

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-CRSABH-7112(003)  
CPMS PROJ. NO. 100074113  
TRACT NO. 76  
DATE: 9-28-2022

**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 Hoover, 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 30, Township 19 South, Range 2 West, identified as  
Tract No. 76 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being  
more fully described as follows:

**Parcel 1 of 1:**

Commence at a found capped rebar stamped JAM marking the Northwest Corner of Lot 6A as recorded in Map Book 23, Page 119  
in the Office of the Judge of Probate, Shelby County, Alabama, and lying on the east present R/W of Southpark Drive;

thence run South along present R/W for a distance of 360.48 feet, more or less to a point on the acquired R/W;

thence run East along acquired R/W for a distance of 207.05 feet, more or less to a point on the acquired R/W and being the  
POINT OF BEGINNING, (55.00 feet LT and perpendicular to centerline of project at station 293+26.76), said point being the  
beginning of a curve to the left having a radius of 1905.00 feet, a delta angle of 03 degrees 36 minutes, a delta angle of 03 degrees  
36 minutes 10 seconds, a chord bearing of North 75 degrees 41 minutes 33 seconds East, a chord length of 119.77 feet;

thence run along acquired R/W and arc of said curve for a distance of 119.79 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 294+50.00);

thence run South 16 degrees 06 minutes 32 seconds East along acquired R/W for a distance of 5.00 feet to a point on the acquired  
R/W, (said point offset 50.00 feet LT and perpendicular to centerline of project at station 294+50.00), and being the beginning of a  
curve to the left having a radius of 1910.00 feet, a delta angle of 09 degrees 30 minutes 53 seconds; a chord bearing South 69  
degrees 08 minutes 02 seconds West, a chord length of 316.82 feet;

thence run along acquired R/W and arc of said curve for a distance of 317.18' to a point on the acquired R/W, (said point offset  
50.00 feet LT and perpendicular to the centerline of project at station 297+75.59);

thence run North 45 degrees 56 minutes 29 seconds East along acquired R/W for a distance of 31.32 feet to a point on the acquired  
R/W, (said point offset 60.00 feet LT and perpendicular to the centerline of project at station 298+05.49), and being the beginning  
of a curve to the left having a radius of 1908.14 feet, a delta angle of 01 degree 27 minutes 19 seconds, a chord bearing North 63  
degrees 38 minutes 56 seconds East, a chord length of 48.46 feet;

thence run along acquired R/W and arc of said curve for a distance of 48.46 feet to a point on the acquired R/W line, (said point  
offset 60.00 feet LT and perpendicular to the centerline of project at station 298+55.47);

thence run South 27 degrees 05 minutes 13 seconds East for a distance of 31.48 feet to point on the present R/W, (said point offset  
28.53 feet LT and perpendicular to centerline of project at station 298+28.53 and being the beginning of a curve to the right having



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a radius of 1869.51 feet, a delta angle of 05 degrees 17 minutes 18 seconds, a chord bearing South 65 degrees 33 minutes 49 seconds West, a chord length of 172.53 feet;

thence run along the present R/W and arc of said curve for a distance of 172.59 feet to a point on the present R/W;

thence run North 73 degrees 23 minutes 24 seconds East along the present R/W for a distance of 98.67 feet to a point on the present R/W;

thence run South 72 degrees 56 minutes 05 seconds West along the present R/W for a distance of 90.47 feet to a point on the present R/W;

thence run South 15 degrees 36 minutes 07 minutes East along the present R/W for a distance of 6.81 feet to a point on the present R/W and being the beginning of a curve to the right having a radius of 1869.51, a delta angle of 04 degrees 58 minutes 17 seconds, a chord bearing South 76 degrees 29 minutes 50 seconds West, a chord length of 162.16 feet;

thence run along present R/W and arc of said curve for a distance of 162.21 feet to a point on the present R/W;

thence run North 00 degrees 01 minutes 08 seconds West along the grantor's East property line for a distance of 17.43 feet to the POINT OF BEGINNING. Said parcel contains 0.22 acres, 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.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the

4 day of June, 2024.

City of Hoover, Alabama

*Frank V. Brocato*

By: Frank V. Brocato, Mayor

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

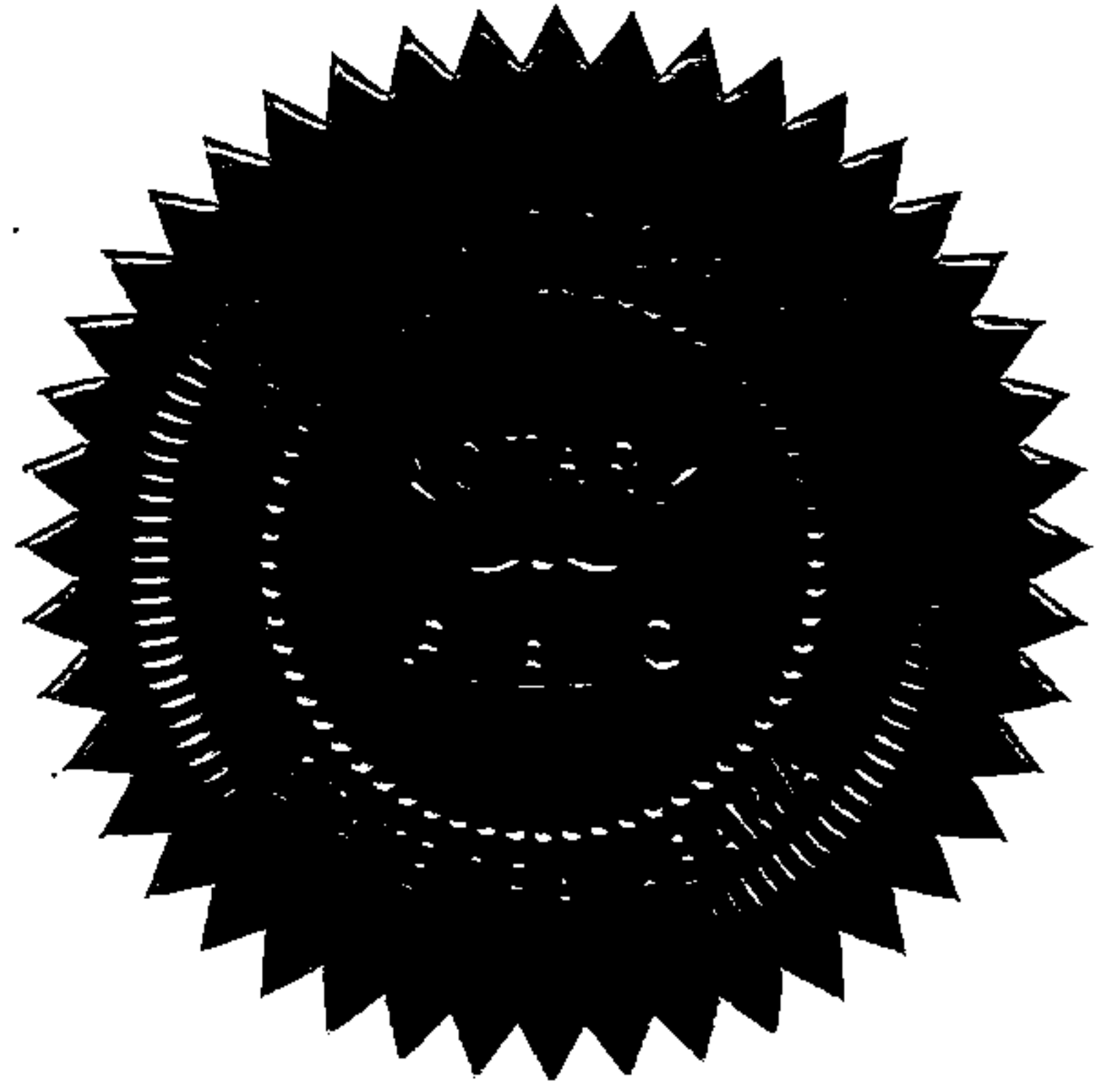
STATE OF ALABAMA

Jefferson County

I, the undersigned authority, a Notary Public \_\_\_\_\_ in and for said County, in said State, hereby certify that Frank V. Brocato whose name as Mayor of the City of Hoover, Alabama 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 4 day of June, A.D. 2024.

*Wendy Sikeson*  
Official Title City Clerk

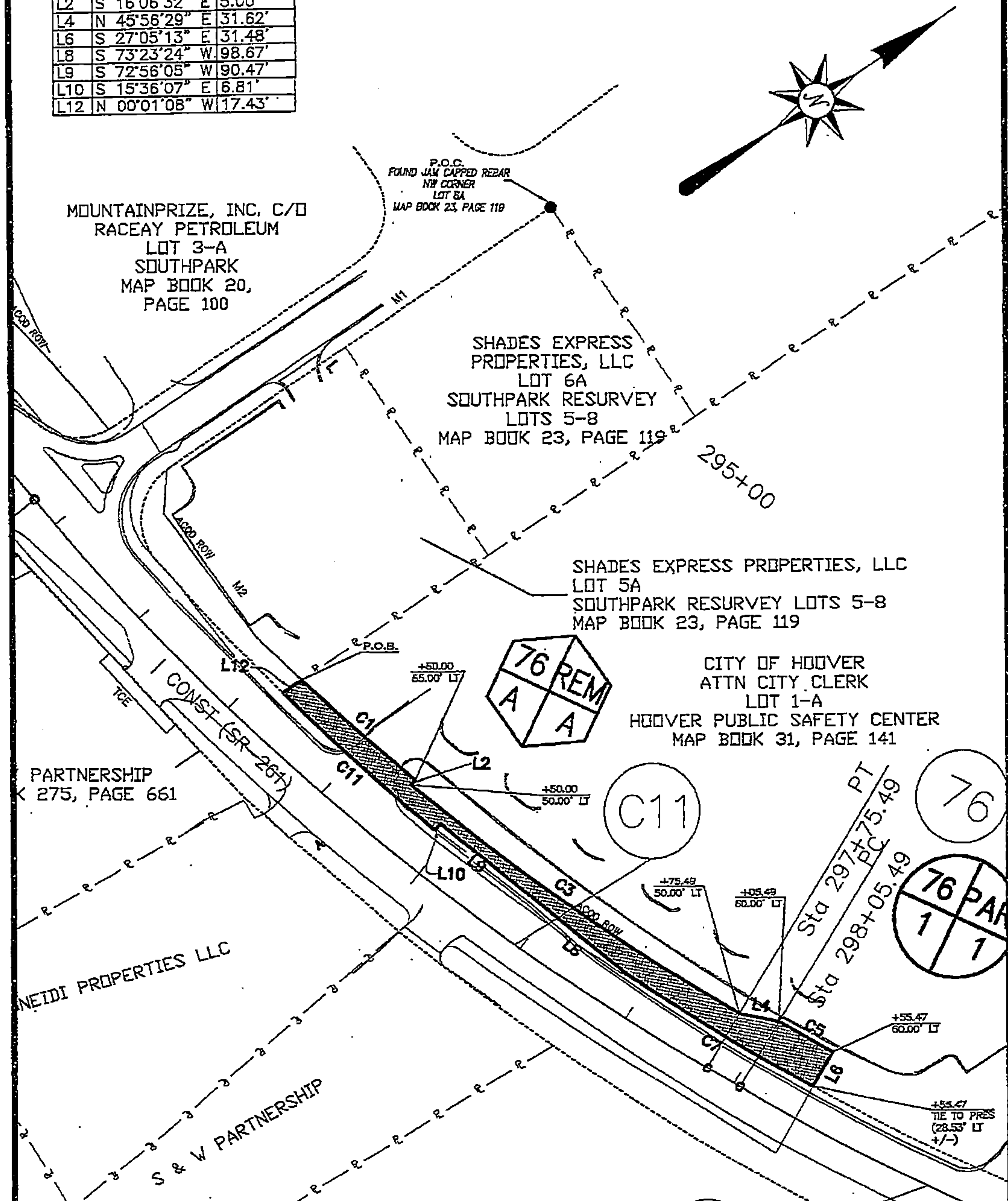




ABBREVIATION	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1905.00'	119.79'	119.77'	N 75°41'33" E	3°36'10"
C3	1910.00'	317.18'	316.82'	N 69°08'02" E	19°30'53"
C5	1908.14'	48.46'	48.46'	N 65°38'56" E	1°27'19"
C7	1869.51'	172.59'	172.53'	S 65°33'47" W	5°17'22"
C11	1869.51'	162.21'	162.16'	S 76°29'50" W	4°58'17"

LINE	BEARING	DISTANCE
L2	S 16°06'32" E	5.00'
L4	N 45°56'29" E	31.62'
L6	S 27°05'13" E	31.48'
L8	S 73°23'24" W	98.67'
L9	S 72°56'05" W	90.47'
L10	S 15°36'07" E	6.81'
L12	N 00°01'08" W	17.43'



Tract # :	76	Scale:	1" = 100'
Grantor(s)		State:	Alabama
City of Hoover		County:	SHELBY
Total Before:	36.44 AC	Project:	RP-CRSABH-7112(003)
Total Acquired:	0.22 AC	CPMS:	100074113
Total Remainder:	32.22 AC	Date:	September 28, 2022
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 40-2-...*

Grantor's Name City of Hoover, Alabama  
Mailing Address 100 Municipal Dr.  
Hoover, AL 35216

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 \$ 35,637.52  
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 - assessor's current market value

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 \_\_\_\_\_

Print City of Hoover, Alabama

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Frank V. Brocato, Mayor

Form RT-1