

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. 27
DATE: 12-19-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Two Thousand Five Hundred and 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), Ingenuity LLC, 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 - SW ¼, Section 36, Township 19 South, Range 3 West, identified as Tract No. 27 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commence at a found capped rebar stamped Weygand marking the Southeast corner of a property as recorded in Book 247, Page 201 in the Office of the Judge of Probate, Shelby County, Alabama, and lying on the west present R/W line of SR 261;

thence run Southwest along said present R/W line for a distance of 83.85 feet, more or less, to a point on the acquired R/W line;

thence run West along the acquired R/W line for a distance of 49.05 feet, more or less, to a point on the acquired R/W line;

thence run South along the acquired R/W line for a distance of 18.61 feet, more or less, to a point on the acquired R/W line;

thence run East along the acquired R/W line for a distance of 49.21 feet, more or less, to a point on the present West R/W line of SR-261;

thence run Southwest along said present R/W line for a distance of 120.86 feet, more or less, to a point on said present R/W line (point also on the acquired R/W line, (said point perpendicular to centerline of project at station 221+50.00 LT)) and marking the POINT OF BEGINNING;

thence run along said present R/W line and arc of curve, said curve being a clockwise curve having radius of 1288.10 feet, a central angle of 25 Degrees 33 Minutes 17 Seconds, a chord bearing of South 34 Degrees 41 Minutes 49 Seconds West, a chord length of 569.76 feet, for a distance of 574.51 feet to a point on said present R/W line;

thence run South 47 Degrees 24 Minutes 30 Seconds West along said present R/W line for a distance of 90.83 feet to a point on the grantor's South property line;

thence run North 88 Degrees 29 Minutes 43 Seconds West along the grantor's South property line for a distance of 59.87 feet to a point on the acquired R/W line, (said line offset 65.00 feet LT and parallel to centerline of project);

thence run North 47 Degrees 49 Minutes 00 Seconds East along the acquired R/W line for a distance of 121.52 feet to a point on the acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 215+50.00);

thence run North 65 Degrees 35 Minutes 05 Seconds East along the acquired R/W line for a distance of 32.77 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at PC station 215+81.21);



thence run along the acquired R/W line and arc of curve, said curve being a counterclockwise curve having radius of 1380.00 feet, a central angle of 21 Degrees 42 Minutes 44 Seconds, a chord bearing of North 36 Degrees 57 Minutes 38 Seconds East, a chord length of 519.83 feet, for a distance of 522.95 feet to a point on the acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 221+25.00);

thence run North 46 Degrees 13 Minutes 47 Seconds East along the acquired R/W line for a distance of 25.77 feet to the POINT OF BEGINNING; said parcel contains 0.388 acre(s) more or less.

Parcel 2 of 2:

Commence at a found capped rebar stamped Weygand marking the Southeast corner of a property as recorded in Book 247, Page 201 in the Office of the Judge of Probate, Shelby County, Alabama, and lying on the west present R/W line of SR 261;

thence run Southwest along said present R/W line for a distance of 86.31 feet, more or less to a point on said present R/W line, (said point perpendicular to centerline of project at station 224+00.00 LT) (said point also on the acquired R/W line), and being the POINT OF BEGINNING;

thence run along said present R/W line and arc of curve, said curve being clockwise having a radius of 1288.10 feet, a delta angle of 01 degrees 04 minutes 21 seconds, a chord bearing of South 16 degrees 00 minutes 20 seconds West and a chord length of 24.11 feet, for a distance of 24.11 feet to a point on the acquired R/W line, (said point perpendicular to centerline of project at station 222+75.00 LT);

thence run North 86 degrees 24 minutes 53 seconds West along the acquired R/W line for a distance of 49.05 feet to a point on the acquired R/W line, (said point offset 100.00 feet LT and perpendicular to centerline of project at station 222+60.00);

thence run North 20 degrees 18 minutes 54 seconds East along the acquired R/W line for a distance of 18.61 feet to a point on the acquired R/W line, (said point offset 100.00 feet LT and perpendicular to centerline of project at station 222+80.00);

thence run North 86 degrees 54 minutes 06 seconds East along the acquired R/W line for a distance of 49.21 feet to the POINT OF BEGINNING; said parcel contains 0.023 acre(s), more or less.

Temporary Easement 1 of 1:

BEGIN at a point on the acquired R/W line and the required easement line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 221+25.00);

thence run along the acquired R/W line and arc of curve, said curve being a clockwise curve having a radius of 1380.00 feet, a delta angle of 02 degrees 23 minutes 36 seconds, a chord bearing of South 27 degrees 18 minutes 31 seconds West, and a chord length of 57.64 feet, for a distance of 57.64 feet to a point on the required easement line, (said point being offset 55.00 feet LT and perpendicular to centerline of project at station 220+64.87);

thence run North 61 degrees 08 minutes 40 seconds West along the required easement line for a distance of 20.00 feet to a point on the required easement line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 220+65.00);

thence run along the required easement line and arc of curve, said curve being a counterclockwise curve having a radius of 1360.00 feet, a central angle of 02 degrees 23 minutes 44 seconds, a chord bearing of North 27 degrees 18 minutes 08 seconds East and a chord distance of 56.86 feet, for a distance of 56.86 feet to a point on the required easement line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 221+25.00);

thence run South 63 degrees 22 minutes 50 seconds East along the required easement line for a distance of 20.00 feet to the POINT OF BEGINNING; said easement contains 0.026 acre(s), 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.

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Shelby Cnty Judge of Probate, AL
05/28/2024 11:07:47 AM FILED/CERT

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.

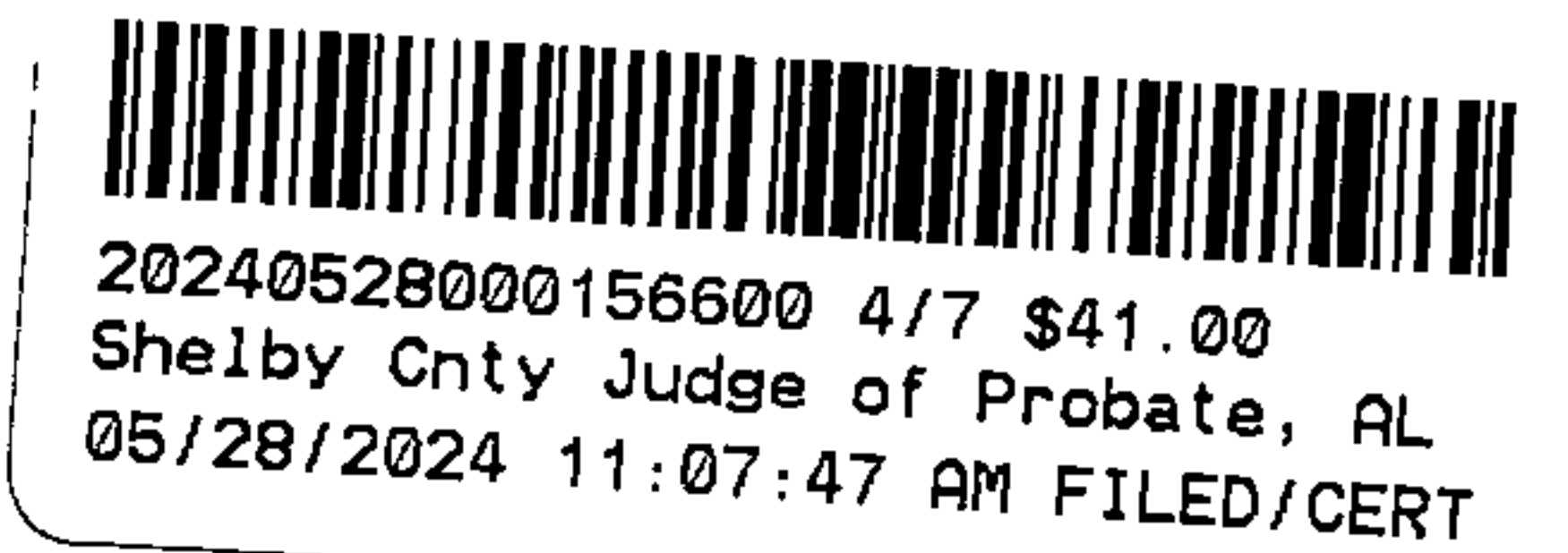
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 21st day of May, 2024.

INGENUITY LLC

By: Rick A. Hayes, Member



ACKNOWLEDGMENT

STATE OF ALABAMA)

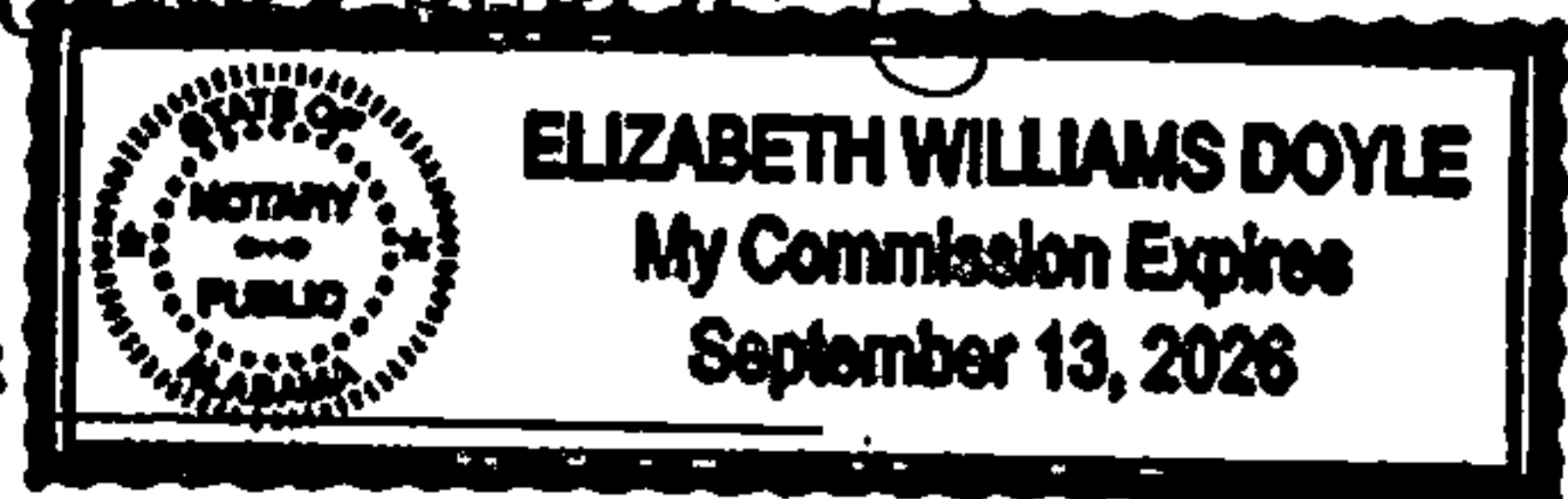
COUNTY OF Shelby)

I, Elizabeth Williams Doyle a Notary Public, in and for said County in said State, hereby certify that Rick A. Hayes, whose name (s) is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, Rick A. Hayes executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of May 2024.

Elizabeth Williams Doyle
NOTARY PUBLIC

My Commission Expires



ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Shelby County

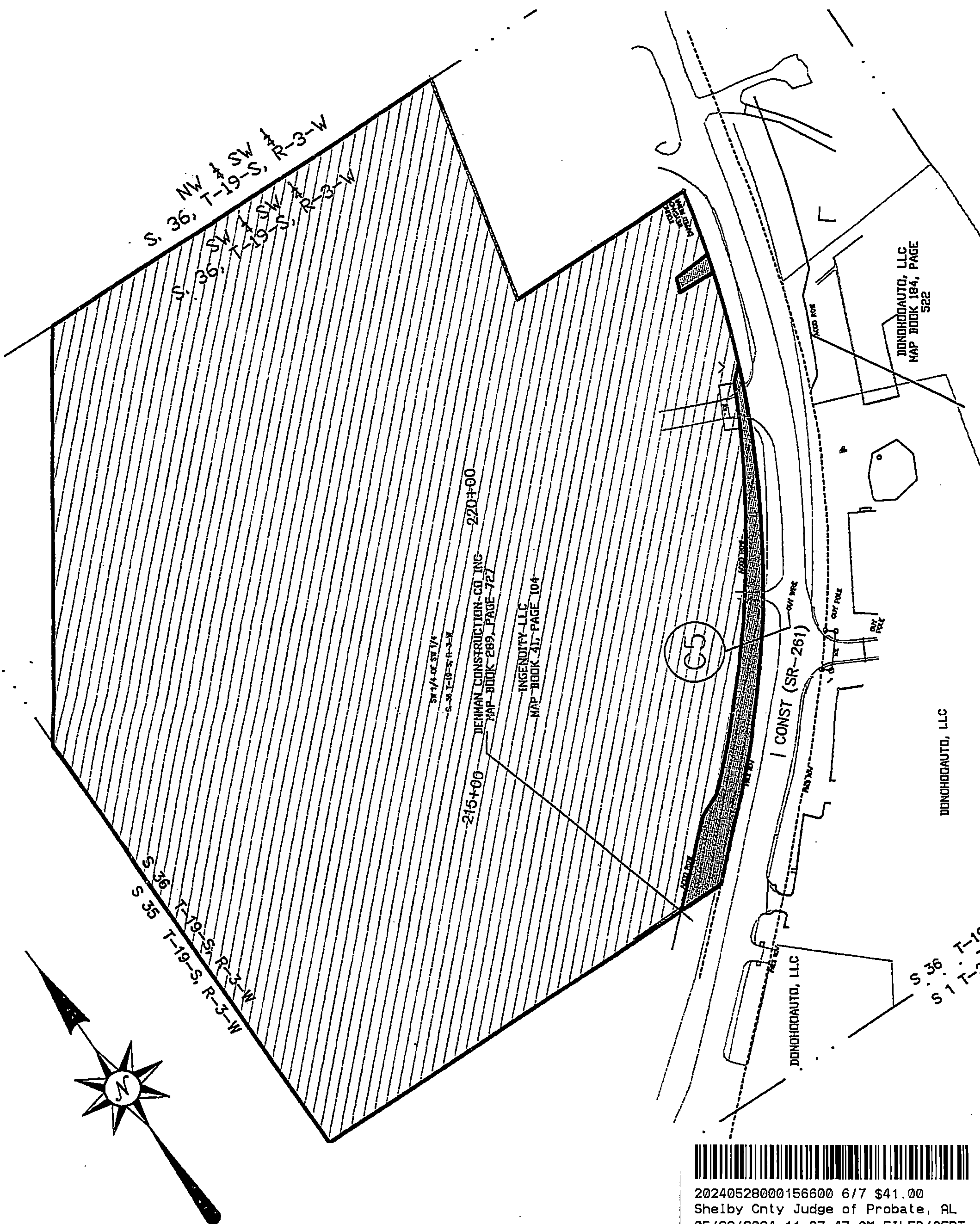
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rick A. Hayes whose name as Member of the Ingenuity LLC Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 21 day of May, A.D. 2024.

Rick A. Hayes
Official Title Member

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.
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REMAINDER OVERVIEW SKETCH



20240528000156600 6/7 \$41.00
Shelby Cnty Judge of Probate, AL
05/28/2024 11:07:47 AM FILED/CERT

Tract # :	27	Scale:	N.T.S.
Grantor(s)		State:	Alabama
Ingenuity, LLC		County:	SHELBY
Total Before:	19.346 AC	Project:	RP-7112(003)
Total Acquired:	0.411 AC	CPMS:	100074113
Total TCE Required:	0.026 AC	Date:	December 19, 2023
Total Remainder:	18.935 AC	Sketch:	2 OF 2
THIS IS NOT A BOUNDARY SURVEY			



20240528000156600 7/7 \$41.00
Shelby Cnty Judge of Probate, AL
05/28/2024 11:07:47 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 Ingenuity LLC
Mailing Address 8137 Helena Rd, Ste 210
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 5/21/24
Total Purchase Price \$ 82,500.00

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 5/21/24

Print Ingenuity LLC

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1