



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. 82

DATE: 11-3-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ^{and no/100} One Thousand Seven Hundred Sixty /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), Kim Bearden/^{unmarried} 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 11, Township 20 South, Range 3 West, identified as Tract No. 82 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 inch capped pipe marking the Northeast corner of the Northwest one-quarter of the Northeast one-quarter of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama;

thence run West along said quarter-quarter section line for a distance of 1158.82 feet, more or less, to a point on the acquired R/W line, (said line offset 65.00 feet RT and parallel to centerline of project) (point also on the grantor's North property line) and marking the POINT OF BEGINNING;

thence run South 26 degrees 18 minutes 28 seconds West along the acquired R/W line for a distance of 22.50 feet to a point on the acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 151+50.00);

thence run South 49 degrees 30 minutes 34 seconds West along the acquired R/W line for a distance of 54.40 feet to a point on the present East R/W line of SR-261, (said point perpendicular to centerline of project at station 151+00.00RT);

thence run North 25 degrees 36 minutes 27 seconds East along said present R/W line of SR 261 for a distance of 62.34 feet to a point on the grantor's North property line;

thence run South 88 degrees 17 minutes 40 seconds East along the grantor's North property line for a distance of 24.41 feet to the POINT OF BEGINNING; said parcel contains 0.022 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 11th day of April, 2024.

Kim Bearden
Kim Bearden

ACKNOWLEDGMENT

20240412000105730 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/12/2024 02:30:53 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Kim Bearden, 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 11th day of April 2024.
Celeste 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_____.

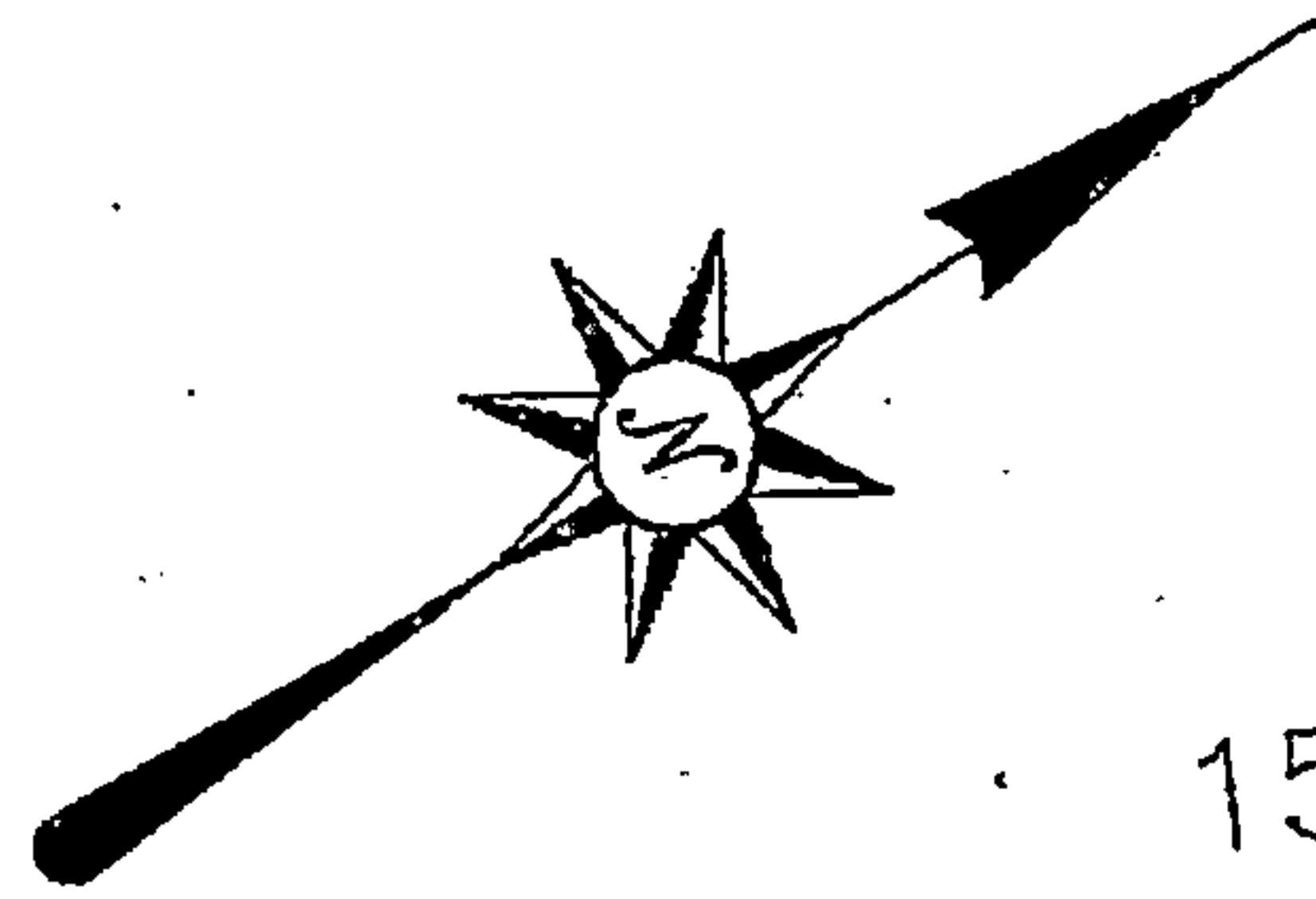
Official Title _____

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 _____, 20____, and duly recorded in Deed Record _____ page _____ Dated _____ day of _____, 20____.	Judge of Probate County, Alabama.
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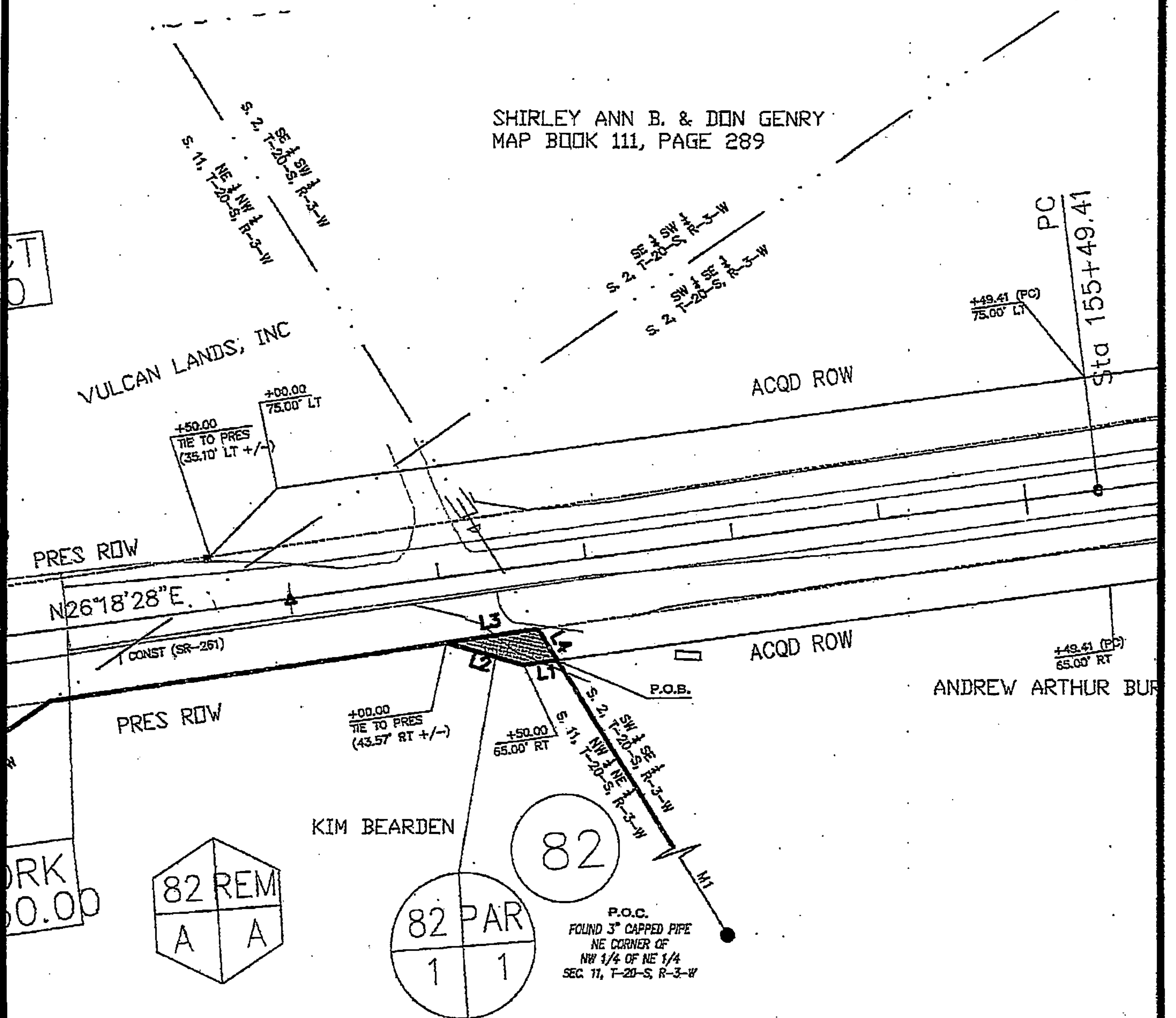
20240412000105730 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/12/2024 02:30:53 PM FILED/CERT

LINE	BEARING	DISTANCE
L1	S 26°18'28" W	22.50'
L2	S 49°30'34" W	54.40'
L3	N 25°36'27" E	62.34'
L4	S 88°17'40" E	24.41'



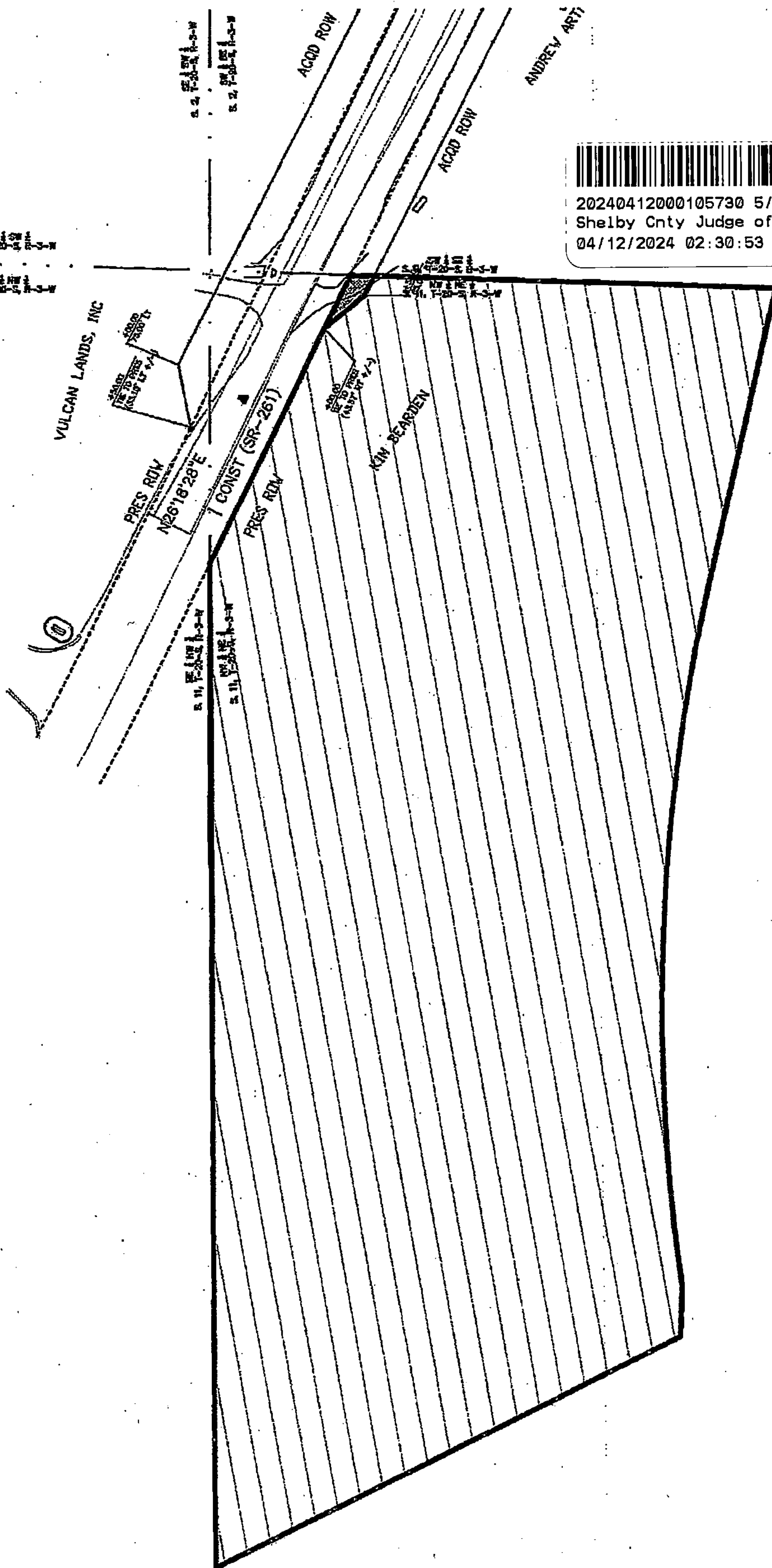
155+00

SHIRLEY ANN B. & DON GENRY
MAP BOOK 111, PAGE 289



Tract # :	82	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Kim Bearden.		County:	SHELBY
Total Before:	13.262 AC	Project:	RP-7112(003)
Total Acquired:	0.022 AC	CPMS:	100074113
Total Remainder:	13.240 AC	Date:	November 3, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 2

REMAINDER OVERVIEW SKETCH



20240412000105730 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
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Tract # :	82	Scale:	N.T.S.
Grantor(s)		State:	Alabama
Kim Bearden		County:	SHELBY
Total Before:	13.262 AC	Project:	RP-7112(003)
Total Acquired:	0.022 AC	CPMS:	100074113
Total Remainder:	13.240 AC	Date:	November 3, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	2 OF 2

Real Estate Sales Validation Form

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

Grantor's Name Kim Bearden
Mailing Address 6234 Helena Road
Helena, AL 35080

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 4-11-24
Total Purchase Price \$ 1,760.00


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


20240412000105730 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
04/12/2024 02:30:53 PM FILED/CERT

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 4-11-24

Print Kim Bearden

☐ Unattested

(verified by)

Sign

Kim Bearden

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1