



20240530000160490 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
05/30/2024 03:13:15 PM FILED/CERT

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. 14
DATE: 11-8-2023

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Twelve Thousand Five Hundred 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),
a single person
the undersigned grantor(s), Donna Jean Sigrist, 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 NE ¼ - NE ¼, Section 2, Township 20 South, Range 3 West, identified as Tract
No. 14 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully
described as follows:

Parcel 1 of 1:

Commence on the present South R/W line of Saddle Run Circle at a found capped rebar stamped Weygand marking the Northwest
corner of Lot 3 according to Saddle Run Subdivision as recorded in Map Book 11 Page 28 in the Office of the Judge of Probate in
Shelby County, Alabama;

thence run along said present R/W line for a distance of 220.75 feet to a point on the acquired R/W line, (said point offset 67.78
feet LT and perpendicular to centerline of project);

thence run Southwesterly along the acquired R/W line for a distance of 177.83 feet, more or less, to a point on the grantor's North
property line, and marking the POINT OF BEGINNING;

thence run South 88 degree 58 minutes 35 seconds East along the grantor's north property line for a distance of 7.93 feet to a point
on the west present R/W line of SR 261;

thence run along said present R/W line and arc of curve, said curve being a clockwise curve having a radius of 2046.89 feet, a delta
angle of 01 degrees 14 minutes 05 seconds, a cord bearing of South 26 degrees 15 minutes 29 seconds West, and a chord length of
44.11 feet, for a distance of 44.11 feet to a point on the grantor's South property line;

thence run South 61 degrees 34 minutes 49 seconds West along the grantor's South property line for a distance of 40.84 feet to a
point on the acquired R/W line (said line between a point offset 75.00 feet LT and perpendicular to centerline of project at station
198+00.00 and a point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00);

thence run North 39 degrees 20 minutes 12 seconds East along the acquired R/W line for a distance of 72.47 feet to a point on the
acquired R/W line, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 199+50.00);

thence run North 26 degrees 50 minutes 57 seconds East along the acquired R/W line for a distance of 3.46 feet to the POINT OF
BEGINNING; said parcel contains 0.017 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.

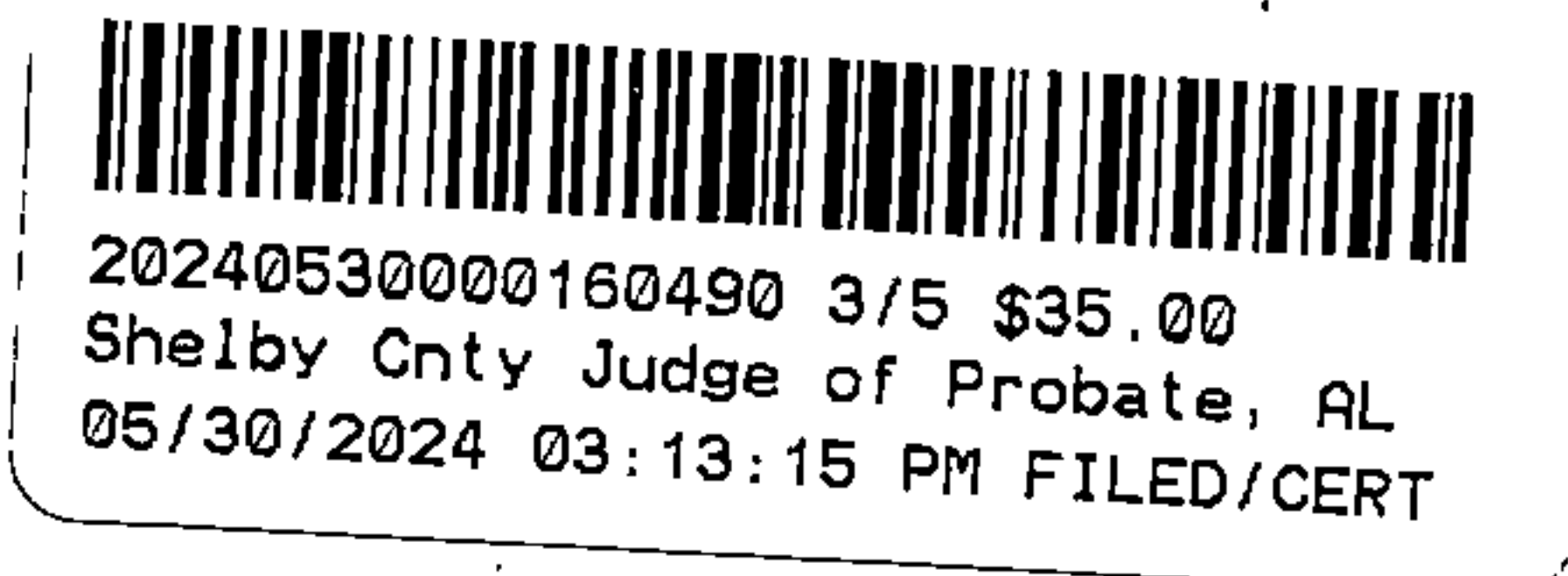
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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 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 29 day of May, 2024.


Donna Jean Sigrist



ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County in said State,
hereby certify that Donna Jean Sigrist, 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, she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May 2024.

Dana M. Askeew
NOTARY PUBLIC

My Commission Expires 8/1/2027

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 _____

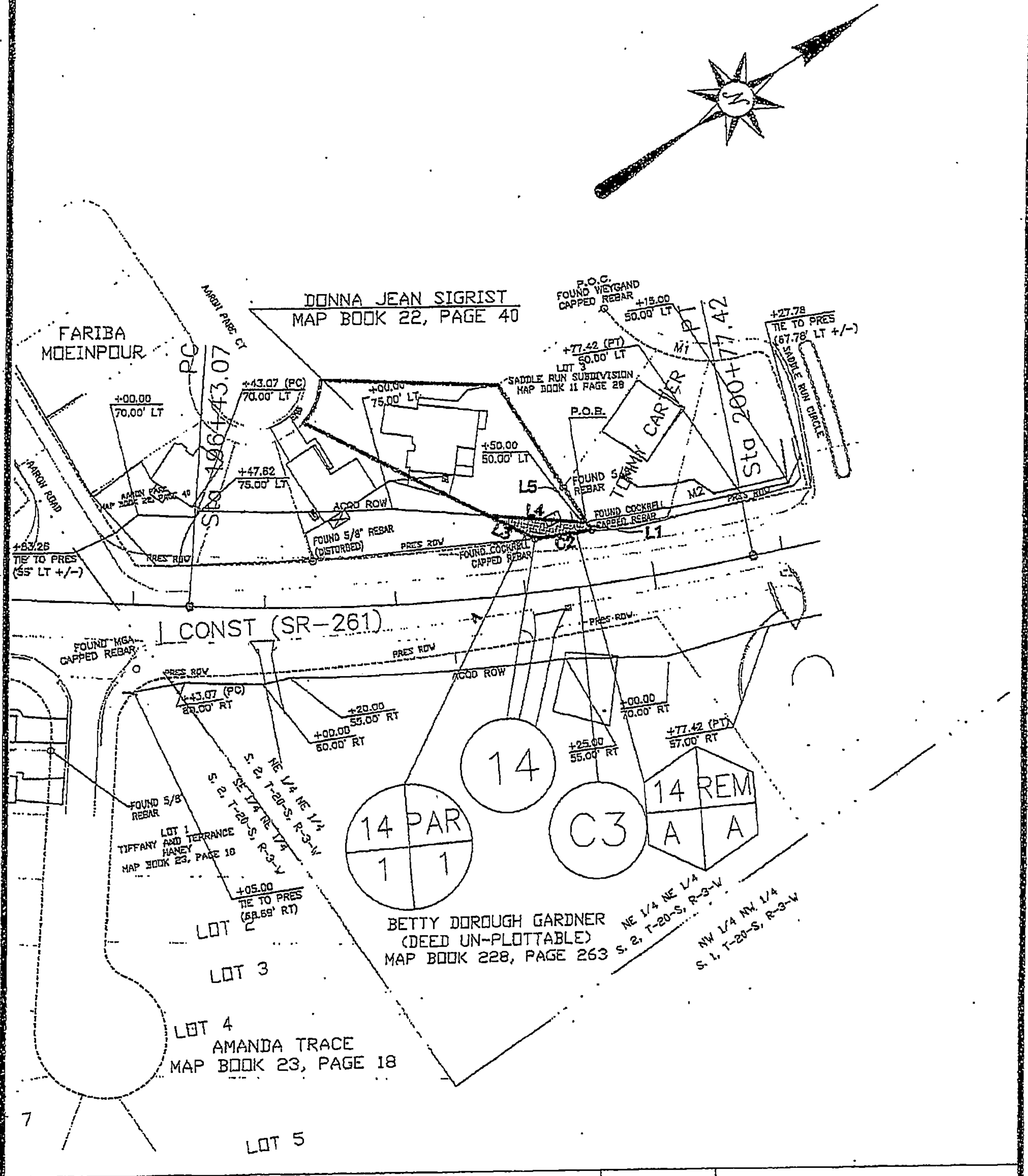
to	STATE OF ALABAMA	STATE OF ALABAMA	County of _____	Judge of Probate in and for said County.	_____	Judge of Probate	_____
	WARRANTY DEED			Hereby certify that the within			County, Alabama.
				Conveyance was filed in my office at			
				_____ o' clock _____ M., on the _____			
				day of _____, 20____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



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C2	2046.89'	44.11'	44.11'	S 26°15'29" W	1°14'05"	CW

LINE	BEARING	DISTANCE
L1	S 88°58'35" E	7.93'
L3	S 61°34'49" W	40.84'
L4	N 39°20'12" E	72.47'
L5	N 26°50'57" E	3.46'



Tract # :	14	Scale:	1" = 100'
Grantor(s)	Donna Jean Sigrist	State:	Alabama
		County:	SHELBY
Total Before:	0.320 AC	Project:	RP-7112(003)
Total Acquired:	0.017 AC	CPMS:	100074113
Total Remainder:	0.303 AC	Date:	November 8, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



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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	<u>Donna Jean Sigrist</u>	Grantee's Name	<u>ALDOT</u>
Mailing Address	<u>119 Aaron Parc Court</u>	Mailing Address	<u>P O Box 382348</u>
	<u>Pelham, AL 35124</u>		<u>Birmingham, AL 35238</u>
Property Address	<u>Hwy 261</u>	Date of Sale	
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$ 12,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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	<u>5/29/24</u>	Print	<u>Donna Jean Sigrist</u>
<input type="checkbox"/> Unattested		Sign	<u><i>Donna Jean Sigrist</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1