



20240530000160350 1/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2024 01:54:39 PM FILED/CERT

FORM ROW-4
Rev 08/13

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. 21
DATE: 11-9-2023

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
No/100-----/ ^{Gift} 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), City of Pelham, 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 NW ¼ - NW ¼, Section 1, Township 20 South, Range 3 West, identified as Tract
No. 21 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully
described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 1, Township 20 South, Range 3
West, Shelby County, Alabama;

thence run North along the West line of said Section for a distance of 722.74 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 Northerly along the acquired R/W line for a distance of 297.12 feet, more or less, to a point on the grantor's Southwest
property line and being the POINT OF BEGINNING;

thence run North 55 Degrees 58 Minutes 01 Seconds West along the grantor's Southwest property line for a distance of 29.11 feet
to a point on the East present R/W line of SR 261;

thence run North 42 degrees 09 minutes 17 seconds east along said present R/W line for a distance of 35.96 feet to a point on said
present R/W line;

thence run along said present R/W line and arc of curve, said curve being a clockwise curve having radius of 778.81 feet, a central
angle of 08 Degrees 09 Minutes 26 Seconds, a chord bearing of North 42 Degrees 38 Minutes 54 Seconds East, a chord length of
110.79 feet, for a distance of 110.88 feet to a point on the present Southeast R/W arc to North Chandalar drive;

thence run along said present R/W line arc, said curve being a clockwise curve turning having radius of 25.00 feet, a central angle
of 96 Degrees 10 Minutes 47 Seconds, a chord bearing of South 86 Degrees 19 Minutes 30 Seconds East, a chord length of 37.21
feet, for a distance of 41.97 feet to a point on the West present R/W line of North Chandalar Drive;

thence run South 39 Degrees 31 Minutes 05 Seconds East along said present R/W line for a distance of 14.51 feet to a point on the
acquired R/W line, (said point being offset 92.81 feet, more or less, RT and perpendicular to centerline of project at station
209+13.23);

thence run South 77 Degrees 33 Minutes 15 Seconds West along the acquired R/W line for a distance of 45.81 feet to a point on
the acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 208+75.00);



20240530000160350 2/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2024 01:54:39 PM FILED/CERT

FORM ROW-4
Rev 08/13

thence run along the acquired R/W line and arc of curve, said curve being a counterclockwise curve having radius of 1585.00 feet, a central angle of 04 Degrees 37 Minutes 19 Seconds, a chord bearing of South 37 Degrees 12 Minutes 14 Seconds West, a chord length of 127.83 feet, for a distance of 127.86 feet to the POINT OF BEGINNING; said parcel contains 0.094 acre(s) more or less.

Temporary Construction Easement 1 of 1:

BEGIN at a point on the required easement line, (said point offset 80.00 feet RT and perpendicular to centerline of project at station 207+75.00);

thence run along the required easement line and arc of curve, said curve being a counterclockwise curve having radius of 1570.00 feet, a central angle of 01 Degree 07 Minutes 51 Seconds, a chord bearing of South 35 Degrees 28 Minutes 38 Seconds West, a chord length of 30.99 feet, for a distance of 30.99 feet, feet to a point on the grantor's Southwest property line;

thence run North 58 Degrees 17 Minutes 49 Seconds West along the grantor's southwest property line for a distance of 10.74 feet to a point on the grantor's Southwest property line;

thence run North 53 Degrees 58 Minutes 01 Seconds West along the grantor's Southwest property line for a distance of 4.28 feet to a point on the acquired R/W line, (said line offset 65.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and arc of curve, said curve being a clockwise curve having radius of 1582.67 feet, a central angle of 01 Degree 09 Minutes 05 Seconds, a chord bearing of North 35 Degrees 28 Minutes 05 Seconds East, a chord length of 31.80 feet, for a distance of 31.80 feet to a point on the required easement line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 207+75.00);

thence run South 53 degrees 57 minutes 27 seconds along the required easement line for a distance of 15.00 feet to the POINT OF BEGINNING; said easement contains 0.011 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.

SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE



20240530000160350 3/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2024 01:54:39 PM 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.

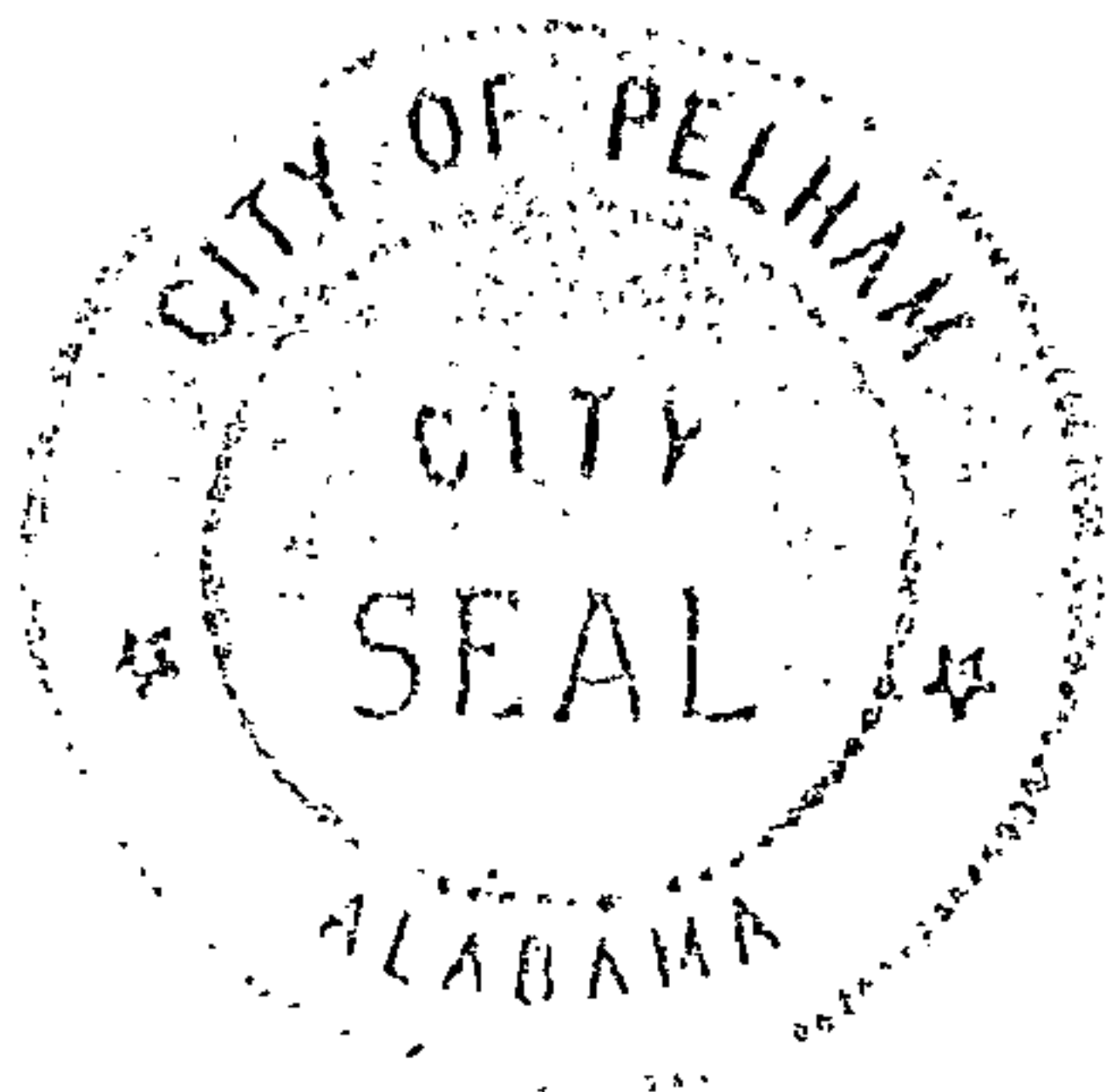
AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; 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 ad valorem 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 29th day of May, 20 24

City of Pelham, Alabama

By: Gary Waters, Mayor





20240530000160350 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2024 01:54:39 PM FILED/CERT

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

SHELBY County

I, the undersigned authority, a _____ Notary Public _____ in and for said
County, in said State, hereby certify that _____ whose
name as Mayor _____ of the City of Pelham, Alabama _____
_____, 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 _____ municipality.

Given under my hand this 29th day of May, A.D. 2024.

Jim R. Dyer
Official Title Notary

to
STATE OF ALABAMA

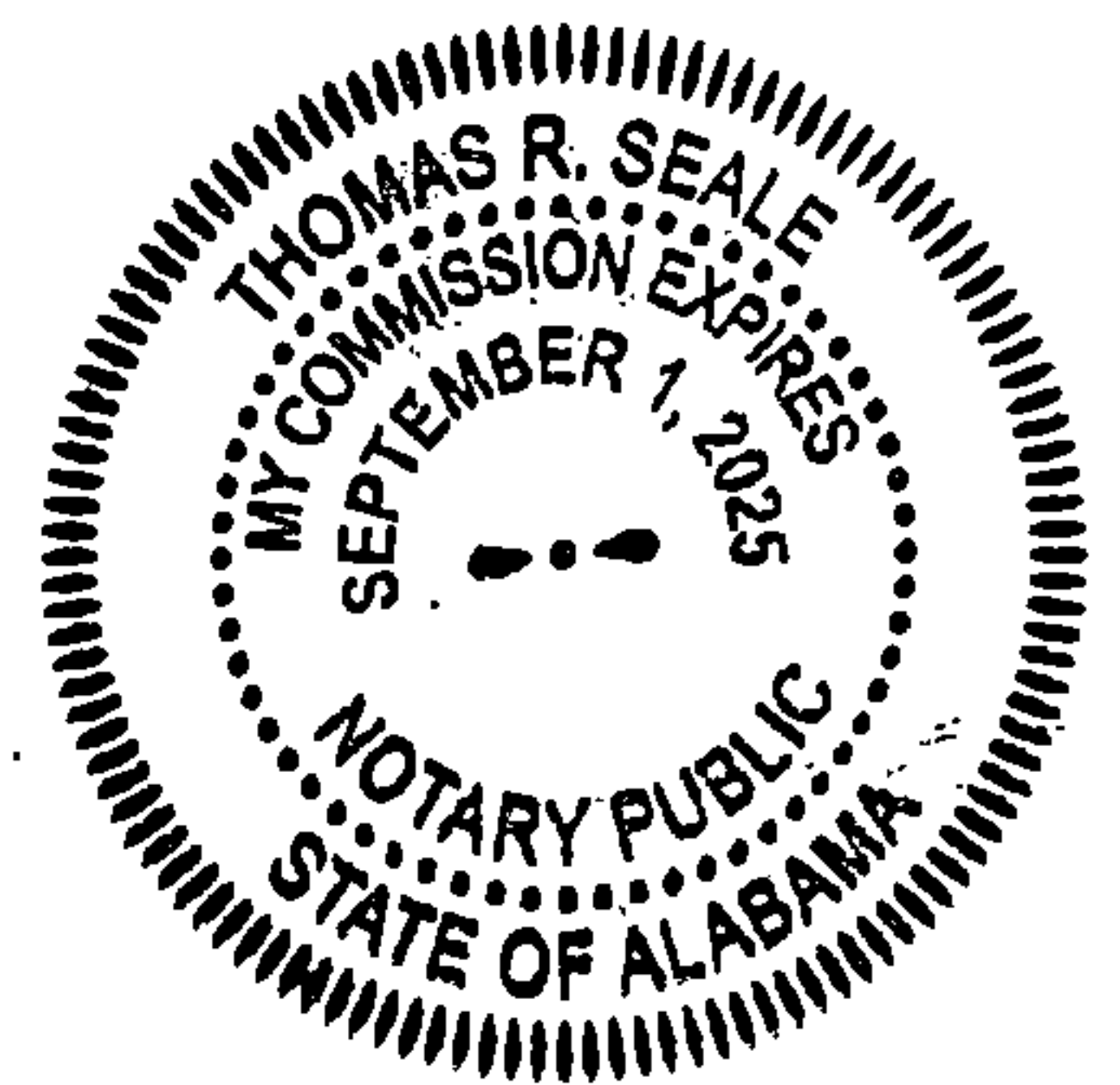
WARRANTY DEED

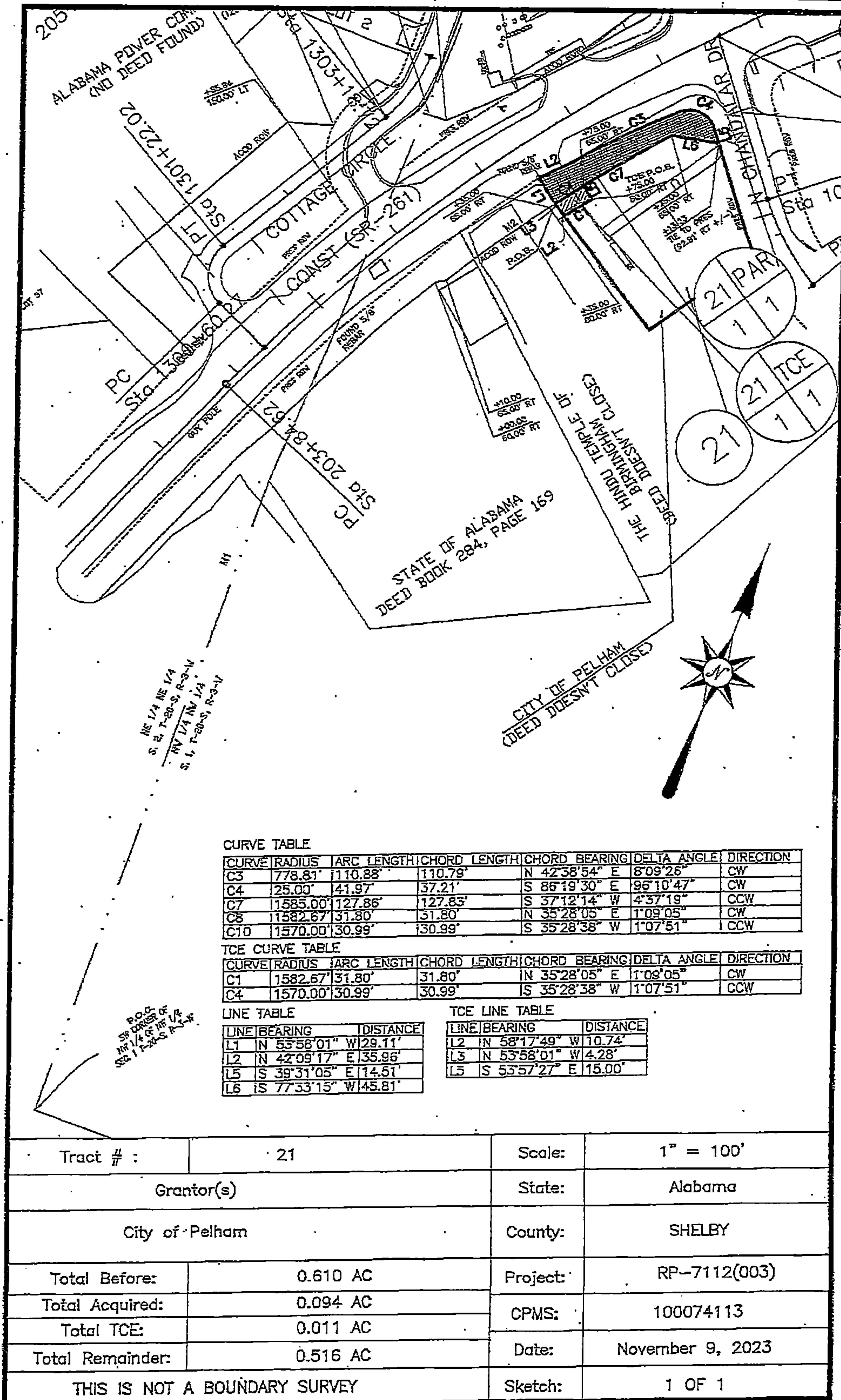
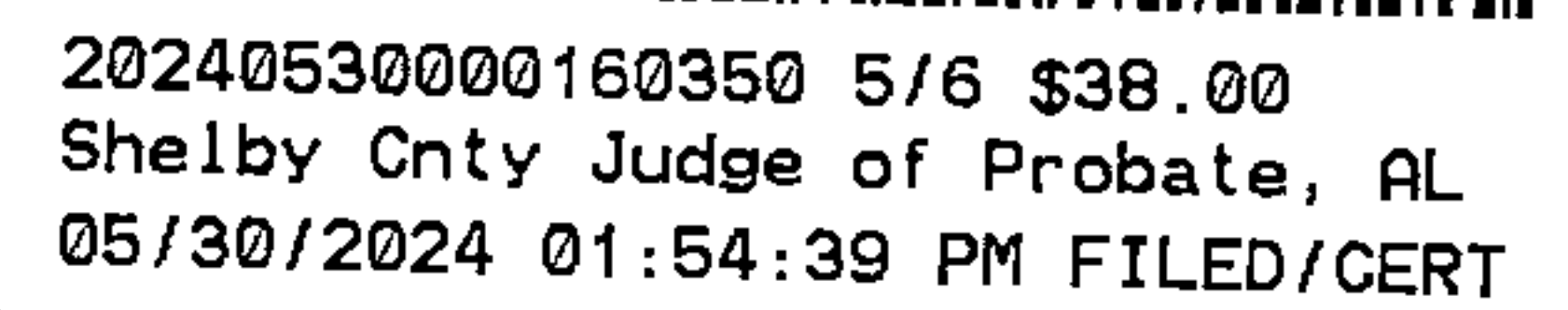
STATE OF ALABAMA

County of _____
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







20240530000160350 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
05/30/2024 01:54:39 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 City of Pelham, Alabama
Mailing Address P O Box 1419
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 _____
Total Purchase Price \$ _____

or
Actual Value \$ 27,678.30

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 May 29, 2024

Print City of Pelham, Alabama

☐ Unattested

(verified by)

Sign

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

Form RT-1