

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. 55
DATE: 10-30-2023

**FEE SIMPLE
WARRANTY DEED**



20240507000133440 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:06:17 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Eight 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), the undersigned grantor(s), Ronald Ray Pike, ^{a single man} 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 - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 55 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 Northwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

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

thence run Northeast along the acquired R/W line for a distance of 47.99 feet, more or less, to a point on the acquired R/W line and the South present R/W line of Wooddale Drive;

thence run North 34 degrees 46 minutes 18 seconds East for a distance of 60.34 feet to a point on the North present R/W line of Wooddale Drive and the acquired R/W line, (said line offset 50.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line for a distance of 202.01 feet, more or less, to a point on the grantor's West property line and being the POINT OF BEGINNING;

thence run North 02 degrees 27 minutes 21 seconds West along the grantor's West property line for a distance of 64.64 feet to a point on the South present R/W line of SR 261;

thence run North 42 degrees 53 minutes 45 seconds East along said present R/W line for a distance of 110.26 feet to a point on said present R/W line;

thence run South 89 degrees 10 minutes 04 seconds East along said present R/W line and the grantor's North property line for a distance of 42.91 feet to a point on the grantor's East property line;

thence run South 00 degrees 46 minutes 14 seconds West along the grantor's East property line for a distance of 37.66 feet to a point on the acquired R/W line, (said line offset 60.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 01 degrees 21 minutes 06 seconds, a chord bearing of South 46 degrees 57 minutes 52 seconds West, and a chord length of 156.89 feet, for a distance of 156.89 feet to the POINT OF BEGINNING; said parcel contains 0.178 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

7th day of May, 20 24.



Ronald Ray Pike

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF Shelby)



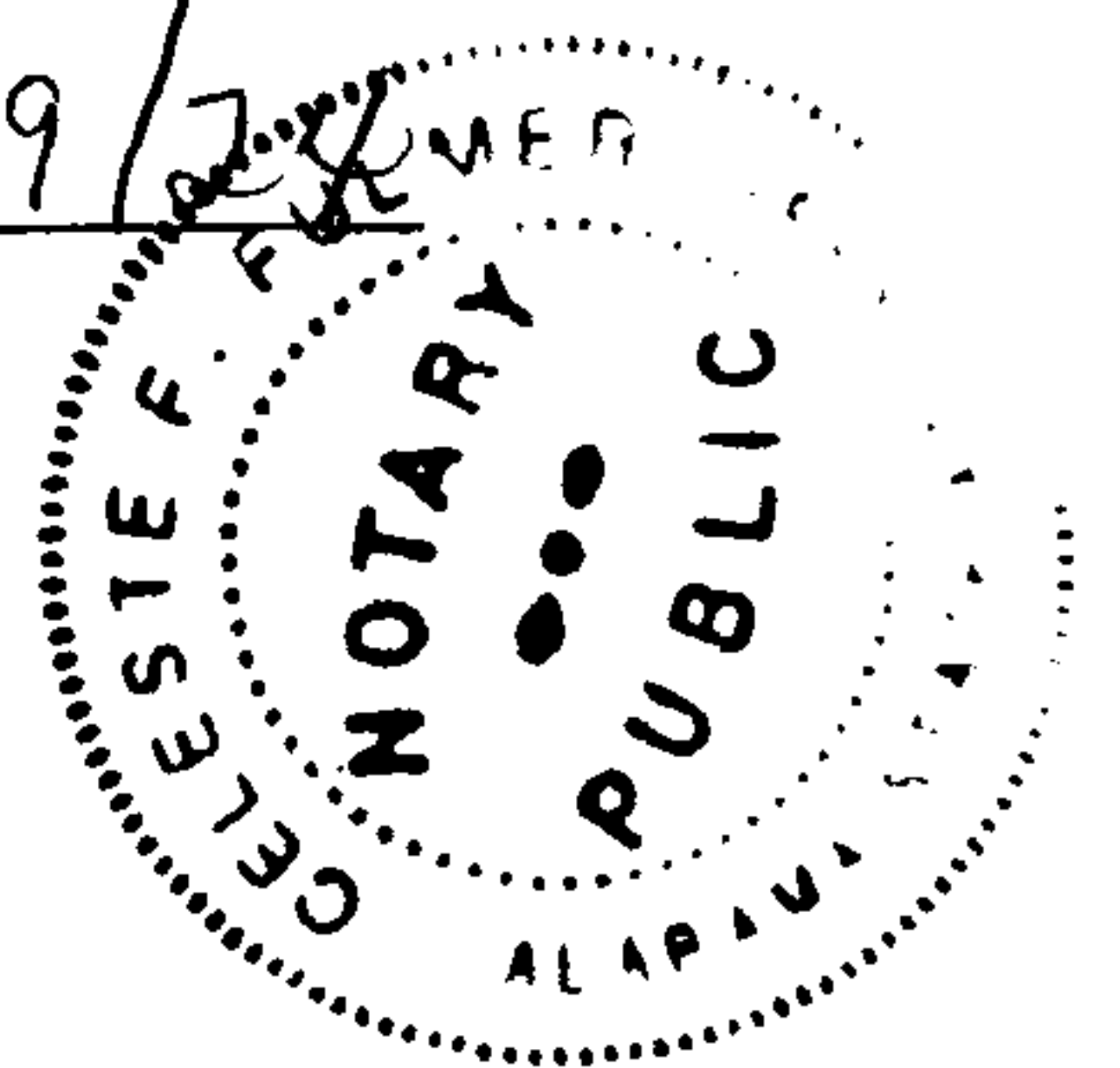
20240507000133440 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/07/2024 11:06:17 AM FILED/CERT

the undersigned authority
I, _____, a Notary Public, in and for said County in said State,
hereby certify that Ronald Ray Pike, 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 7th day of May 2024

Charles Palmer
NOTARY PUBLIC

My Commission Expires



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

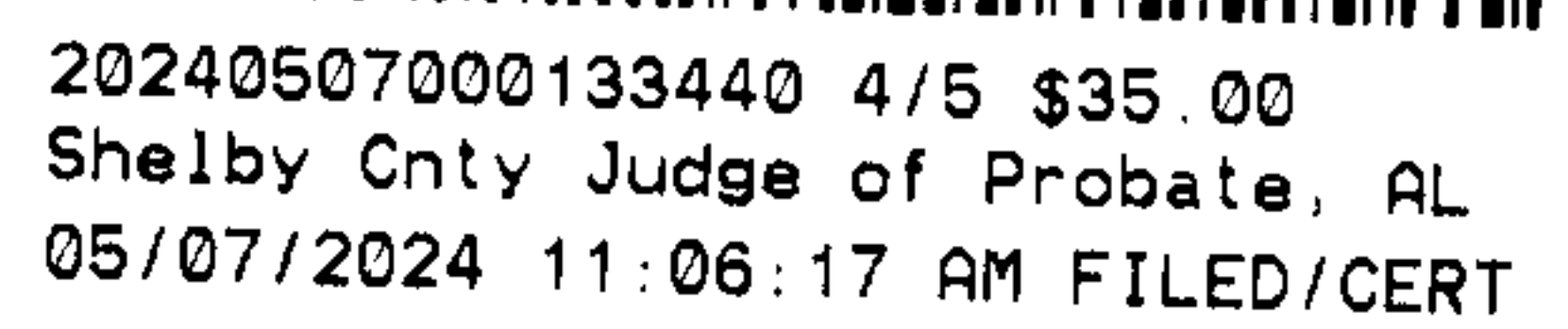
to
STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

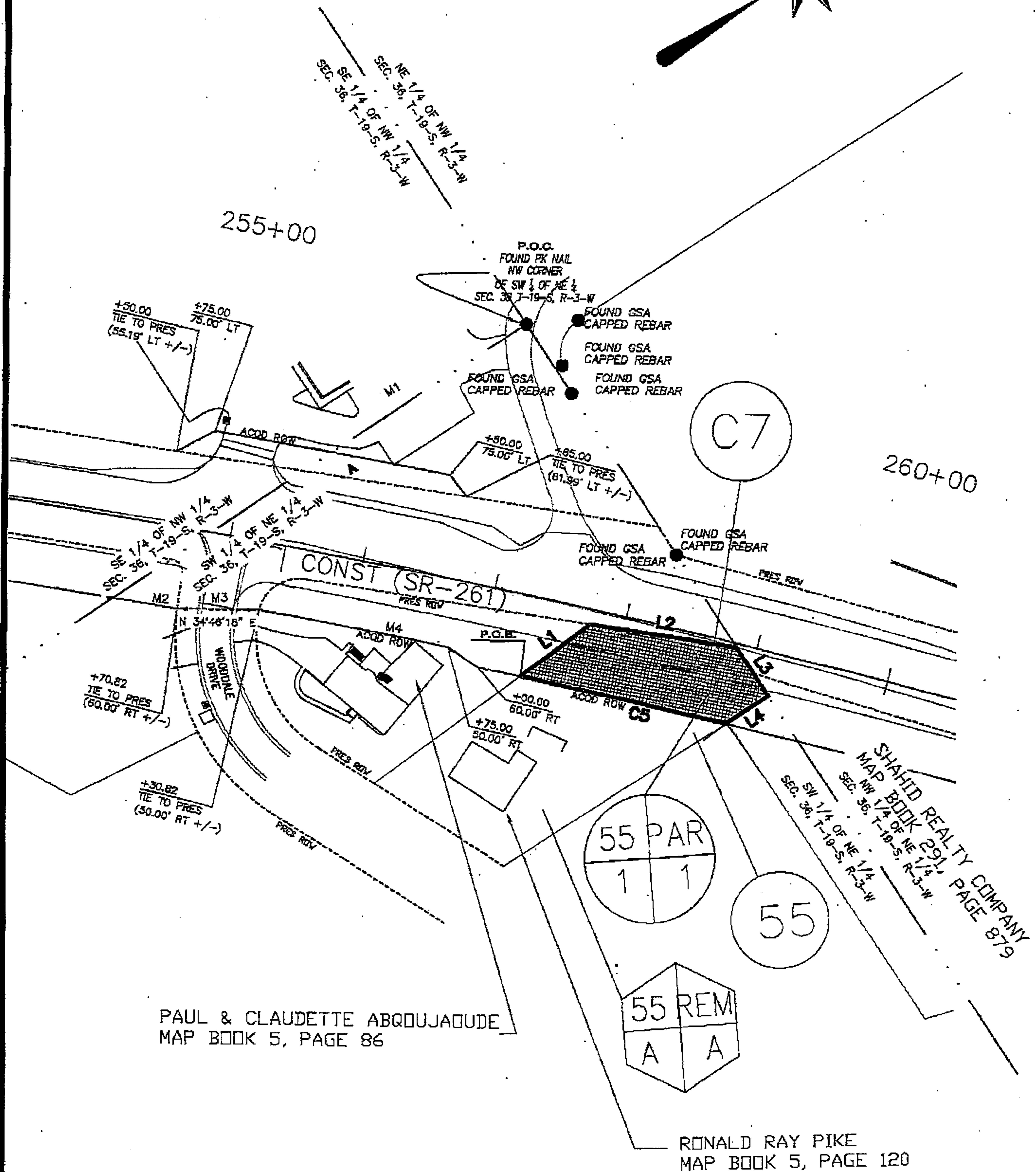
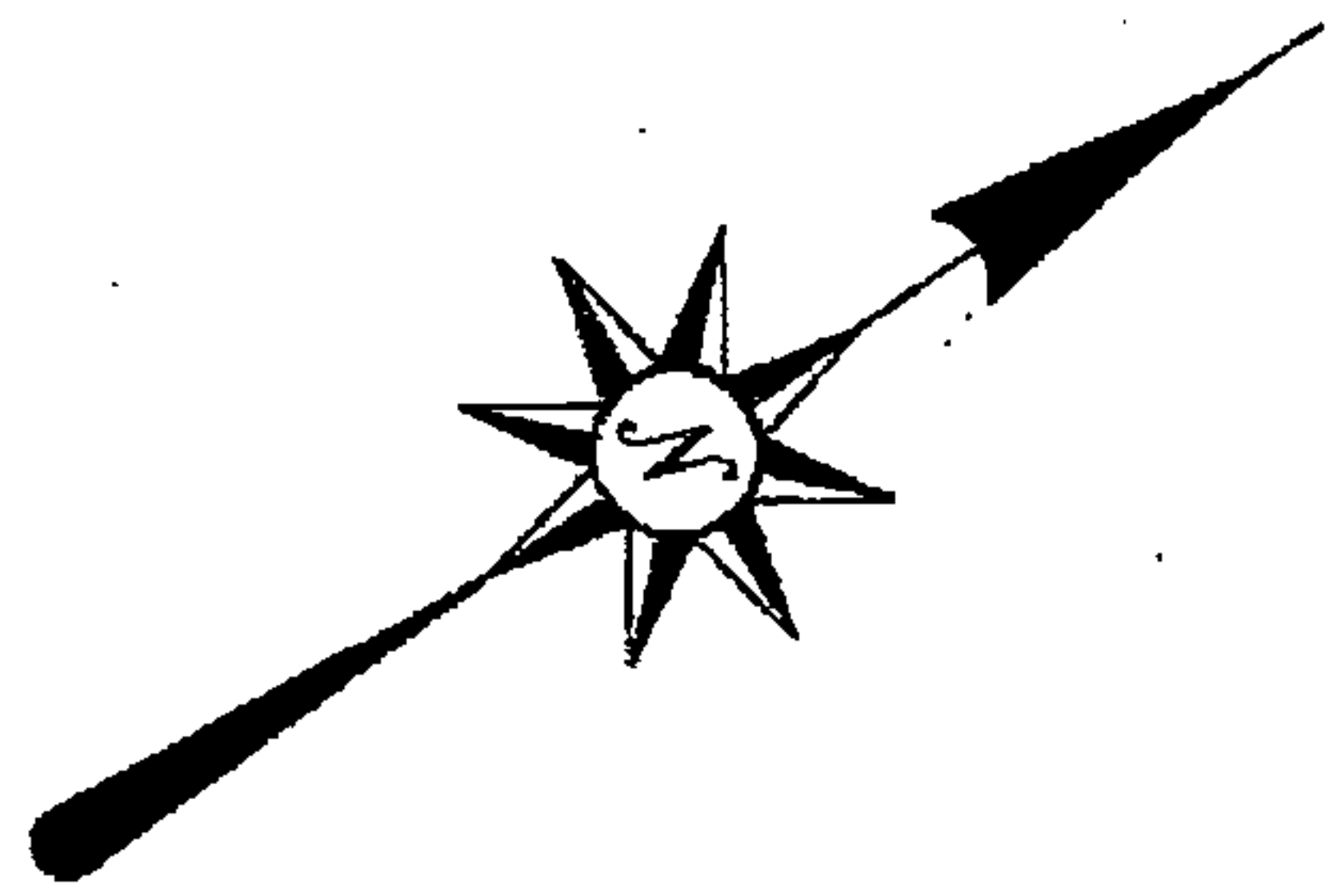
County of _____
 I, _____
 Judge of Probate in and for said County,
 Hereby certify that the within
 Conveyance was filed in my office at
 _____ o' clock _____ M., on the _____
 day of _____, 20____,
 and duly recorded in Deed Record
 page _____,
 Dated _____ day of _____ 20____.

Judge of Probate
County, Alabama.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C5	6650.00'	156.89'	156.89'	S 46°57'52" W	1°21'06"	CCW

LINE	BEARING	DISTANCE
L1	N 02°27'21" W	64.64'
L2	N 42°53'45" E	110.26'
L3	S 89°10'04" E	42.91'
L4	S 00°46'14" W	37.66'



Tract # :	55	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Ronald Ray Pike		County:	SHELBY
Total Before:	0.600 AC	Project:	RP-7112(003)
Total Acquired:	0.178 AC	CPMS:	100074113
Total Remainder:	0.422 AC	Date:	October 30, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



20240507000133440 5/5 \$35.00
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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 Ronald Ray Pike
Mailing Address 4505 Wooddale Dr.
Pelham, AL 35124

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 5-7-24
Total Purchase Price \$ 38,000.00

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

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 5-7-24

Print Ronald Ray Pike

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1