

THIS INSTRUMENT PREPARED BY
BRANTLEY LAKE
CONZALEZ-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. 31
DATE: 10-27-2023

**FEE SIMPLE
WARRANTY DEED**

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), the undersigned grantor(s), Dichiara Realty, LLC have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama following described property:

A part of the SW ¼ - SW¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 31 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama;

thence run West along said quarter section line for a distance of 84.83 feet, more or less, to a point on the acquired R/W line, (said line offset 65.00 feet RT and parallel to centerline of project);

thence run Southwesterly along the acquired R/W line for a distance of 141.18 feet, more or less, to a point on the acquired R/W line, (point also on the grantor's property line), and being the POINT OF BEGINNING;

thence run South 12 degrees 21 minutes 46 seconds West along the acquired R/W line for a distance of 108.35 feet to a point on the grantor's property line;

thence run North 66 degrees 59 minutes 48 seconds West along the grantor's South property line for a distance of 48.63 feet to a point on the East present R/W line of SR-261;

thence run North 13 degrees 16 minutes 06 seconds East along said present R/W line for a distance of 100.20 feet to a point on the grantor's North property line;

thence run South 76 degrees 37 minutes 30 seconds East along the grantor's North property line for a distance of 46.22 feet to the POINT OF BEGINNING; said parcel contains 0.113 acre(s), more or less.

20240524000154900 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/24/2024 10:30:46 AM 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 23rd day of May, 20 24.

DICHIARA REALTY L.L.C.



By: Don Dichiaro, Member



ACKNOWLEDGMENT

STATE OF ALABAMA)

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

_____ County

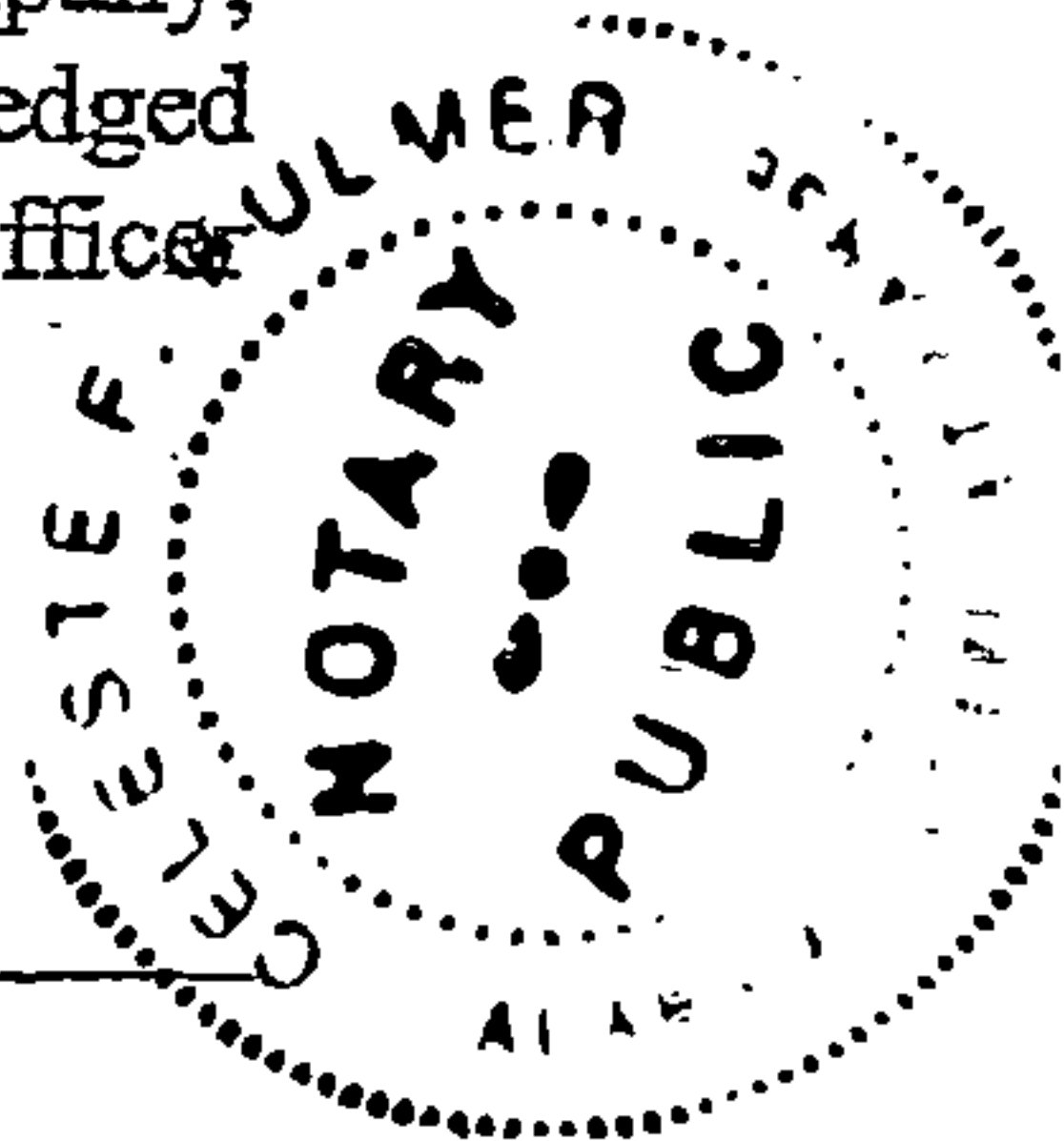
I, the undersigned authority _____, a Notary Public _____ in and for said County, in said State, hereby certify that Don Dichiaro _____ whose name as Member _____ of the Dichiaro Realty L.L.C. Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 23rd day of May, A.D. 20 24

Christie Fulmer

Official Title Notary Public

My Com. Expires: 10-9-24

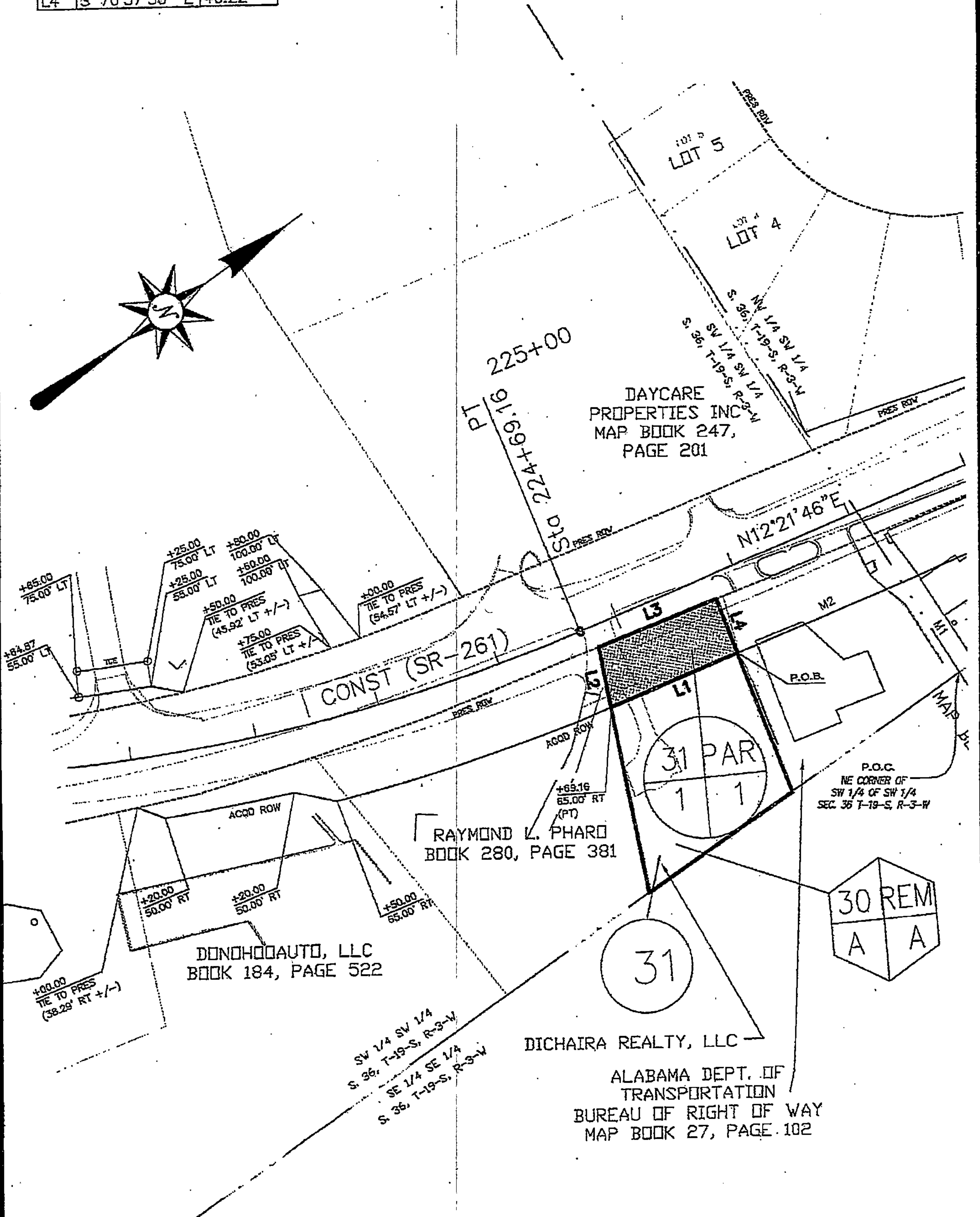


to	STATE OF ALABAMA	WARRANTY DEED	STATE OF ALABAMA	Judge of Probate County, Alabama.
County of _____ I, _____, Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at _____ o' clock _____ M., on the _____ day of _____, 20____, and duly recorded in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

LINE	BEARING	DISTANCE
L1	S 12°21'46" W	108.35'
L2	N 66°59'48" W	48.63'
L3	N 13°16'06" E	100.20'
L4	S 76°37'30" E	46.22'



20240524000154900 4/5 \$35.00
 Shelby Cnty Judge of Probate, AL
 05/24/2024 10:30:46 AM FILED/CERT



Tract:	31	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Dichaira Realty, INC		County:	SHELBY
Total Before:	0.480 AC	Project:	RP-7112(003)
Total Acquired:	0.113 AC	CPMS:	100074113
Total Remainder:	0.367 AC	Date:	October 27, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1

20240524000154900 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/24/2024 10:30:46 AM 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 Dichiaro Realty L.L.C.
Mailing Address 8270 Helena Road
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 5-23-24
Total Purchase Price \$ 25,000.00
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 5-23-24

Print DICHIAO REALTY L.L.C.

Unattested

(verified by)

Sign Don Dichiaro
By: Don Dichiaro, Member

(Grantor/Grantee/Owner/Agent) circle one