North 53 degrees 58 minutes 46 seconds East along the present R/W for a distance of 196.79 feet to a point on the present R/W;

thence run South 37 degrees 30 minutes 42 seconds East along the grantor's Northeast property line for a distance of 20.74 feet to a point on the acquired R/W, said point being the beginning of a curve to the left having a radius of 6650.00 feet, a delta angle of 01 degrees 41 minutes 49 seconds, a chord bearing of South 51 degrees 40 minutes 37 seconds West, and a chord length of 196.95 feet;

thence run along acquired R/W and arc of said curve for a distance of 196.96 feet to the POINT OF BEGINNING. Said parcel contains 0.11 acres, more or less.

Grantor, Nina Gordon Wright is one and the same person as Patricia Gordon and, Nina Bruno Gordon.

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

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 10th day of April, 2024.


Nina Gordon Wright

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

20240410000102910 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Nina Gordon Wright, 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.

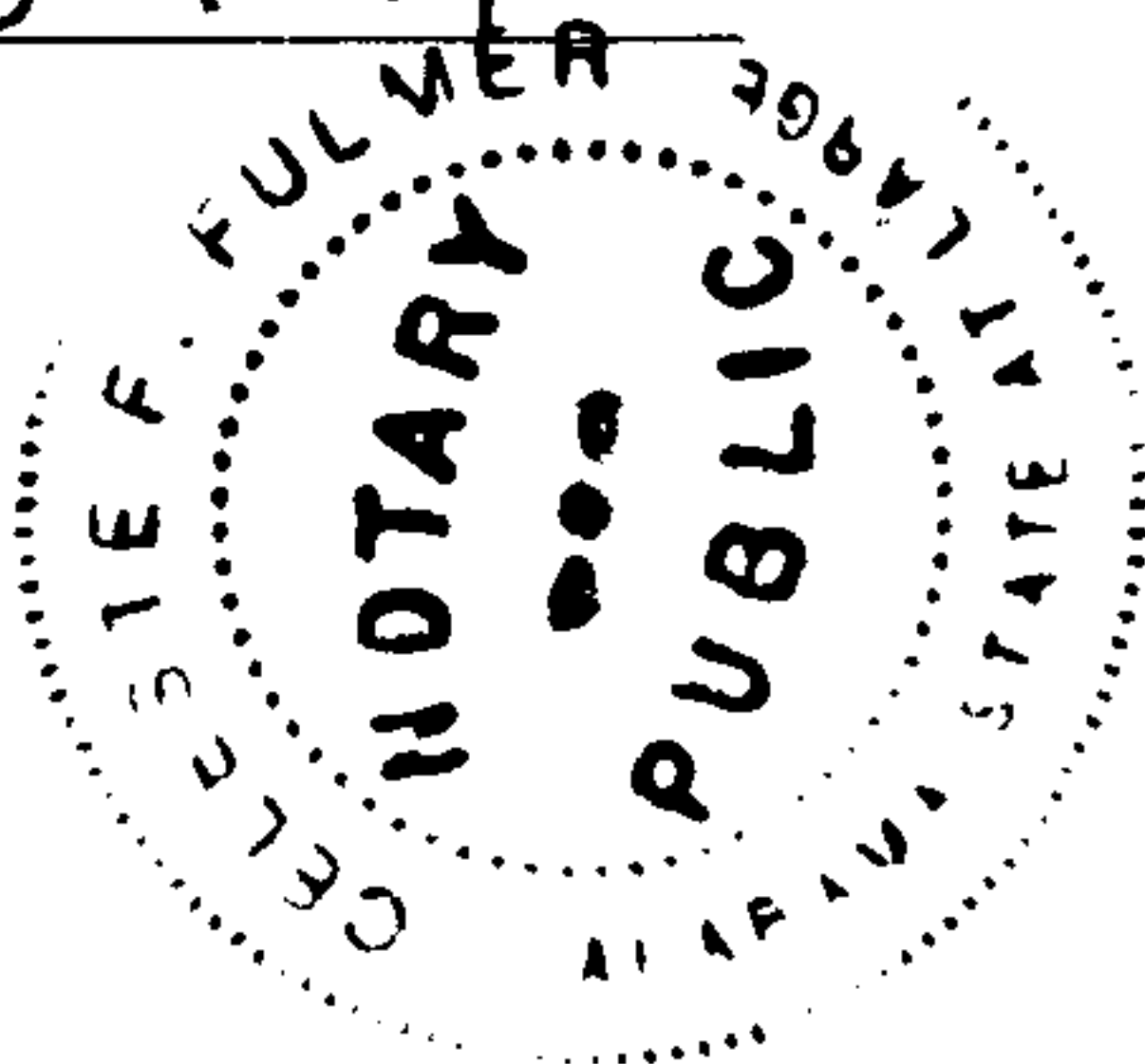
Given under my hand and official seal this 10th day of April 2024.

C. F. 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 and duly recorded in Deed Record page Dated day of 20.	Judge of Probate County, Alabama.
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ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 37°05'30" W	28.65'
L2	N 53°58'46" E	196.79'
L3	S 37°30'42" E	20.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	6650.00'	196.96'	196.95'	S 51°40'37" W	1°41'49"



20240410000102910 4/5 \$35.00
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RONALD J. & JOAN G. DOWNS
(AND LEGAL IN DEED)
MAP BOOK 252, PAGE 33

NINA GORDON WRIGHT
MAP BOOK 300, PAGE 376

RONALD RAY PIKE
MAP BOOK 5, PAGE 120

SHAHID REALTY COMPANY
MAP BOOK 291, PAGE 879

CHURCH OF THE HIGHLANDS, INC.
MAP BOOK 347, PAGE 564

CHURCH OF THE HIGHLANDS, INC.

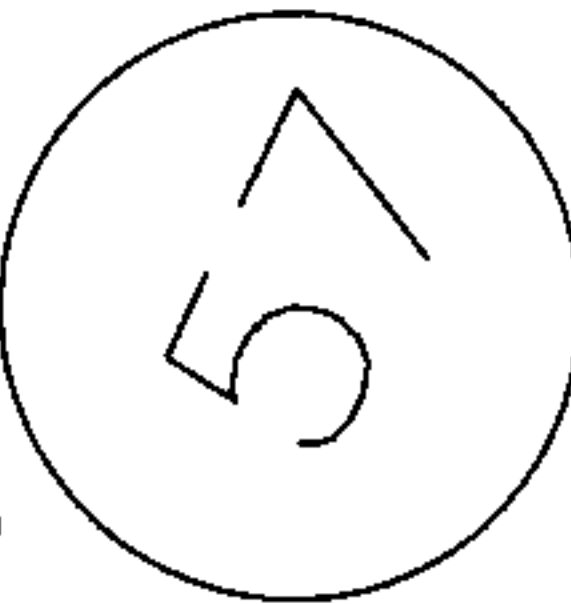
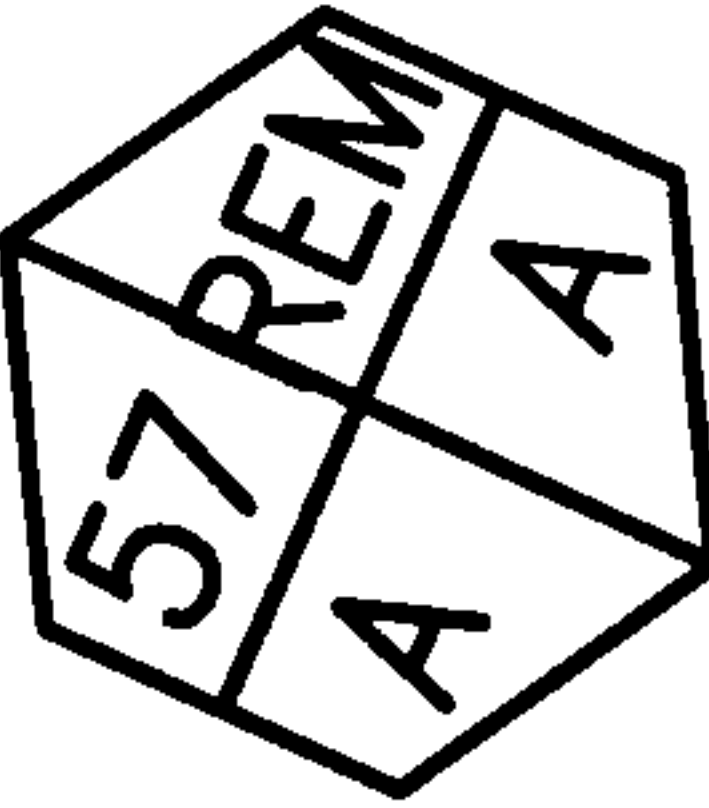
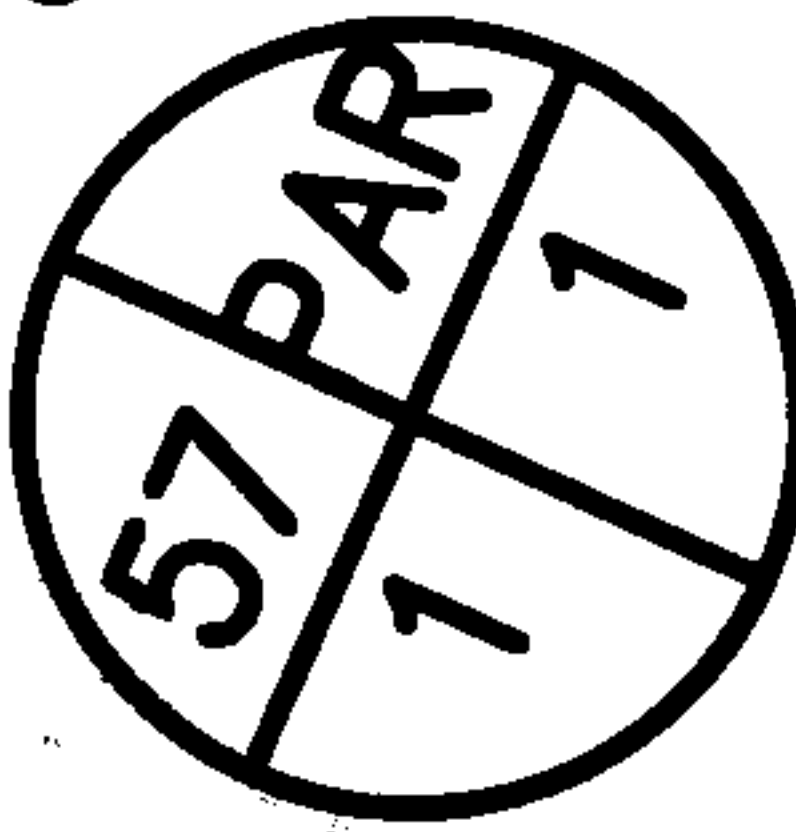
NW 1/4 OF NE 1/4
T-19-S, R-3-W

SOUTH LINE OF THE NW 1/4 OF NE 1/4
SEC. 36, T-19-S, R-3-W
NORTH LINE OF THE SW 1/4 OF NE 1/4
SEC. 36, T-19-S, R-3-W

P.O.C.
FOUND PK NAIL
SW CORNER
OF NW 1/4 OF NE 1/4
SEC. 36 T-19-S, R-3-W

FOUND GSA
CAPPED REBAR

C7



Tract # :	57	Scale:	1" = 100'
Grantor(s)	Nina Gordon Wright	State:	Alabama
		County:	SHELBY
Total Before:	1.69 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.11 AC	CPMS:	100074113
Total Remainder:	1.58 AC	Date:	September 26, 2022
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



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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 Nina Gordon Wright
Mailing Address 1915 Macedonia Loop
Vincent, AL 35178

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 4-10-24
Total Purchase Price \$ 21,000.00

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 4-10-24

Print Nina Gordon Wright

☐ Unattested

(verified by)

Sign Nina Gordon Wright
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1