

This Instrument Prepared By:
Will Jefcoat
ROW Bureau/Central Office
1409 Coliseum Boulevard
Alabama Department of Transportation
Montgomery, AL. 36110



20240412000105850 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
04/12/2024 03:00:53 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That The Barber Companies, Inc. (hereafter Grantor), for and in consideration of the sum of Ten dollars and NO/cents (\$10.00) and other good and valuable consideration, in hand paid to the Grantor by the State of Alabama, Alabama Department of Transportation (hereafter Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto the State of Alabama all of its right, title, interest and claim in and to the following described real estate subject to easements, rights of way, restrictions and reservations of record; also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Shelby County, Alabama: and as shown on the Property Plat attached hereto and made a part hereof:

A part of the SW 1/4 of the SE 1/4 of Section 27, Township 19-S, Range 1-W, in Shelby County, Alabama and being more fully described as follows:

Commencing from a Capped Rebar on the east present right-of-way line of County Road 47 having the coordinates of N: 1218148.25; E: 22334 71.13;

thence run N 03° 59' 55" W for a distance of 419.97 feet to a point on the acquired right-of-way line (said point perpendicular to centerline of County Road 47 at approximate station 109+11.60 LT) (point also on the west present right-of-way line of County Road 47), which is the Point of Beginning;

thence run N 23° 30' 02" E and along the acquired right-of-way line for a distance of 99.04 feet to a point on the acquired right-of-way line (said point offset 34.54' LT and perpendicular to centerline of County Road 47 at approximate station 110+10.64);

thence run N 65° 07' 39" W and along the acquired right-of-way line for a distance of 32.69 feet to a point on the south present right-of-way line of SR-280;

thence run N 40° 51' 04" E and along said present right-of-way line for a distance of 100.30 feet to a point on the SE present taper to County Road 47;

thence run S 68° 56' 13" E and along said taper for a distance of 6.51 feet to a point on the west present right-of-way line of County Road 47;


thence run S 21 ° 00' 47" W and along said present right-of-way line for a distance of 71.11 feet to a point on said present right-of-way line;

thence run S 26° 39' 23" W and along said present right-of-way line for a distance of 116.06 feet to a point on said present right-of-way line;


thence along said present right-of-way line run along an arc 8.92 feet to the left, having a radius of 565.00 feet, the chord of which is S 26° 12' 15" W for a distance of 8.92 feet to the Point of Beginning, containing 0.058 acre, more or less.

TO HAVE AND TO HOLD, the same unto the said Grantee, their successors and assigns forever.

This the 4th day of April, 2024.


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The Barber Companies, Inc., an Alabama corporation


By Lee A. Kinnebrew
Vice President
Its

ACKNOWLEDGMENT



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STATE OF

COUNTY OF

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 _____

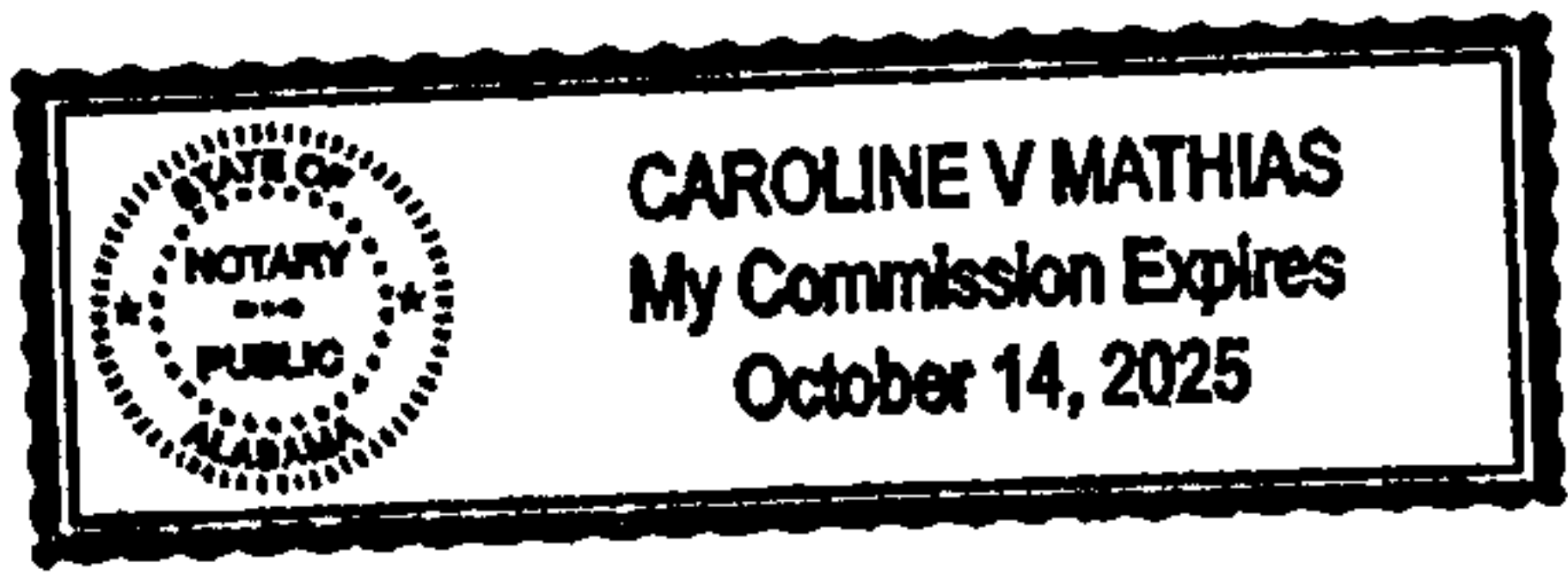
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

I, Caroline V Mathias, a Notary Public in and for said County, in
said State, hereby certify that Lee A. Kinnebrew whose name as
Vice President of the Barber Companies, Inc. 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.

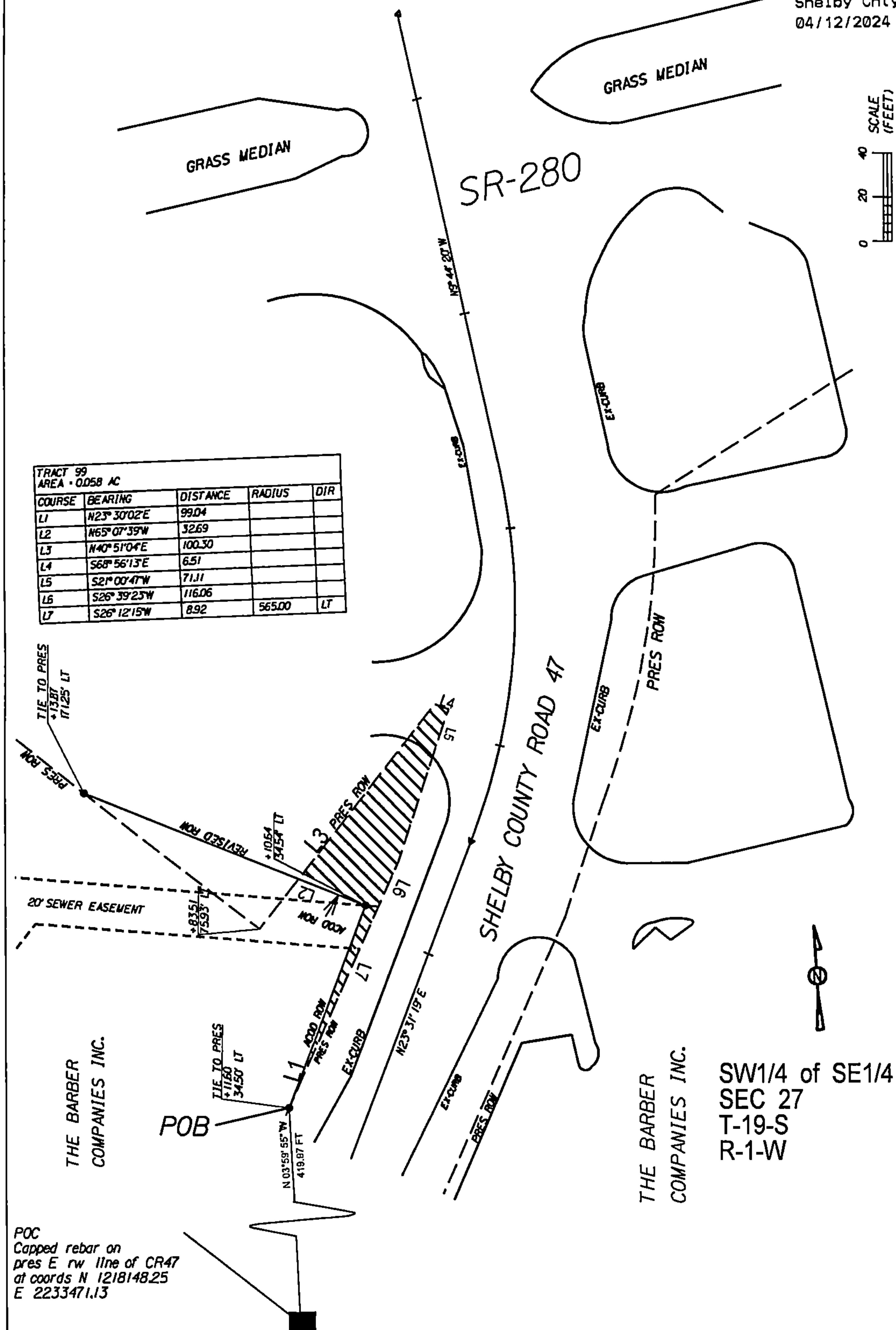
Given under my hand this 4th day of April, A.D. 2024.



Caroline V Mathias
Official Title Notary Public

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 _____ _____	Judge of Probate _____ County, Alabama.
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Tract #:	99	Scale:	See Bar Scale
Grantor(s):		State:	Alabama
The Barber Companies INC.		County:	Shelby
Total Before:	1.530 AC	Project:	Property Transfer
Total Transfer:	0.058 AC	CPMS #:	N/A
Total Remainder:	1.472 AC	Date:	12-Feb-24
<i>THIS IS NOT A BOUNDARY SURVEY</i>		Sketch:	1 of 1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S



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Grantor's Name The Barber Companies
Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242

Grantee's Name Alabama Department of Transportation
Mailing Address 1409 Coliseum Boulevard
Montgomery, AL 36110

Property Address A portion of property along CR-47 in Chelsea.

Date of Sale April 4th, 2024
Total Purchase Price \$ 10
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 4/12/2024

Print Ethan J. Hand

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1