

THIS DEED IS RECORDED TO REPLACE THAT DEED DATED 5/1/24 AND FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN INSTRUMENT 20240503000129910 ON 5/3/2024. SAID DEED IS DEFECTIVE DUE TO THE OMISSION OF A SECOND GRANTOR.

**STATE OF ALABAMA
COUNTY OF SHELBY**

PROJECT NO. SCP 59-904-19

TRACT NO. 4

DATE: 6/18/2024

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SIX HUNDRED** 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), **Carey A. & Janna T. Hickman** 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 SE ¼ of Section 21, Township 21 South, Range 1 East, identified as Tract No. 4 on Project No. SCP 59-904-19 in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of the said Section 21, thence run North 50 degrees, 22 minutes, 43 seconds, East a distance of 410.05 feet to a point, said point being located 50.00 feet right of centerline station 248+79.78 on the present right-of-way of Shelby County Highway 61 and being the Point of Beginning of the parcel herein described; thence run along the present right-of-way North 25 degrees, 07 minutes, 45 seconds, East a distance of 56.74 feet to a point, said point being 50.00 feet right of centerline station 248+36.52; thence run North 81 degrees, 36 minutes, 45 seconds, East a distance of 35.95 feet and along the acquired right-of-way to a point on the present right-of-way said point being 80.00 feet right of centerline station 248+56.38; thence run South 25 degrees, 08 minutes, 52 seconds, West a distance of 123.94 feet along the acquired right-of-way to a point, said point being 80 feet right of centerline station 247+32.44; thence run North 07 degrees, 10 minutes, 05 seconds, West a distance of 56.01 feet along the acquired right-of-way to the Point of Beginning.

Said Parcel containing 0.06 acres, more or less.

And as shown on the right of way map of record in the Highway Department of Shelby County Alabama 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 Highway Department of Shelby County 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 18th day of June, 2024.

Janna I. Hickman
Carey A. + Janna I. Hickman

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

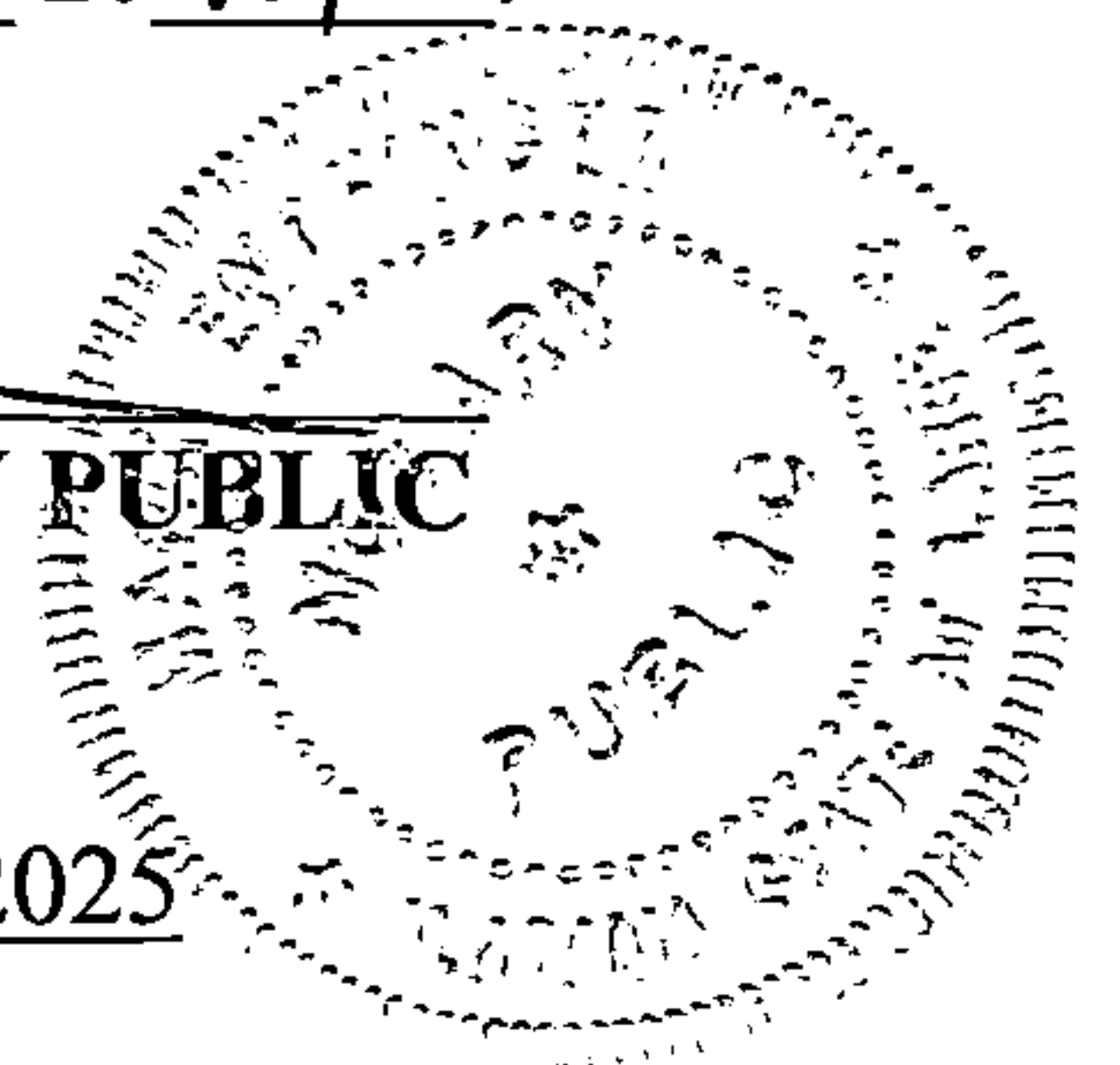
I, Mark Endfinger, a Notary Public, in and for said County in said State, hereby certify that Carey A. + Janna I. Hickman, whose name (s) appears herin, signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June 20 24.

Mark Endfinger

NOTARY PUBLIC

My Commission Expires 11/16/2025



TOTAL ACREAGE OWNED: 24.20
ACREAGE ACQUIRED: 0.06 TOTAL
REMAINDER: 24.14

CAREY A. & JANNA T. HICKMAN
P.O. BOX 71
COLUMBIANA, AL 35051
20-8-28-0-000-003.000
INST. #20031124000768900



20240620000185460 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/20/2024 03:29:20 PM FILED/CERT

STATE OF ALABAMA
Shelby County

Part of the Southeast Quarter of Section 21, Township 21 South, Range 1 East, Shelby County,
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Said Parcel containing 0.06 acres, more or less.

SHELBY COUNTY
COMMISSION
REPLACEMENT OF
SHELBY COUNTY
HIGHWAY 61
OVER BEESWAX CREEK

TRACT NO. 4
OWNER: CAREY A HICKMAN
SOURCE OF TITLE: INST.
20031124000768900
SEC. 21, T21S, R1E SEC. 28, T21S,
R1E

- IRON FOUND
- 1/2" REBAR and CAP SET
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ?? LINE NOT TO SCALE
- Ac R.O.W. ACQUIRED R.O.W.
- Temp Emt. TEMPORARY CONSTRUCTION EASEMENT
- ACQUIRED R.O.W.
- ACQUIRED EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

PAGE 2 OF 2 PAGES
REVISED 03/24/2023



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



| | | | | |
|--------------------|--------------------------------|---------------------------|-----------------------------------|---------------------|
| Drawn By S.M.B. | Appd. By K.D.H | Surveyed By - | Field Work - | Date 04/28/2023 |
| Scale 1" = 50' | Source of Information SHOWN | Survey Type R.O.W. MAP | Drawing No. Beeswax Bridge RoW | Job No. 2301-035 |

Montgomery and Hinkle, inc.
Professional Land Surveyors
kevin@mhisurvey.com

203 Hargrove Road East
Tuscaloosa, Alabama 35401
OFFICE: 205-248-7398
FAX: 205-248-7398

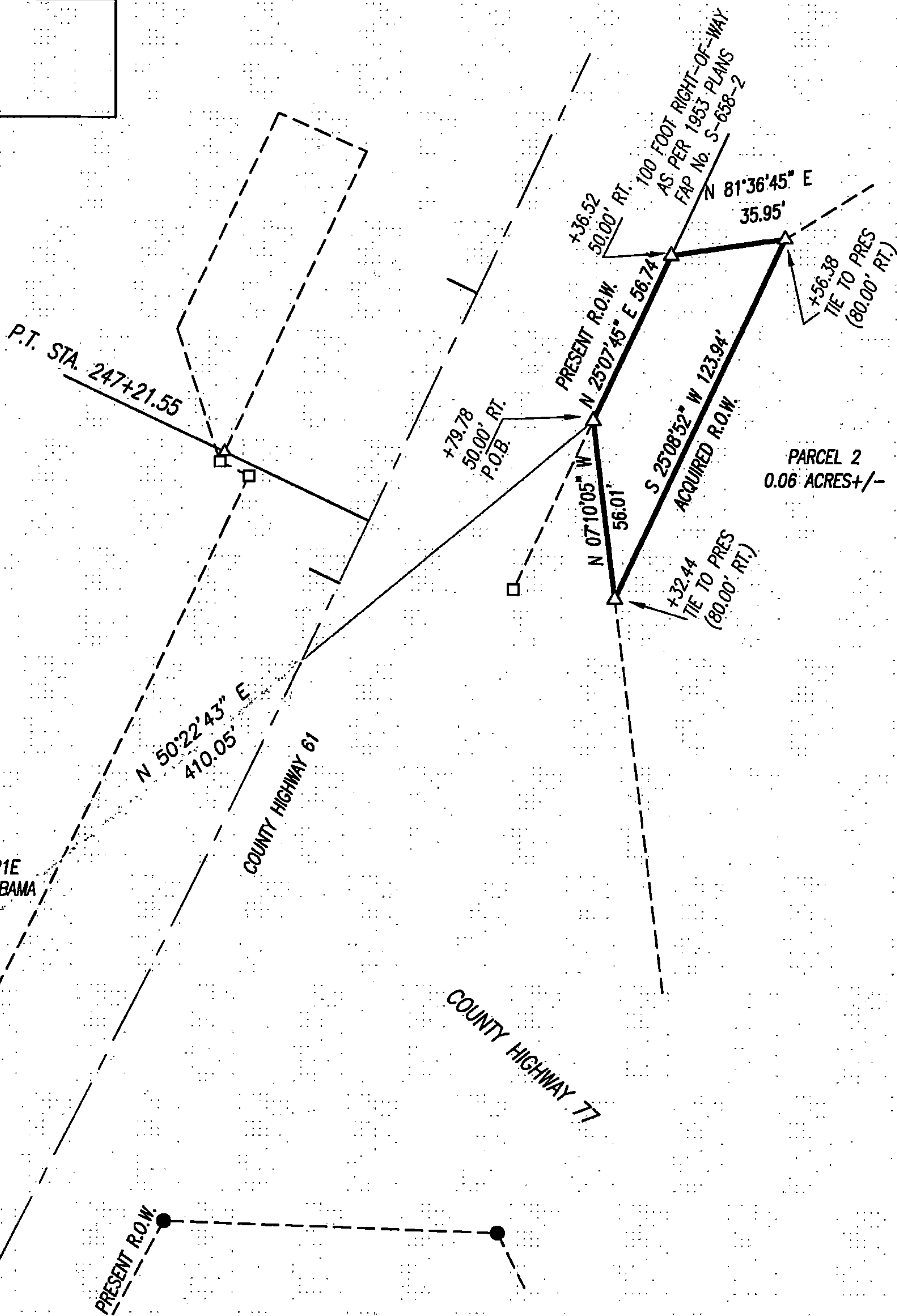
NOT VALID UNLESS STAMPED IN RED



2024062000185460 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/20/2024 03:29:20 PM FILED/CERT

TOTAL ACREAGE OWNED: 24.20
ACREAGE ACQUIRED: 0.06 TOTAL
REMAINDER: 24.14

CAREY A & JANNA T HICKMAN
P.O. BOX 71
COLUMBIANA, AL 35051
20-8-28-0-000-003.000
INST.#20031124000768900



SHELBY COUNTY
COMMISSION
REPLACEMENT OF
SHELBY COUNTY
HIGHWAY 61
OVER BEESWAX CREEK

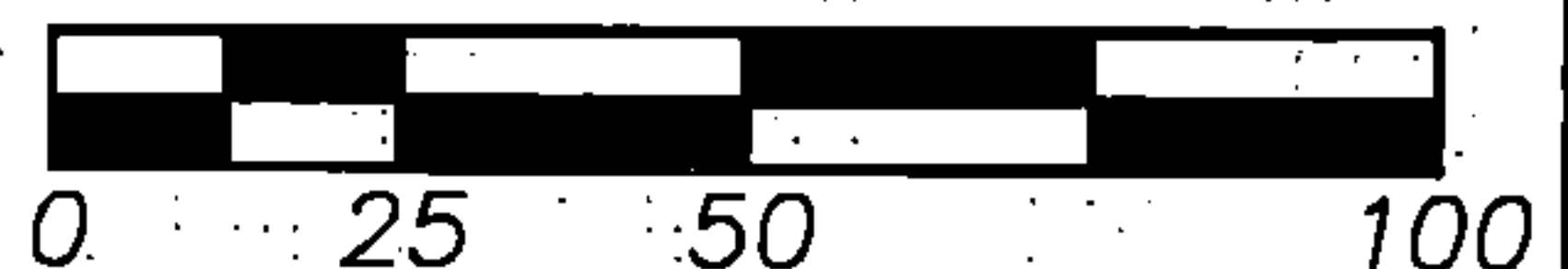
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OWNER: CAREY A HICKMAN
SOURCE OF TITLE: INST.
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- 1/2" REBAR and CAP SET
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PAGE 1 OF 2 PAGES
REVISED 04/28/2023



SCALE: 1"=50 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



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203 Hargrove Road East
Tuscaloosa, Alabama 35401
OFFICE: 205-248-7396
FAX: 205-248-7396

NOT VALID UNLESS STAMPED IN RED

Real Estate Sales Validation Form

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

Grantor's Name Carey A. & Janna T. Hickman
Mailing Address P.O. Box 17
Columbiana, AL 35051

Grantee's Name Shelby County Commission
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address A portion of the property along CR 61
Columbiana, AL 35051

Date of Sale 5/1/2024
Total Purchase Price \$ 600.00
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 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 Mark Endreyer

Unattested _____

Sign MR

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20240620000185460 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/20/2024 03:29:20 PM FILED/CERT