

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. 48
DATE: 5-8-2023

FEE SIMPLE
WARRANTY DEED



20240507000133430 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:02:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Five 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), a married person a married person the undersigned grantor(s), Lawrence G. Newman / & Victor L. Miller, Jr., 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 ¼ - NW¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 48 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 PK nail marking the Northeast corner of the Southeast one-quarter of the Northwest one-quarter of Section 36, Township 19 South, Range 3 West;

thence run South along said section line for a distance of 366.95 feet, more or less, to a point on the east acquired R/W line of SR 261, (said line offset 60.00 feet RT and parallel to centerline of project);

thence run Southwesterly along the acquired R/W line for a distance of 182.22 feet, more or less, to a point on the acquired R/W line and being the POINT OF BEGINNING, (said point on the grantor's property line);

thence run South 77 degrees 59 minutes 10 seconds West along the acquired R/W line for a distance of 17.02 feet to a point on the acquired R/W line, (said point offset 50.00 feet RT and perpendicular to centerline station 252+24.19);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having radius of 6660.00 feet, a delta angle of 01 Degrees 46 Minutes 10 Seconds, a chord bearing of South 41 degrees 03 minutes 49 seconds West, a chord length of 205.67 feet, for a distance of 205.67 feet to a point on the grantor's property line, (said point offset 50.00 feet RT and perpendicular to centerline of project);

thence run North 48 degrees 14 minutes 16 seconds West along the grantor's property line for a distance of 23.59 feet to a point on the east present R/W line of SR 261;

thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 2445.38 feet, a delta angle of 05 degrees 10 minutes 19 seconds, a chord bearing of North 40 degrees 29 minutes 28 seconds East, and a chord length of 220.66 feet, for a distance of 220.74 feet to a point on the grantor's North property line;

thence run South 46 degrees 17 minutes 27 seconds East along the grantor's North property line for a distance of 36.06 feet to the POINT OF BEGINNING; said parcel contains 0.132 acre(s), more or less.



Temporary Construction Easement 1 of 1:

BEGIN at a point on the east acquired R/W line of SR 261 and the required easement line, (said point offset 60.00 feet RT and perpendicular to centerline of project at station 252+38.08);

thence run South 46 degrees 17 minutes 27 seconds East along the required easement line for a distance of 5.00 feet to a point on the required easement line;

thence run South 42 degrees 00 minutes 26 seconds West along the required easement line for a distance of 13.61 feet to a point on the required easement line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 252+24.19);

thence run North 48 degrees 03 minutes 06 seconds West along the required easement line for a distance of 15.00 feet to a point on the acquired R/W line, (said point offset 50.00 feet RT and perpendicular to centerline of project at station 252+24.19);

thence run North 77 degrees 59 minutes 10 seconds East along the acquired R/W line for a distance of 17.02 feet to the POINT OF BEGINNING; said easement contains 0.003 acres, more or less.

It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.

This property constitutes no part of the homestead of grantors.

SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE

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.

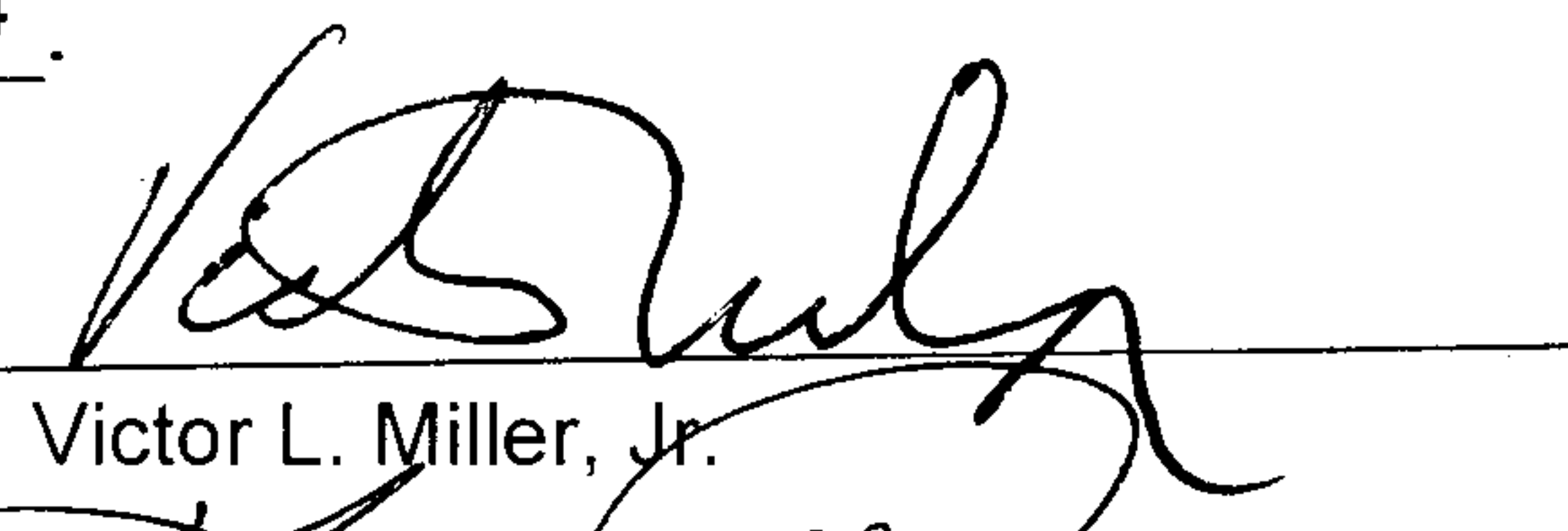
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

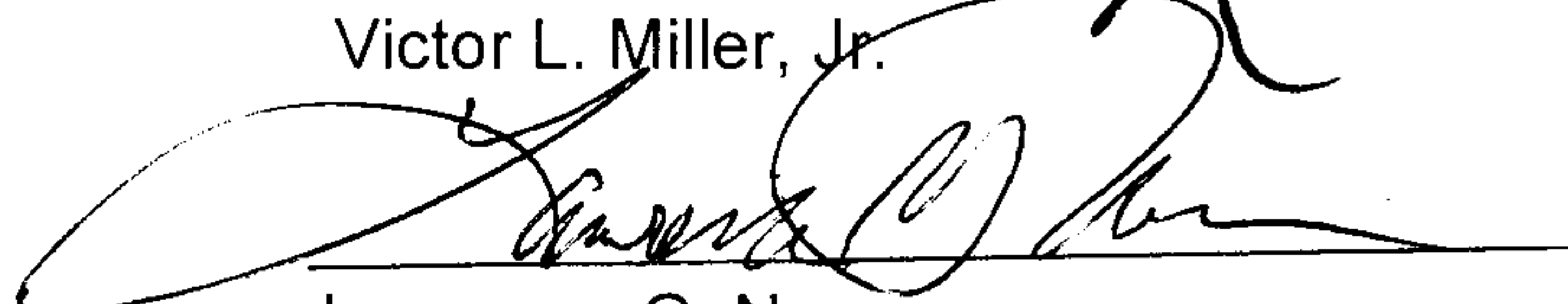
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described;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

~~30th~~ ~~4th~~ day of April, 2024.


Victor L. Miller, Jr.


Lawrence G. Newman

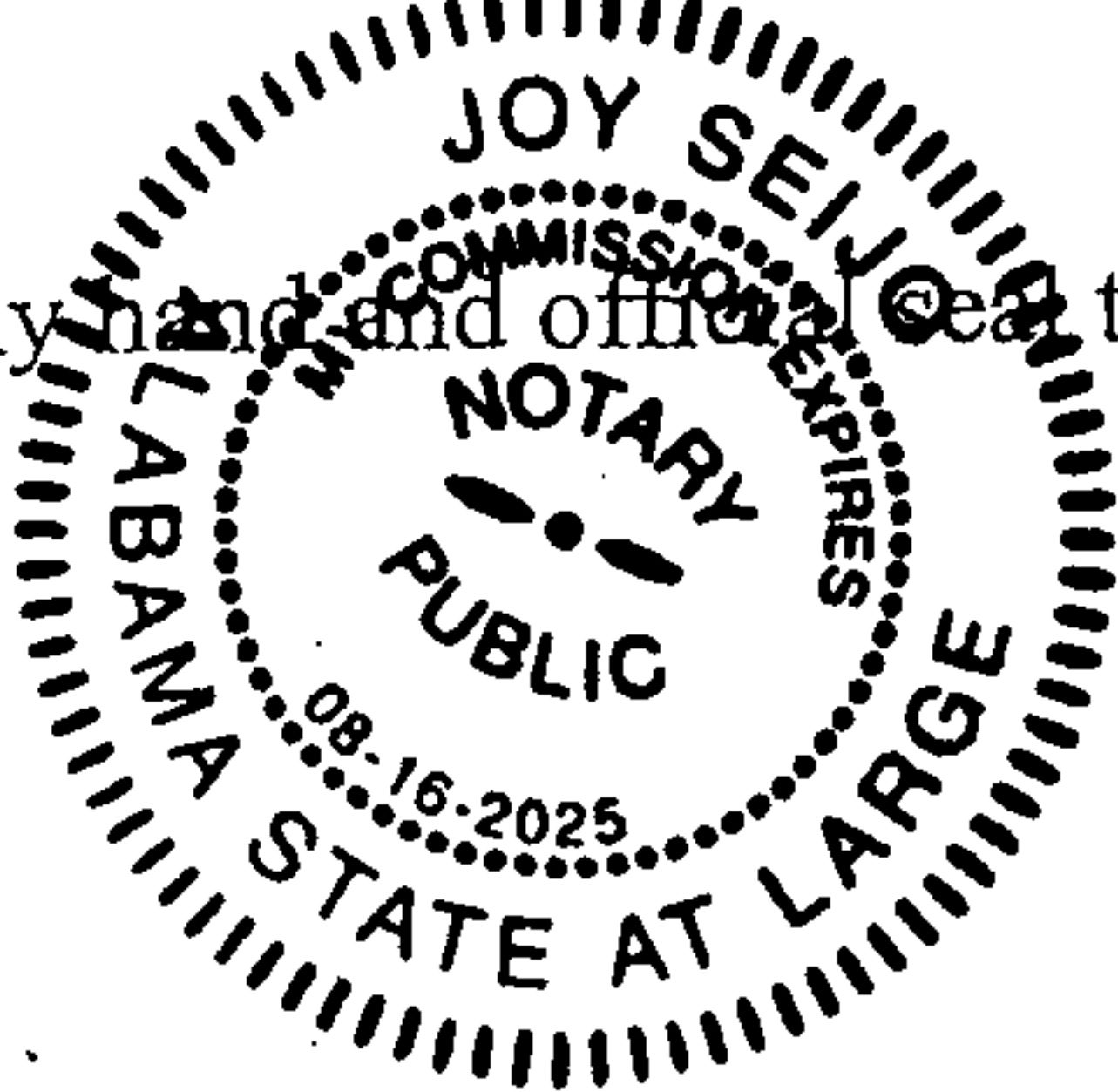
ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Calhoun)


20240507000133430 4/7 \$41.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:02:45 AM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Victor L. Miller, Jr., 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, he _____
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April 2024.



Joy Seligson
NOTARY PUBLIC

My Commission Expires 8-16-25

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 _____

STATE OF ALABAMA	to	STATE OF ALABAMA	County of _____	I, _____	Judge of Probate in and for said County,	_____	Judge of Probate	_____
WARRANTY DEED				Hereby certify that the within	Conveyance was filed in my office at	_____	_____	County, Alabama.
				_____ o' clock _____ M., on the _____	day of _____, 20____,	_____		
				and duly recorded in Deed Record _____	page _____	_____		
				Dated _____ day of _____	20____.	_____		

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)



20240507000133430 5/7 \$41.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:02:45 AM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Lawrence G. Newman, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of April 2024

day of April 20 24
Matthew Reus
 NOTARY PUBLIC
 My Commission Expires 7/17/25

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

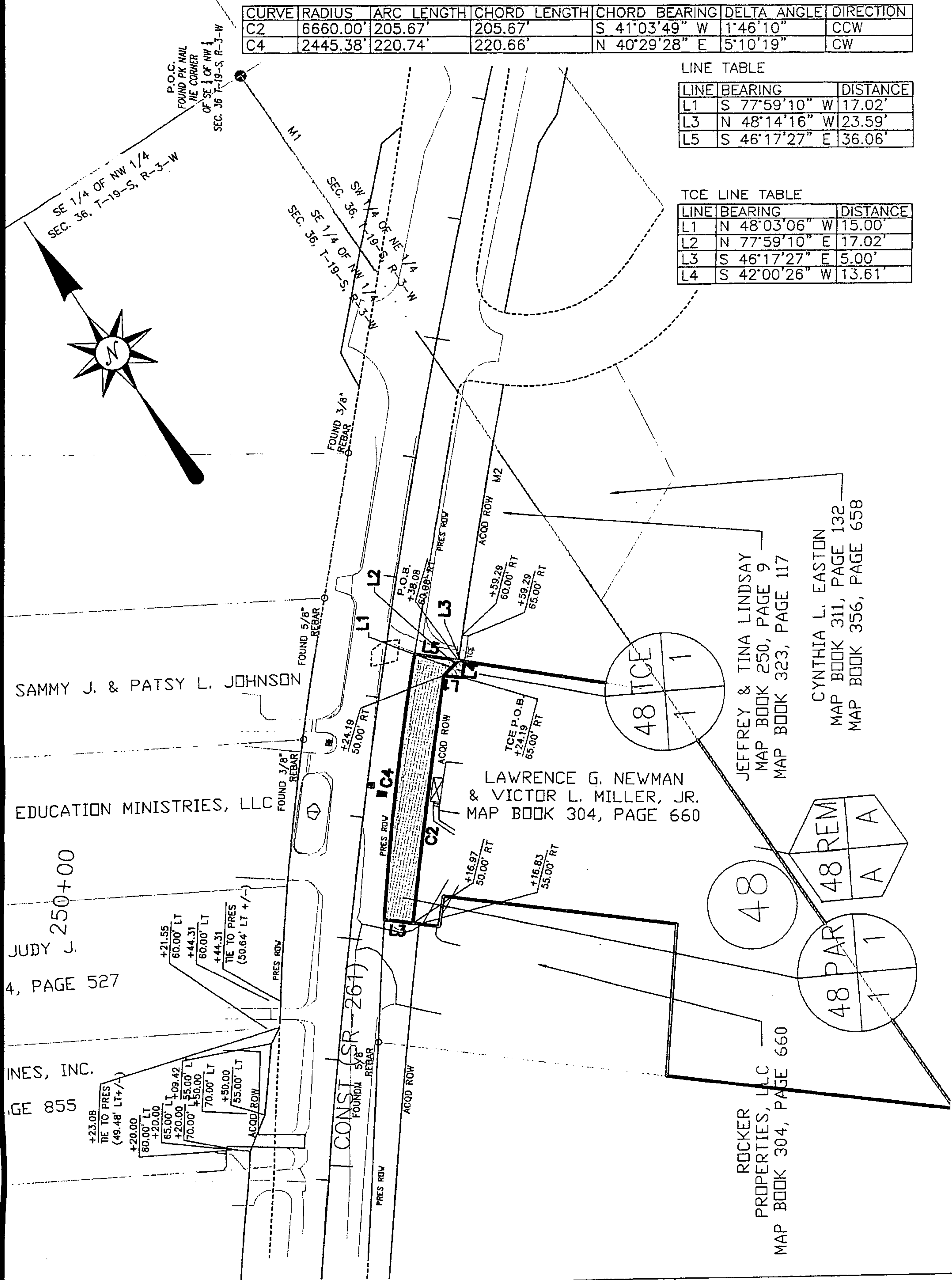
STATE OF ALABAMA

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 _____



20240507000133430 6/7 \$41.00
Shelby Cnty Judge of Probate, AL
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Tract # :	48	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Lawrence G. Newman & Victor L. Miller, Jr.		County:	SHELBY
Total Before:	1.830 AC	Project:	RP-7112(003)
Total Acquired:	0.132 AC	CPMS:	100074113
Total TCE:	0.003 AC	Date:	May 8, 2023
Total Remainder:	1.698 AC	Sketch:	1 OF 1
THIS IS NOT A BOUNDARY SURVEY			



20240507000133430 7/7 \$41.00
Shelby Cnty Judge of Probate, AL
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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 Victor L. Miller, Jr. & Lawrence G. Newman Grantee's Name ALDOT
Mailing Address 3971 Alexandria-Jacksonville Hwy Mailing Address P O Box 382348
Jacksonville, AL 36265 Birmingham, AL 35238

Property Address Hwy 261 Date of Sale _____
Pelham, AL 35124 Total Purchase Price \$ 25,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 4/30/24

Print Victor L. Miller Jr.

☐ Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1