

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. 54
DATE: 12-11-2023

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Five Thousand _____ 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), Paul and Claudette Aboujaude, ^{/husband & wife,} 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. 54 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 Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

thence run East along the quarter section line for a distance of 371.98 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 Southwesterly along the acquired R/W line for a distance of 211.81 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 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 00 degrees 16 minutes 38 seconds, a chord bearing of South 46 degrees 09 minutes 00 seconds West, and a chord length of 32.17 feet, for a distance of 32.17 feet to a point on the acquired R/W line, (said point offset 60.00 feet RT and perpendicular to centerline of project at station 257+00.00);

thence run South 67 degrees 52 minutes 09 seconds West along the acquired R/W line for a distance of 26.74 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 256+75.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6660.00 feet, a delta angle of 01 degrees 13 minutes 52 seconds, a chord bearing of South 45 degrees 10 minutes 56 seconds West, and a chord length of 143.10 feet, for a distance of 143.10 feet to a point on the present R/W arc of Wooddale Drive to SR-261, (said point offset 50.00 feet RT and perpendicular to centerline of project at station 255+30.82);

thence run along said present R/W arc, said arc being a clockwise curve having a radius of 30.00 feet, a delta angle of 85 degrees 13 minutes 42 seconds, a chord bearing of North 00 degrees 09 minutes 01 seconds East, and a chord length of 40.62 feet, for a distance of 44.63 feet to a point on the South present R/W line of SR-261;

thence run North 43 degrees 00 minutes 17 seconds East along said present R/W line for a distance of 214.93 feet to a point the grantor's property line;

thence run South 02 degrees 27 minutes 21 seconds East along the grantor's property line for a distance of 64.64 feet to the POINT OF BEGINNING; said parcel contains 0.173 acre(s), more or less.

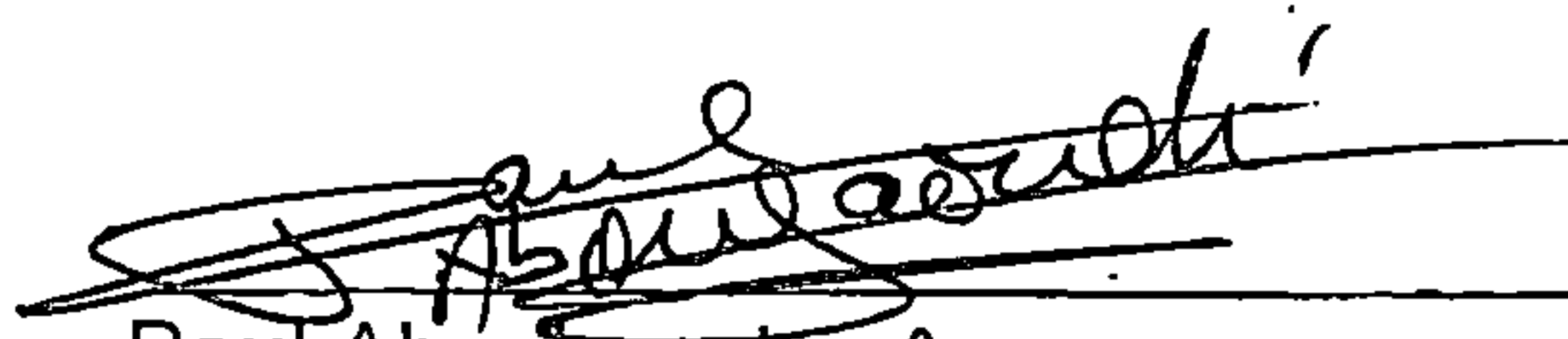
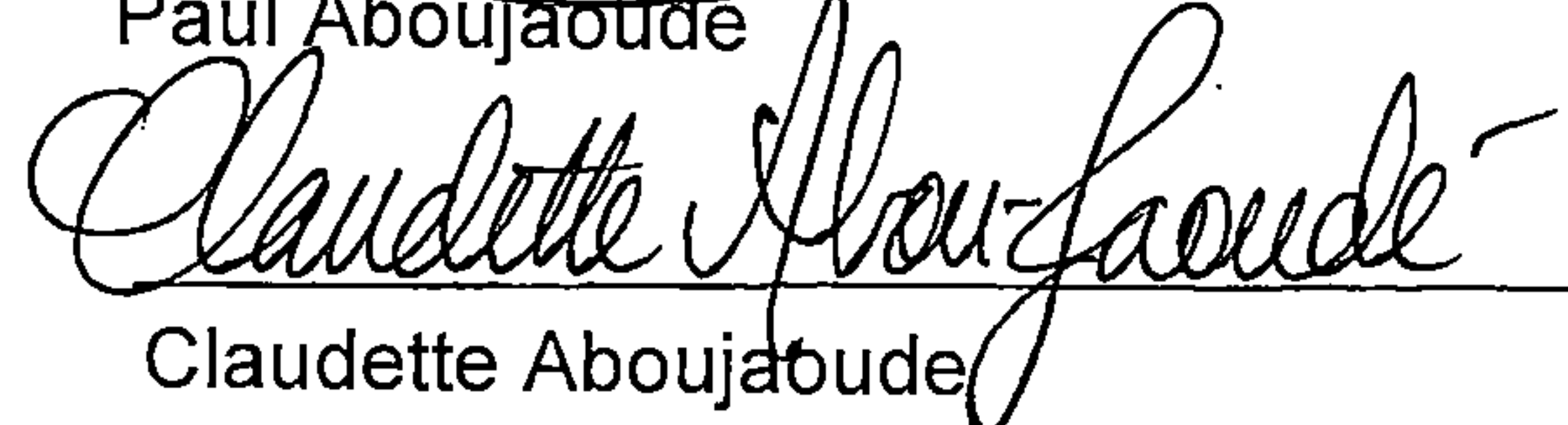
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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 30th day of May, 20 24.


Paul Aboujaoude

Claudette Aboujaoude

ACKNOWLEDGMENT



20240530000160480 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/30/2024 03:08:32 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Paul Aboujaoude & Claudette Aboujaoude, whose name (s)
are _____, signed to the foregoing conveyance, and who
are known to me, acknowledged before me on this day that, being informed of the contents
of this conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May 20 24

C. L. Fulmer
NOTARY PUBLIC

My Commission Expires 10-9-24

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

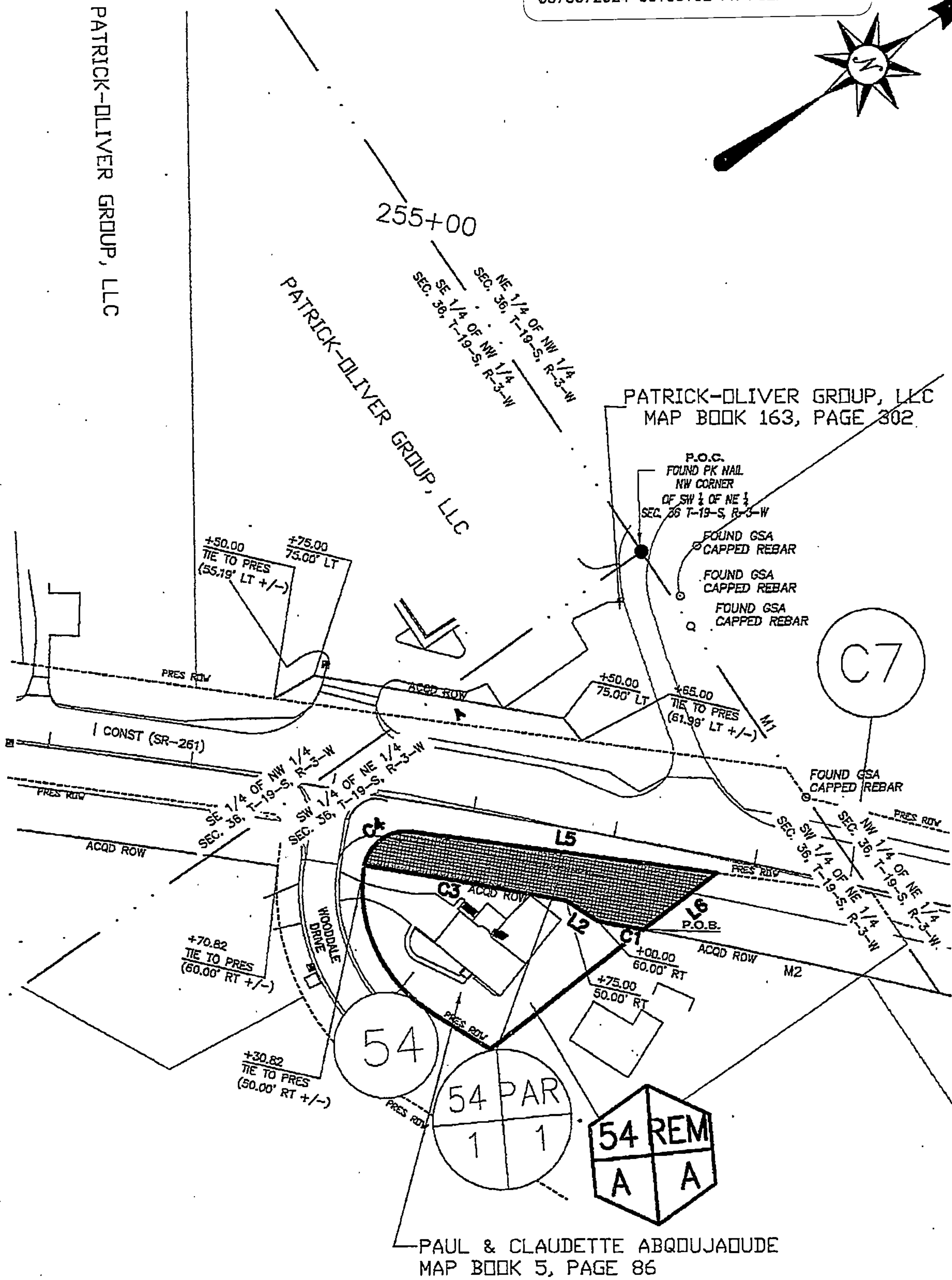
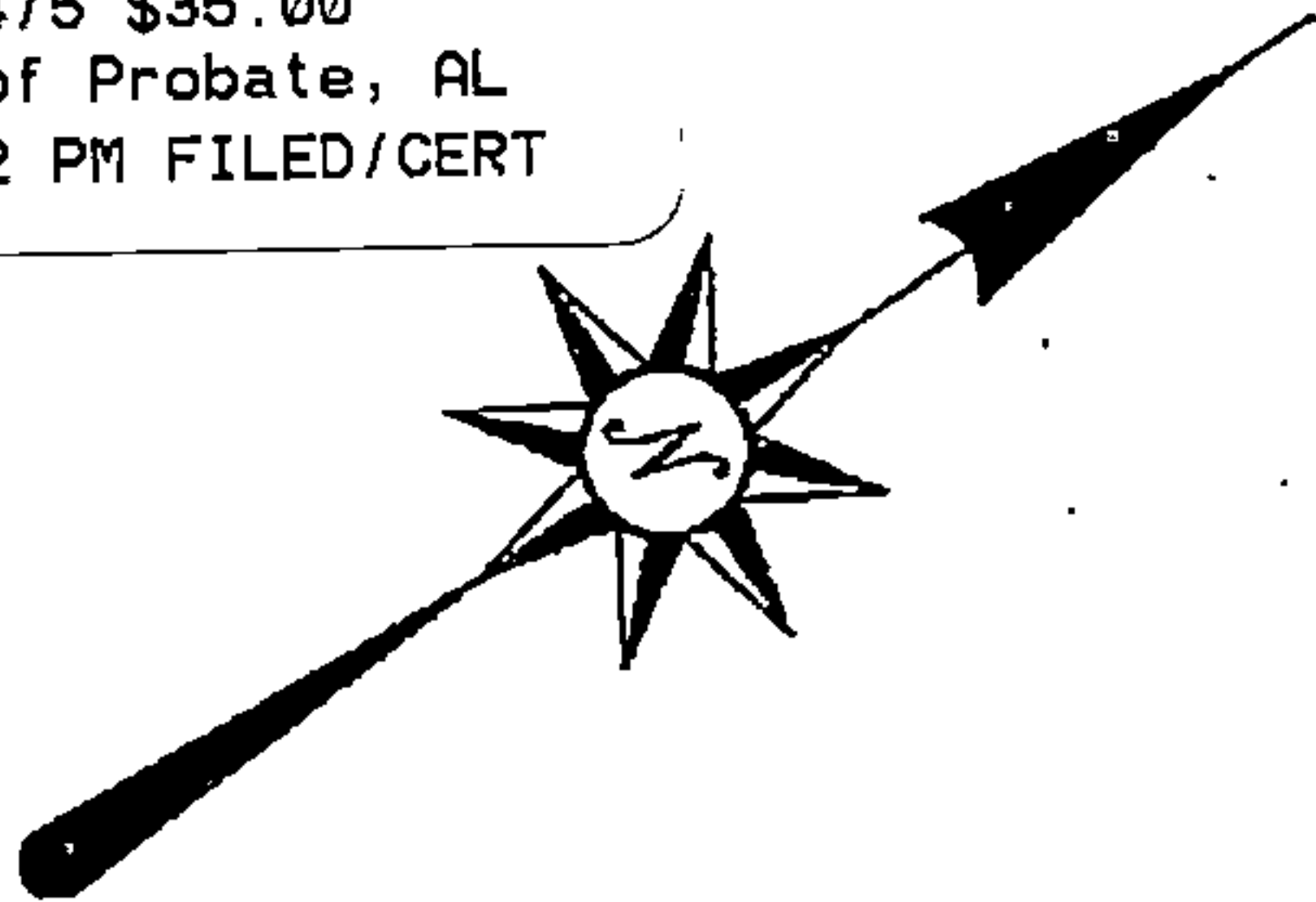
County, Alabama.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C1	6650.00'	32.17'	32.17'	S 46°09'00" W	0°16'38"	CCW
C3	6660.00'	143.10'	143.10'	S 45°10'56" W	1°13'52"	CCW
C4	30.00'	44.63'	40.62'	N 00°09'01" E	85°13'42"	CW

LINE	BEARING	DISTANCE
L2	S 67°52'09" W	26.74'
L5	N 43°00'17" E	214.93'
L6	S 02°27'21" E	64.64'



20240530000160480 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
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Tract # :	54	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Paul & Claudette Aboujaude		County:	SHELBY
Total Before:	0.440 AC	Project:	RP-7112(003)
Total Acquired:	0.173 AC	CPMS:	100074113
Total Remainder:	0.267 AC	Date:	December 11, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Paul & Claudette Aboujaoude
Mailing Address 3775 South Brookwood Rd.
Birmingham, AL 35223

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 5-30-24
Total Purchase Price \$ 125,000.00

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or person 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 5-30-24

Print Paul Aboujaoude

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20240530000160480 5/5 \$35.00
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