

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. 9  
DATE: 02-27-2022

**FEE SIMPLE  
WARRANTY DEED**



20240425000120860 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/25/2024 01:12:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of  
Eighteen Thousand Three Hundred <sup>No/100</sup> /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), Latanishia Watters, <sup>Hunter and husband, William Hunter, III</sup> 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 1/4 - NE 1/4, Section 2, Township 20 South, Range 3 West, identified as Tract  
No. 9 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 Northeast one-quarter of Section 2, Township 20 South,  
Range 3 West, Shelby County, Alabama;

thence run east along the south line of said Northeast one-quarter section for a distance of 1235.03 feet, more or less, to a point on  
the west acquired R/W line of SR 261, (said point offset 55.00 feet LT and perpendicular to centerline of project at station  
179+86.44);

thence run northerly along said acquired R/W line for a distance of 486.66 feet, more or less, to a point on the acquired R/W line,  
point also being on the grantor's property line and being the POINT OF BEGINNING;

thence run North 31 degrees 53 minutes 51 seconds West along acquired R/W line for a distance of 57.35 feet to a point on the  
grantor's northeast property line;

thence run South 32 degrees 36 minutes 00 seconds East along the grantor's northeast property line for a distance of 59.54 feet to a  
point on the west present R/W line of SR 261 and the grantor's south property line;

thence run North 88 degrees 39 minutes 08 seconds West along the grantor's south property line for a distance of 62.40 feet to the  
POINT OF BEGINNING; said parcel contains 0.035 acre(s) more or less.

SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE



20240425000120860 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/25/2024 01:12:06 PM FILED/CERT

FORM ROW-4  
Rev 08/13

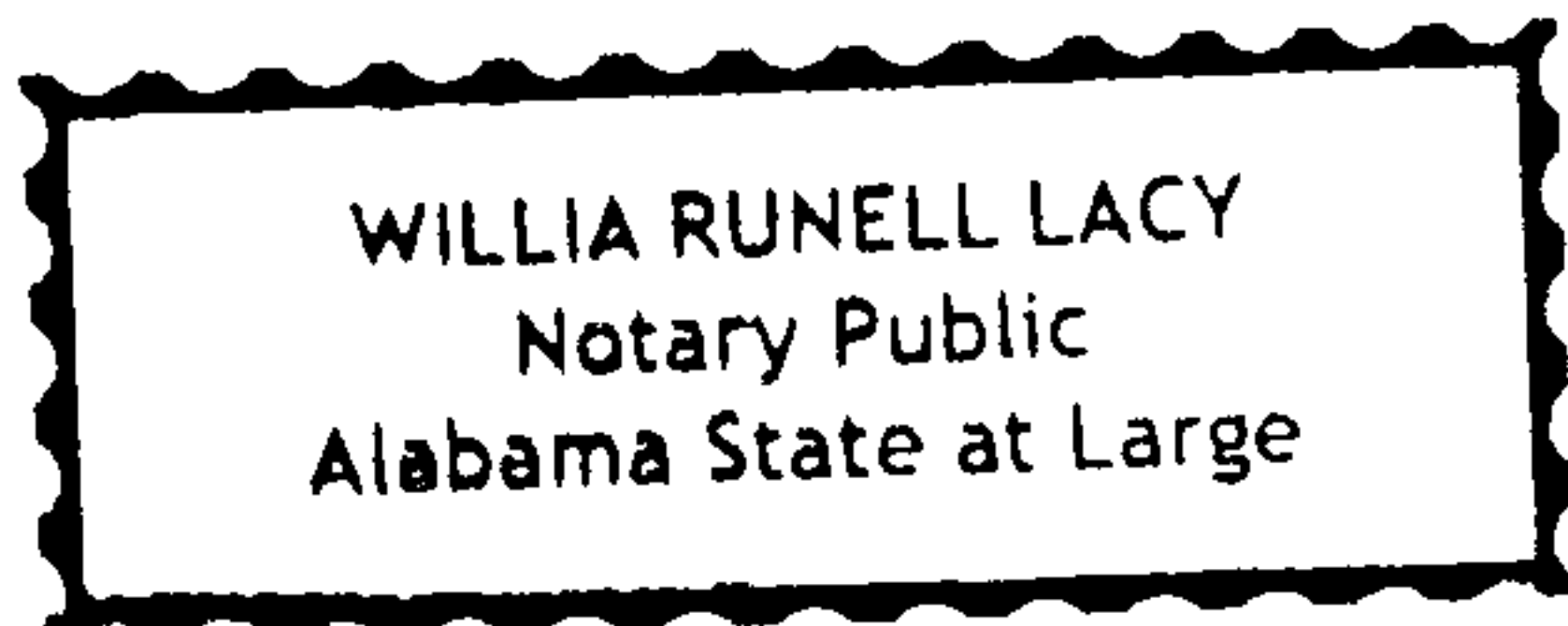
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

**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 17<sup>th</sup> day of April, 2024.



Latanishia Waters Hunter  
  
William Hunter, III

ACKNOWLEDGMENT

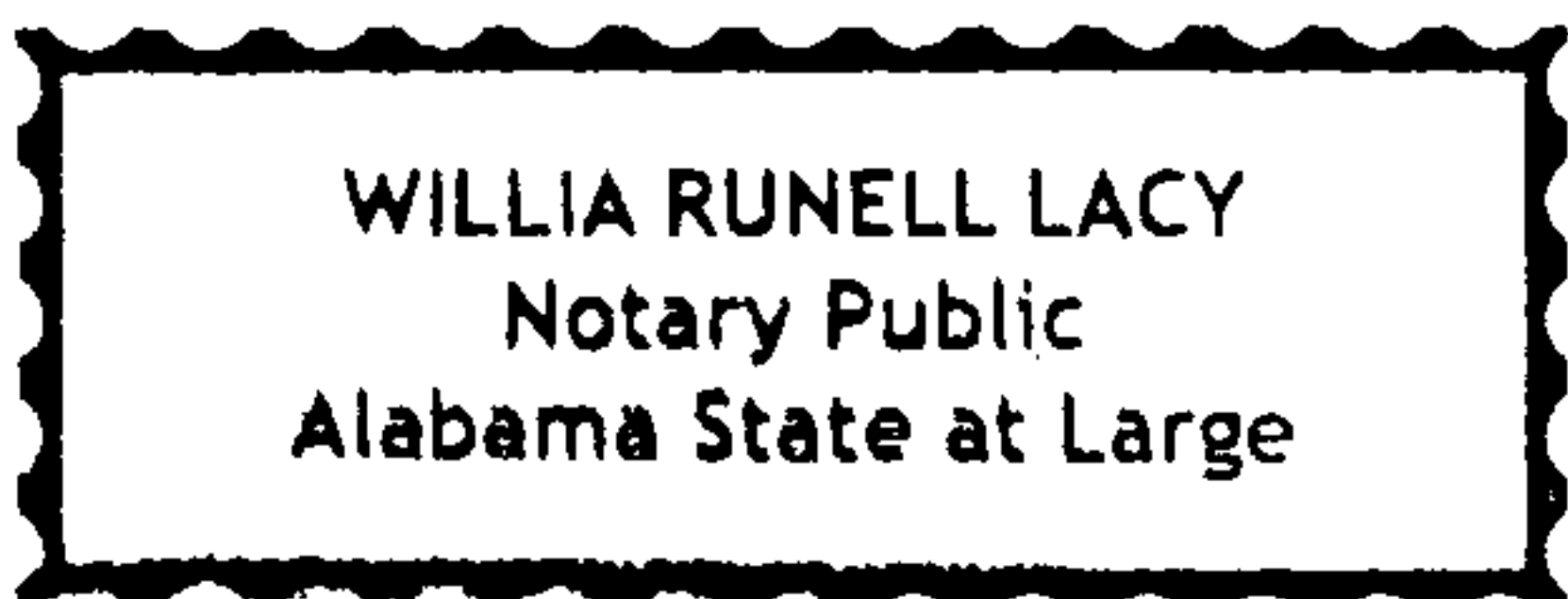


20240425000120860 3/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/25/2024 01:12:06 PM FILED/CERT

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

I, the undersigned authority, a Notary Public, in and for said County in said State,  
hereby certify that Latanishia Watters Hunter & William Hunter, III, 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 17<sup>th</sup> day of April 20 24.



Willia Runell Lacy  
NOTARY PUBLIC

My Commission Expires 9.25.27

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.







20240425000120860 5/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
04/25/2024 01:12:06 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name	Latanisha W. Hunter & William Hunter, III	Grantee's Name	ALDOT
Mailing Address	209 Chadwick Lane Helena, AL 35080	Mailing Address	P O Box 382348 Birmingham, AL 35238
Property Address	Hwy 261 Pelham, AL 35124	Date of Sale	
		Total Purchase Price	\$ 18,300.00
		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	Latanisha Watters Hunter
Unattested		Sign By	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1