

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. 3
DATE: 3-13-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Two Hundred Twenty Four Thousand
Eight Hundred Ninety Seven & 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),
Shirley Ann B. Genry and husband, Don C. Genry; Timothy E. Genry and wife, Tami M. Genry; and,
the undersigned grantor(s), / L. Scott Genry and wife Kathy L. Genry 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 SW ¼ - SE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract
No. 3 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more
fully described as follows:**

Parcel 1 of 1:

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

thence run east along said quarter-quarter section for a distance of 11.20 feet, more or less, to a point on the west acquired R/W line
of SR 261, (said line offset 75.00 feet LT and parallel to the centerline of project), said point also on the grantor's property line and
marking the POINT OF BEGINNING;

thence run North 26 degrees 18 minutes 28 seconds East along said acquired R/W line for a distance of 440.96 feet to a point on
said acquired R/W line, (said point offset 75.00 feet LT and perpendicular to centerline of project at PC station 155+49.41);

thence run along said acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of
6635.00 feet, a delta angle of 02 degrees 08 minutes 23 seconds, a chord bearing of North 25 degrees 14 minutes 16 seconds East,
and a chord length of 247.78 feet, for a distance of 247.79 feet to a point on said acquired R/W line, (said point offset 75.00 feet LT
and perpendicular to centerline of project at station 158+00.00);

thence run North 20 degrees 04 minutes 59 seconds East along said acquired R/W line for a distance of 171.32 feet to a point on
said acquired R/W line, (said point offset 85.00 feet LT and perpendicular to centerline of project at PT station 159+73.10);

thence run North 24 degrees 56 minutes 49 seconds East along said acquired R/W line for a distance of 127.00 feet to a point on
said acquired R/W line, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 161+00.00);

thence run North 24 degrees 07 minutes 18 seconds East along said acquired R/W line for a distance of 352.65 feet to a point on
the grantor's north property line;

thence run South 66 degrees 45 minutes 24 seconds East along the grantor's north property line for a distance of 47.76 feet to a
point on the west present R/W line of SR 261;

thence run South 23 degrees 12 minutes 43 seconds West along said present R/W line for a distance of 387.07 feet to a point on
said present R/W line;

thence run South 25 degrees 58 minutes 24 seconds West along said present R/W line for a distance of 410.82 feet to a point on
said present R/W line;



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Shelby Cnty Judge of Probate, AL
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FORM ROW-4
Rev 08/13

thence run South 25 degrees 36 minutes 27 seconds West along said present R/W line for a distance of 526.24 feet to a point on the grantor's south property line;

thence run North 88 degrees 27 minutes 02 seconds West along the grantor's south property line for a distance of 41.58 feet to the POINT OF BEGINNING; said parcel contains 1.276 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.

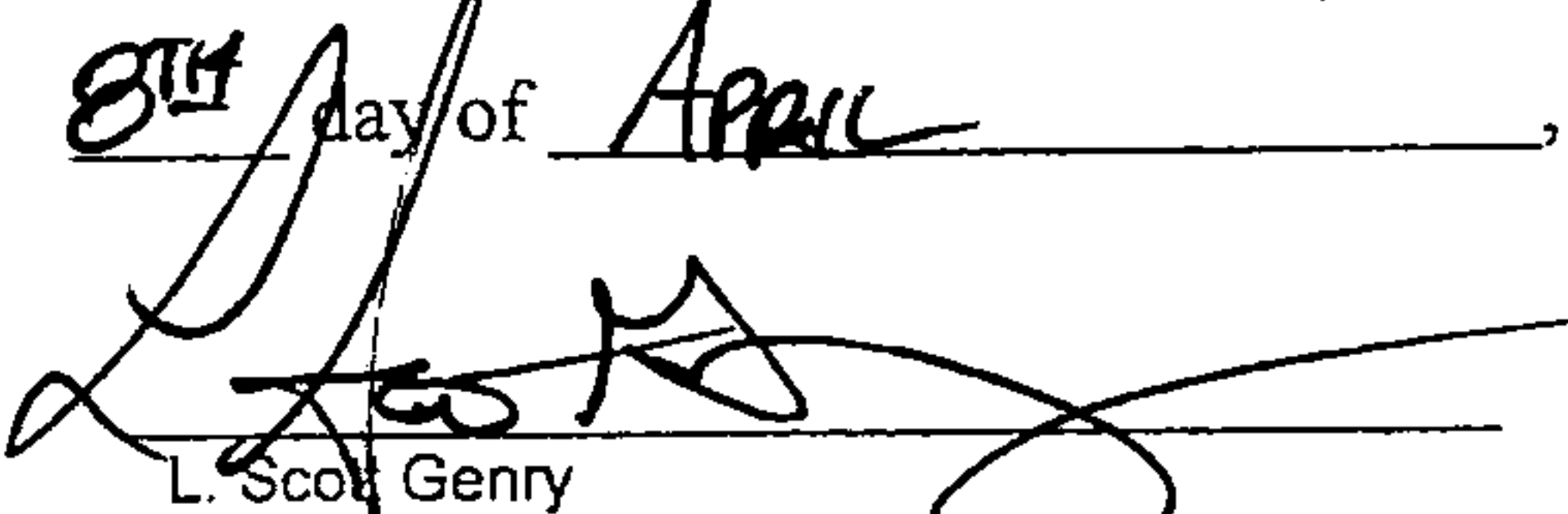
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

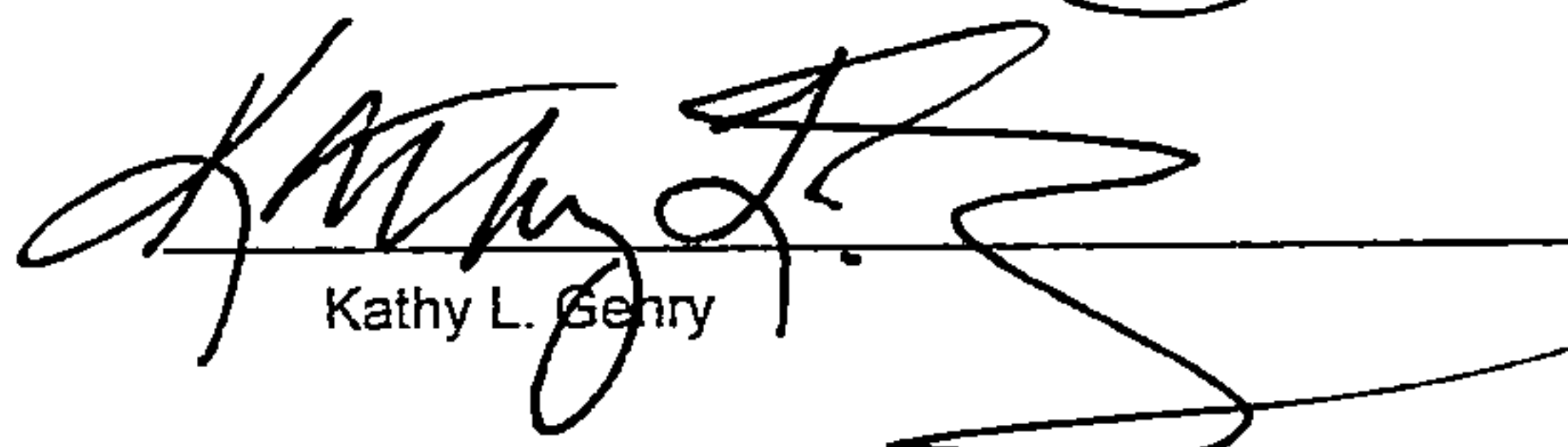
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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.

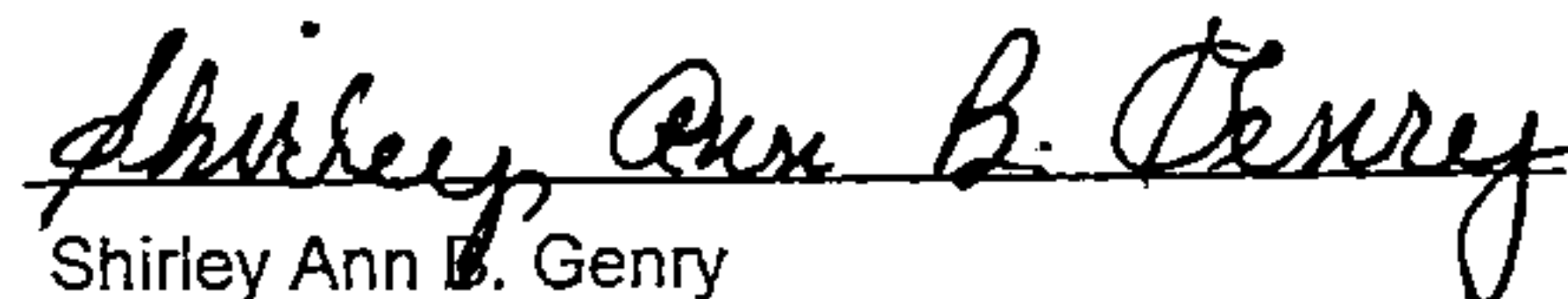
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous 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.

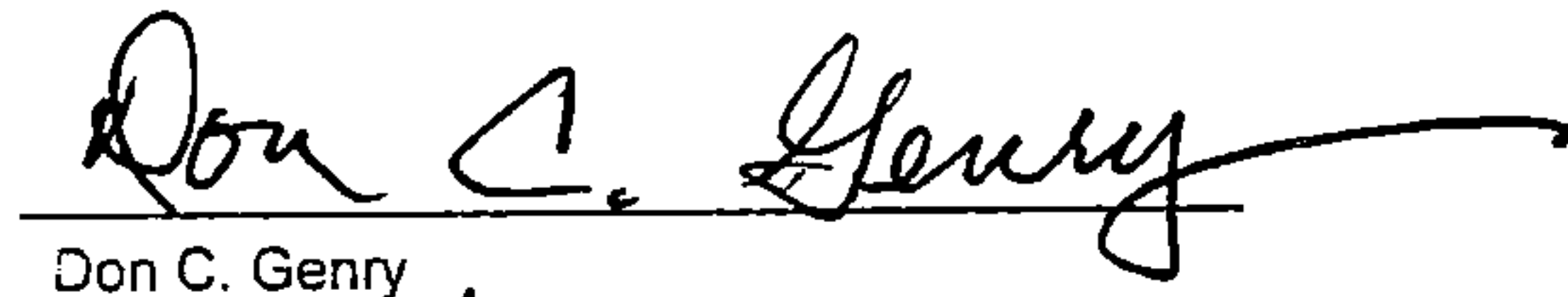
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the


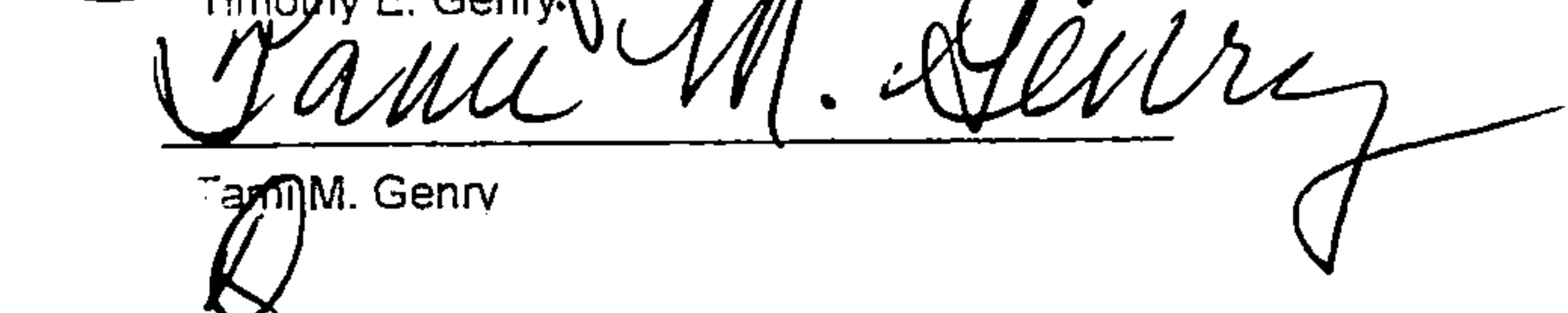
8th day of April, 2024.


L. Scott Genry


Kathy L. Genry


Shirley Ann B. Genry


Don C. Genry


Timothy E. Genry

Tammi M. Genry

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.



ACKNOWLEDGMENT

STATE OF ALABAMA)

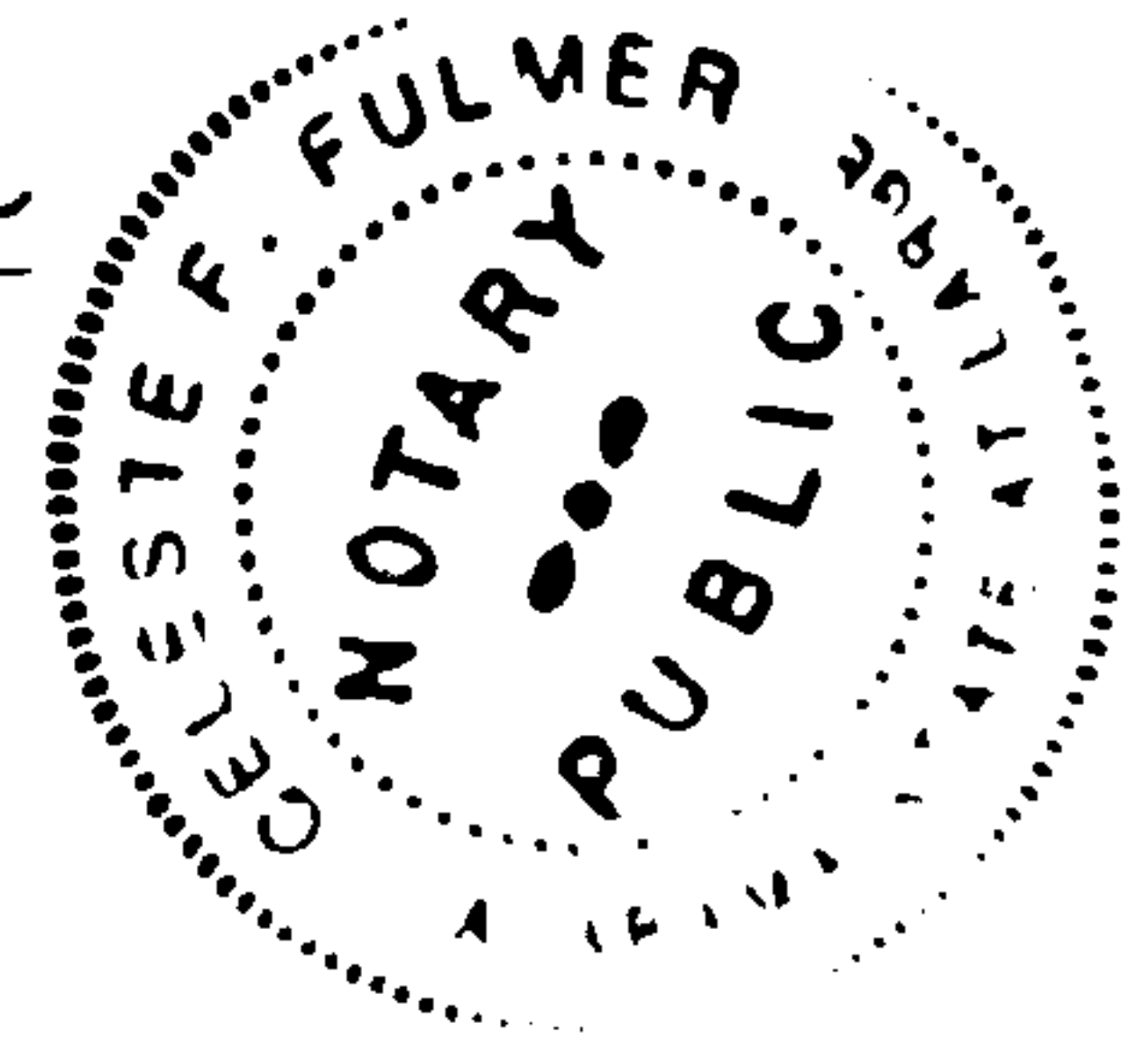
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Shirley Ann B. Genry and Don C. Genry, whose name (s)
are _____, signed to the foregoing conveyance, and who
are known to me, acknowledged before me on this day that, being informed of the contents
of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April 20 24.

Celeste F. Fulmer
NOTARY PUBLIC

My Commission Expires 10-9-24



ACKNOWLEDGMENT

STATE OF ALABAMA)

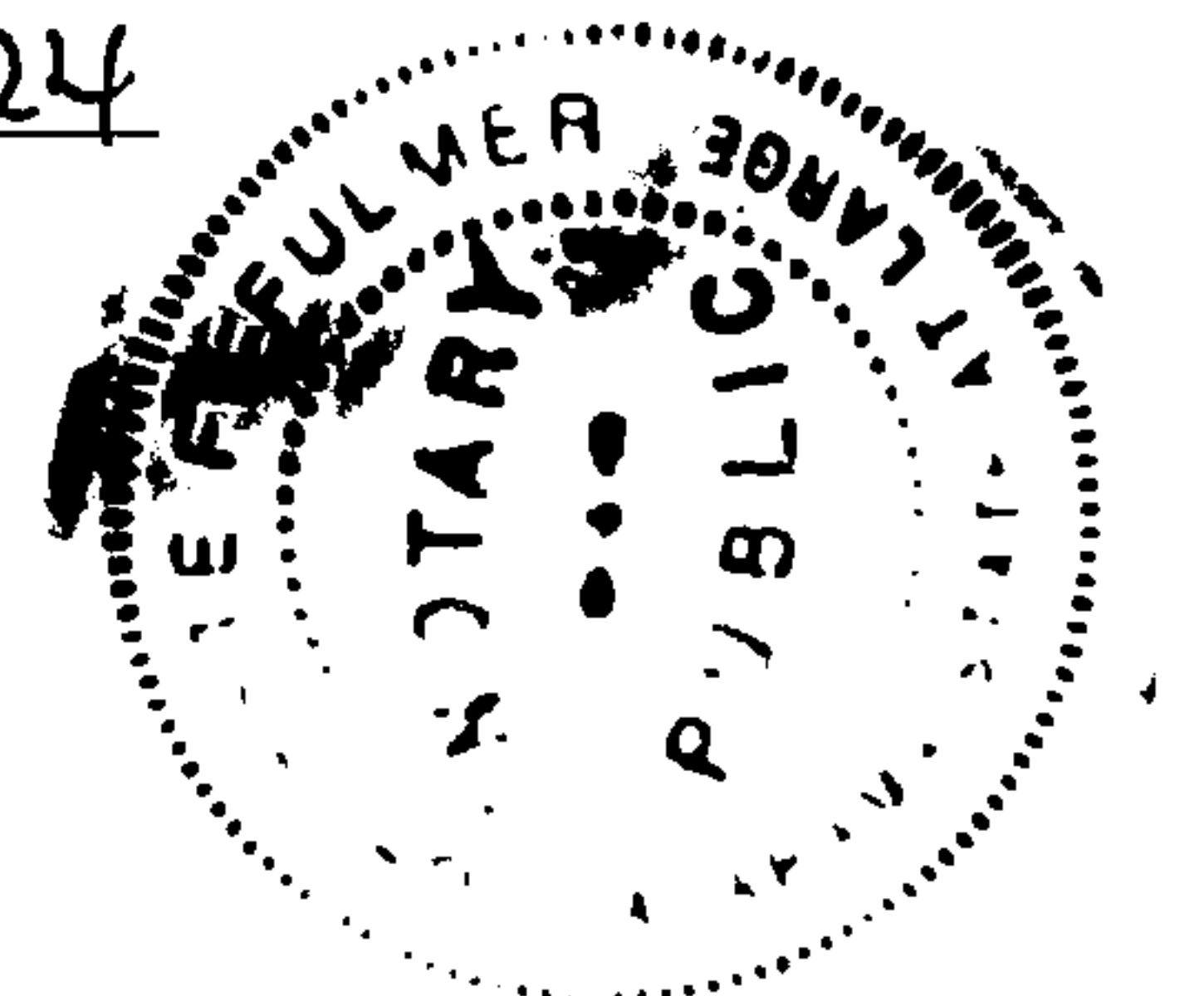
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Timothy E. Genry and Tami M. Genry, whose name (s)
are _____, signed to the foregoing conveyance, and who
are known to me, acknowledged before me on this day that, being informed of the contents
of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April 20 24.

Celeste F. Fulmer
NOTARY PUBLIC

My Commission Expires 10-9-24

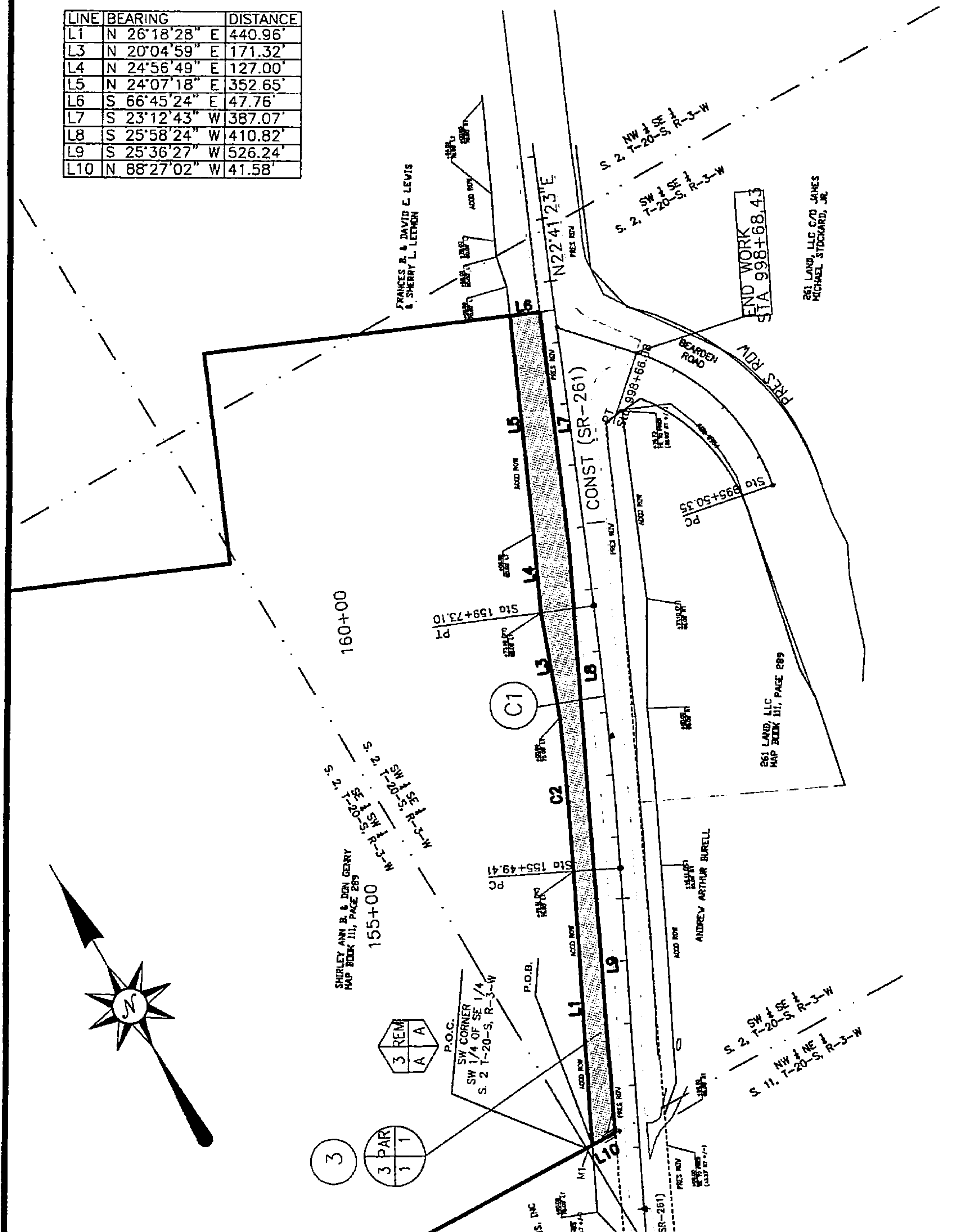




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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	6635.00'	247.79'	247.78'	N 25°14'16" E	2°08'23"	CCW

LINE	BEARING	DISTANCE
L1	N 26°18'28" E	440.96'
L3	N 20°04'59" E	171.32'
L4	N 24°56'49" E	127.00'
L5	N 24°07'18" E	352.65'
L6	S 66°45'24" E	47.76'
L7	S 23°12'43" W	387.07'
L8	S 25°58'24" W	410.82'
L9	S 25°36'27" W	526.24'
L10	N 88°27'02" W	41.58'



Tract # :	3	Scale:	1" = 200'
Grantor(s)	Shirley Ann B. & Don Genry	State:	Alabama
		County:	SHELBY
Total Before:	46.820 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	1.276 AC	CPMS:	100074113
Total Remainder:	45.544 AC	Date:	March 13, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 2



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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	Shirley Ann B. Genry and Don C. Genry	Grantee's Name	ALDOT
Mailing Address	Timothy E. and Tami Genry L. Scott and Kathy Genry 3511 Bearden LN Helena, AL 35080	Mailing Address	P O Box 382348 Birmingham, AL 35238
Property Address	Hwy 261 Pelham, AL 35124	Date of Sale	4-17-24
		Total Purchase Price	\$ 224,897.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 4-17-24

Print Timothy E Genry

☐ Unattested

Sign Timothy E Genry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1