



20240606000169040 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
06/06/2024 02:36:49 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. 51  
DATE: 8-29-2023

**FEE SIMPLE  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Twenty One Thousand Two Hundred Fifty 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), Patrick-Oliver Group, LLC/<sup>an Alabama limited liability company</sup> 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, and the SE ¼ - NW ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 51 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 Northwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

thence run East along said quarter section line for a distance of 181.38 feet, more or less, to a point on the West present R/W line of SR 261;

thence run Southwest along said present R/W line for a distance of 144.34 feet, more or less, to a point on said present R/W line, (said point perpendicular to centerline of project at station 256+65.00 LT), and being the POINT OF BEGINNING;

thence run South 42 degrees 52 minutes 07 seconds West along said present R/W line for a distance of 122.39 feet to a point on said present R/W line;

thence run South 43 degrees 09 minutes 44 seconds West along said present R/W line for a distance of 94.59 feet to a point on the acquired R/W line, (said point perpendicular to centerline of project at station 254+50.00 LT);

thence run North 05 degrees 51 minutes 16 seconds East along the acquired R/W line for a distance of 32.09 feet to a point on the acquired R/W line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 254+75.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 6785.00 feet, a delta angle of 01 degrees 29 minutes 39 seconds, a chord bearing of North 44 degrees 50 minutes 14 seconds East, and a chord length of 176.95 feet, for a distance of 176.96 feet to a point on the acquired R/W line, (said point offset 75.00 feet LT and perpendicular to centerline of project at station 256+50.00);

thence run North 86 degrees 17 minutes 10 seconds East along the acquired R/W line for a distance of 19.97 feet to the POINT OF BEGINNING; said parcel contains 0.088 acre(s), more or less.



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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.

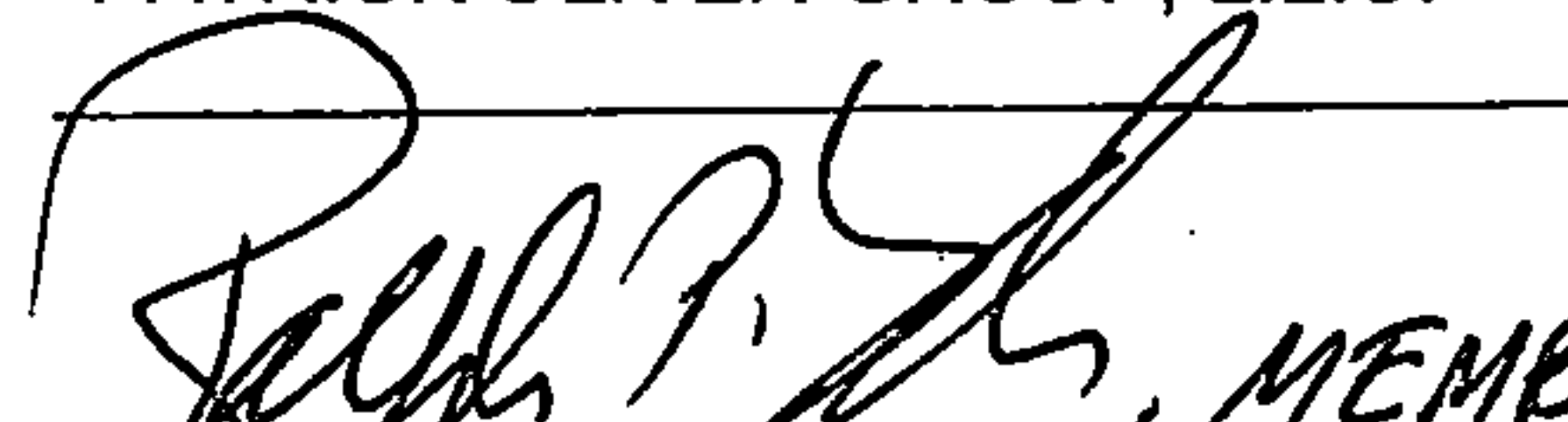
**TO HAVE AND TO HOLD**, unto the State of Alabama, its successors and assigns in fee simple forever.

**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.

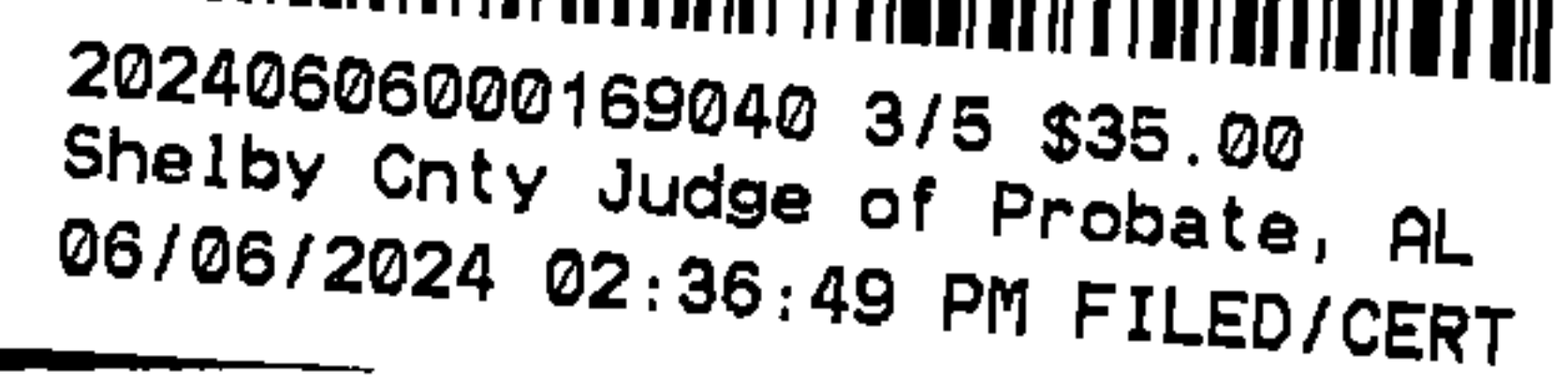
**THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S)**, that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property 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 16<sup>th</sup> day of MAY, 2024.

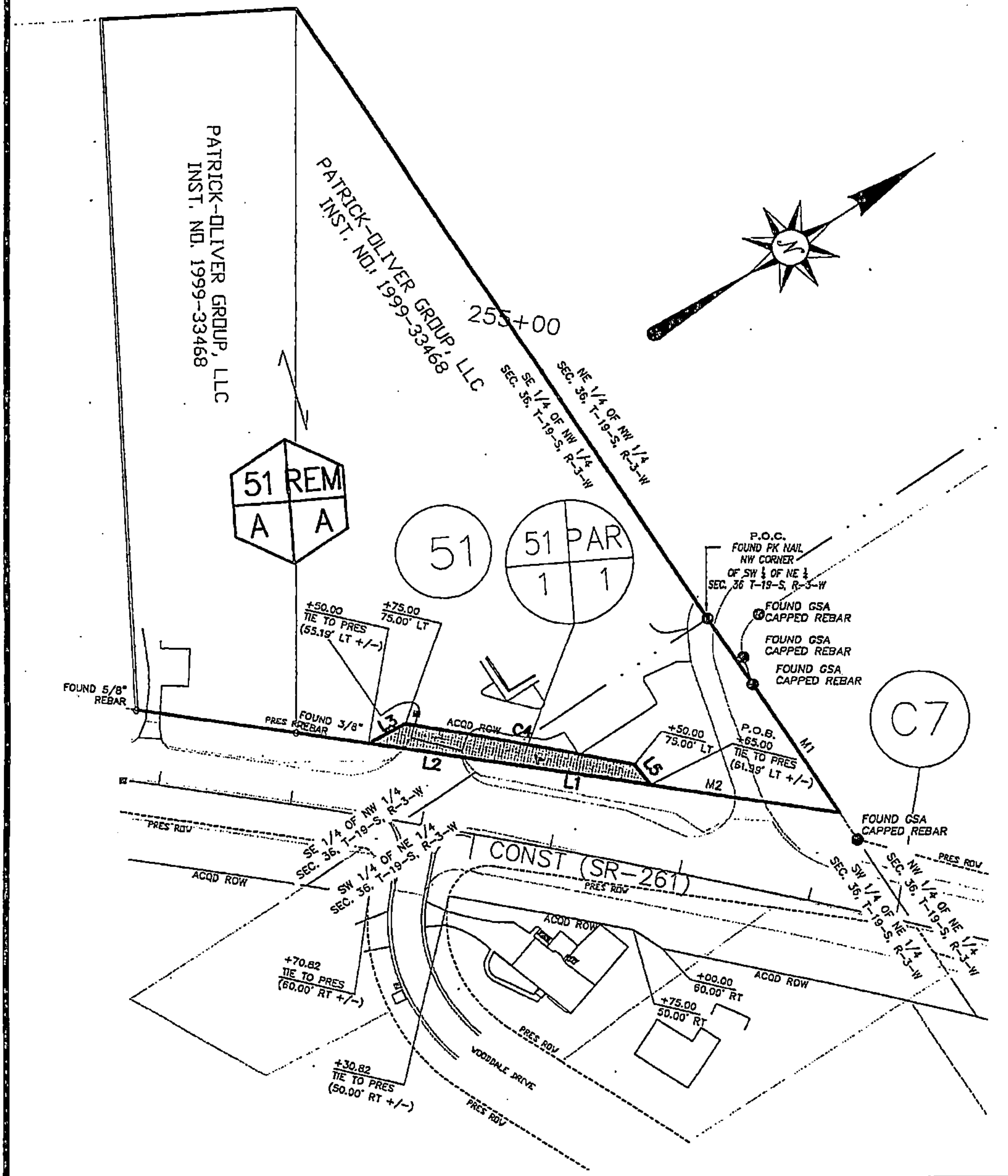
PATRICK OLIVER GROUP, L.L.C.

  
By: Ralph P. Moore, Member



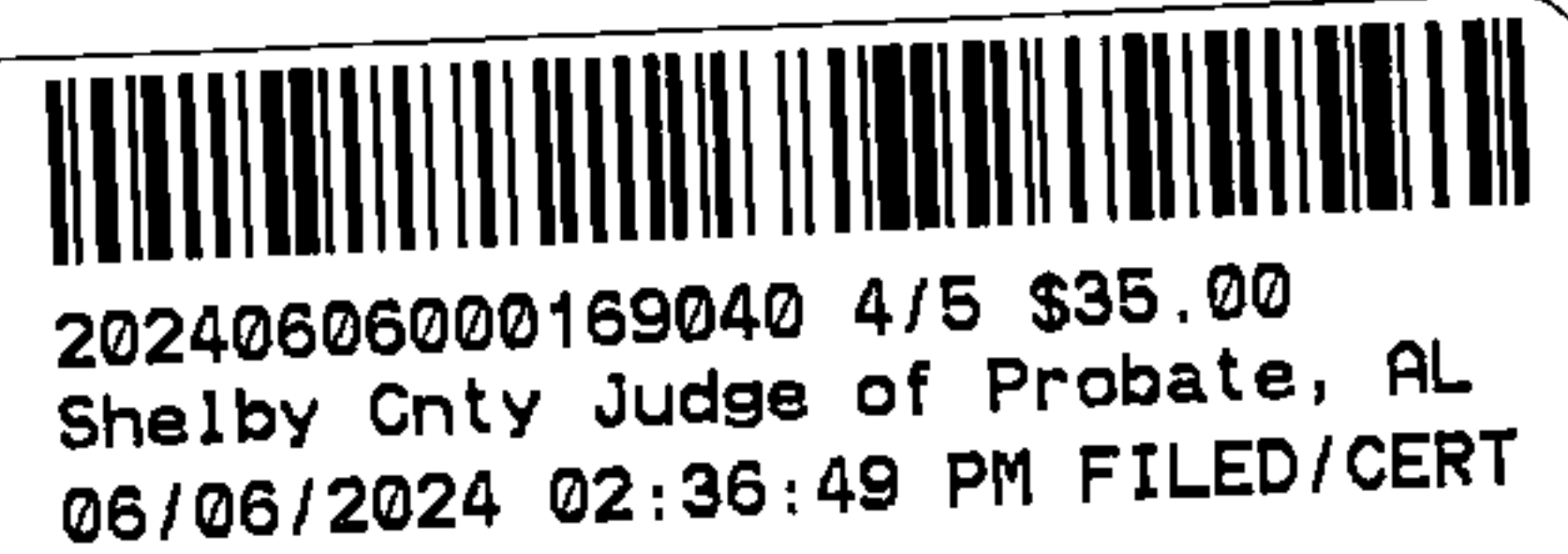


LINE	BEARING	DISTANCE
L1	S 42°52'07" W	122.39'
L2	S 43°09'44" W	94.59'
L3	N 05°51'16" E	32.09'
L5	N 86°17'10" E	19.97'



Tract # :	51	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Patrick—Oliver Group, LLC		County:	SHELBY
Total Before:	4.358 AC	Project:	RP—7112(003)
Total Acquired:	0.088 AC	CPMS:	100074113
Total Remainder:	4.270 AC	Date:	August 29, 2023
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1

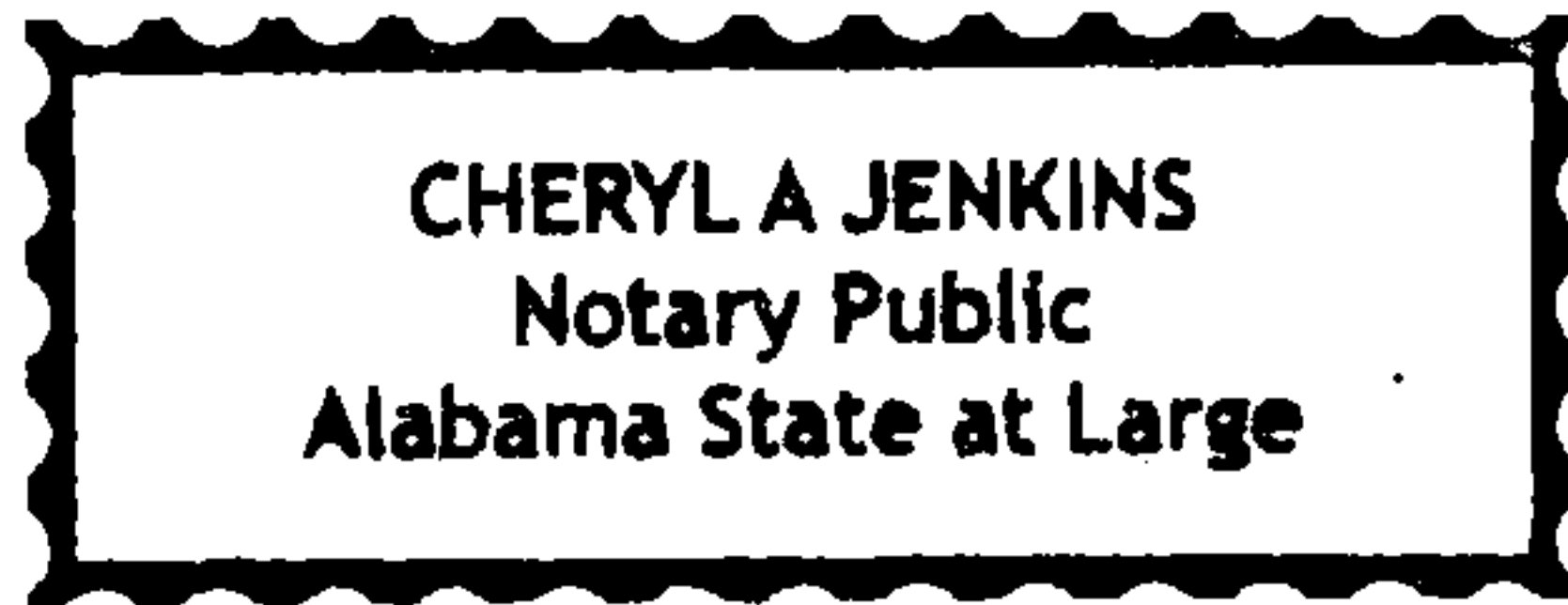
ACKNOWLEDGMENT



STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Cheryl A. Jenkins, a Notary Public, in and for said County in said State, hereby certify that Ralph P. Moore, whose name (s) Ralph P. Moore, signed to the foregoing conveyance, and who Ralph P. Moore known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, Ralph P. Moore executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of May, 2024.



Cheryl A. Jenkins  
NOTARY PUBLIC

My Commission Expires June 23, 2024

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 Ralph P. Moore whose name as Member of the Patrick Oliver Group, 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 16 day of May, A.D. 20 24.

Cheryl A. Jenkins  
Official Title Treasurer

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.
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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	Patrick Oliver Group, L.L.C.	Grantee's Name	ALDOT
Mailing Address	P O Box 1703	Mailing Address	P O Box 382348
	Pelham, AL 35124		Birmingham, AL 35238
Property Address	Hwy 261	Date of Sale	5/16/24
	Pelham, AL 35124	Total Purchase Price	\$ 21,250.00
		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)

<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.

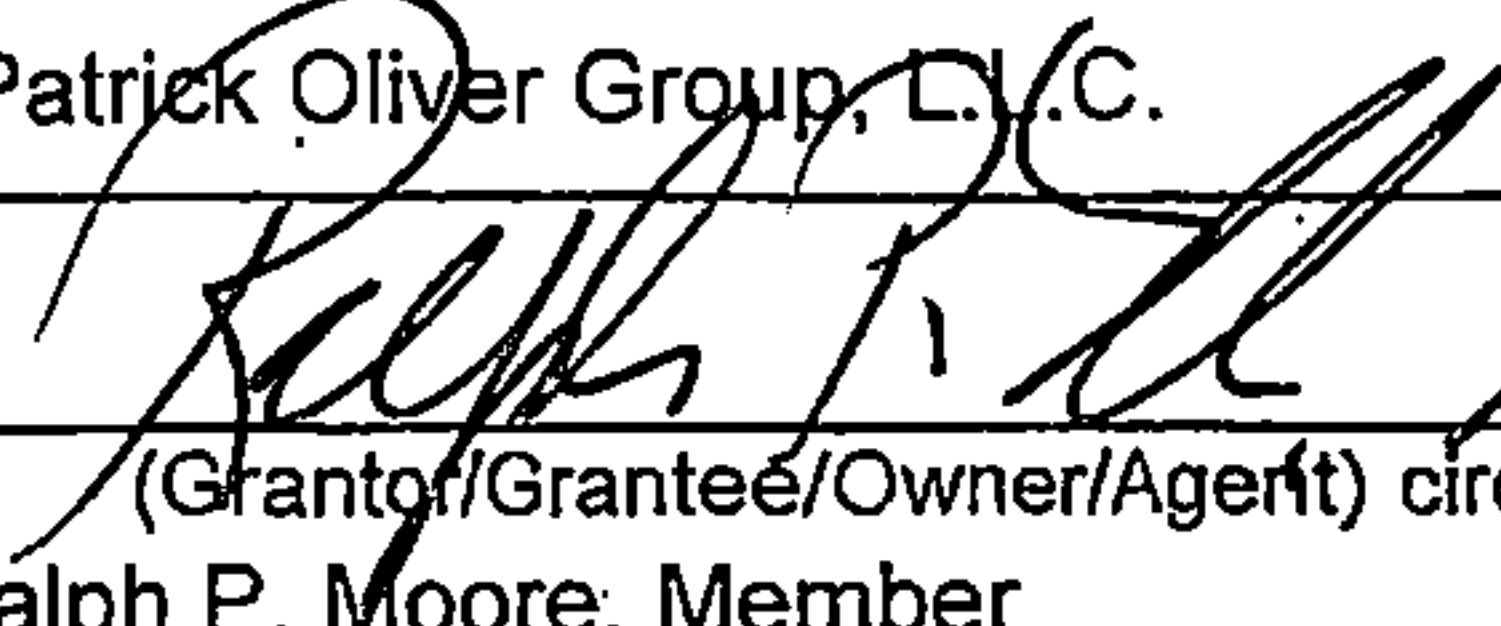
Date of Sale - the date on which interest to the property was conveyed.

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	5/16/24	Print	Patrick Oliver Group, L.L.C.
Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one
			Ralph P. Moore, Member

Form RT-1