

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. 7
DATE: 02-27-2022

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty Two Thousand & 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 ^{Alabama limited liability company} (we), the undersigned grantor(s), Elpis Holdings, LLC, an / , 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 1/4 – NE 1/4 and the SE 1/4 – NE 1/4, Section 2, Township 20 South, Range 3 West, identified as Tract No. 7 on Project No. RP-CRSABH-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at the Southwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama;

thence run east along the south line of the northeast one-half section line for a distance of 1235.03 feet, more or less, to a point on the west acquired R/W line of SR 261, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 179+86.44) and being the POINT OF BEGINNING;

thence run along said acquired R/W line and arc of curve, said curve being a clockwise curve having a radius of 6765.00 feet, a delta angle of 03 degrees 31 minutes 53 seconds, a chord bearing of North 29 degrees 13 minutes 56 seconds East, and a chord length of 416.88 feet, for a distance of 416.95 feet to a point on said acquired R/W line, (said point offset 55.00 feet LT and perpendicular to centerline of project at station 184+00.00);

thence run North 14 degrees 39 minutes 28 seconds East along said acquired R/W line for a distance of 52.65 feet to a point on said acquired R/W line, (said point offset 70.00 feet LT and perpendicular to centerline of project at station 184+50.00);

thence run North 31 degrees 53 minutes 51 seconds East along acquired R/W line for a distance of 17.06 feet to a point on the grantor's property line;

thence run South 88 degrees 39 minutes 08 seconds East along the grantor's property line for a distance of 62.40 feet to a point on the west present R/W line of SR 261;

thence run South 31 degrees 27 minutes 41 seconds West along said present R/W line for a distance of 73.99 feet to a point on said present R/W line;

thence run South 31 degrees 37 minutes 13 seconds West along said present R/W line for a distance of 153.12 feet to a point on said present R/W line;

thence run along said present R/W line and arc of said curve, said curve being a counterclockwise curve having a radius of 15847.12 feet, a delta angle of 00 degrees 59 minutes 07 seconds, a chord bearing of South 30 degrees 24 minutes 28 seconds West, and a chord length of 272.53 feet, for a distance of 272.54 feet to a point on the north present R/W line of Bearden Lane;

thence run North 88 degrees 32 minutes 03 seconds West along the north present R/W line of Bearden Lane for a distance of 31.47 feet to the POINT OF BEGINNING; said parcel contains 0.416 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.

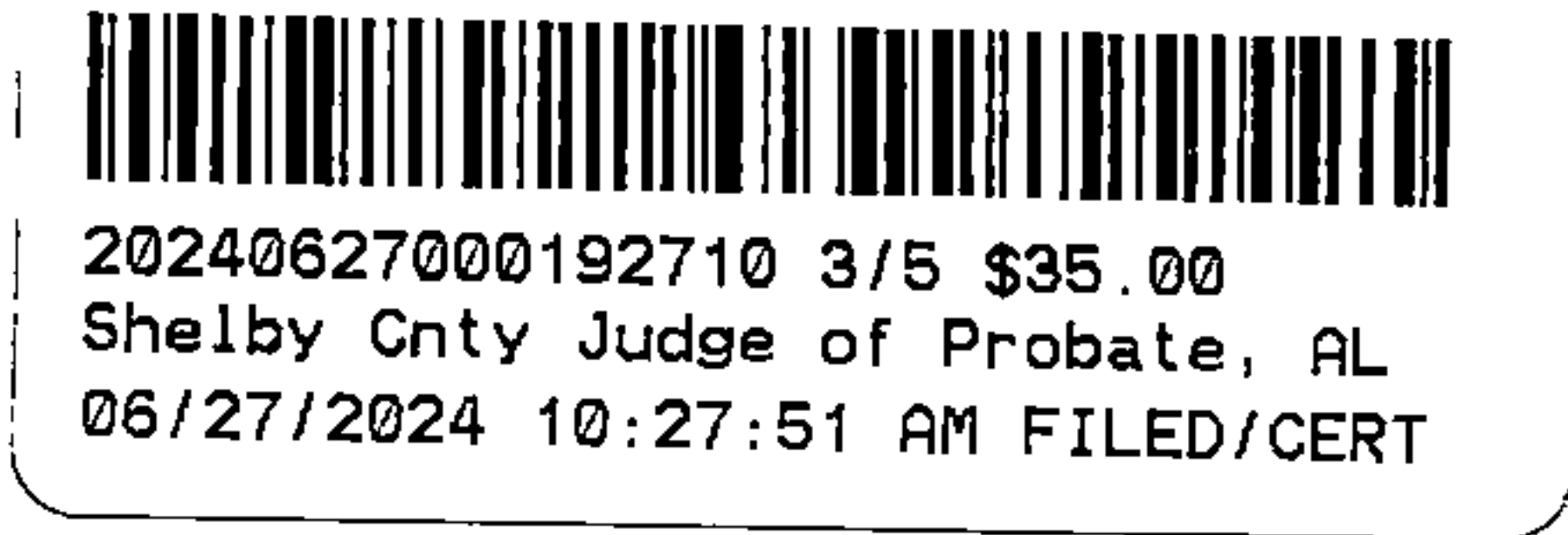
THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous 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 18th day of June, 2024.

ELPIS HOLDINGS, LLC

Miriam H. Fuller
By: Miriam H. Fuller
Its: Member - Corp. Sec/Treas.

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

Bibb County

I, the undersigned authority _____, a Notary Public _____ in and for said County, in said State, hereby certify that Miriam H. Fuller whose name as Corp member / Sec. - Treas. of the Elpis Holdings, LLC 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 18th day of June, A.D. 2024

Commission Expires: 11/23/2027 Mae M. Bonnett

Official Title NOTARY STATE AT LARGE

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.

Real Estate Sales Validation Form

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

Grantor's Name Elpis Holdings, LLC
Mailing Address 3051 Morgan Road
Bessemer, AL 35022

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 6-18-24
Total Purchase Price \$ 52,000.00

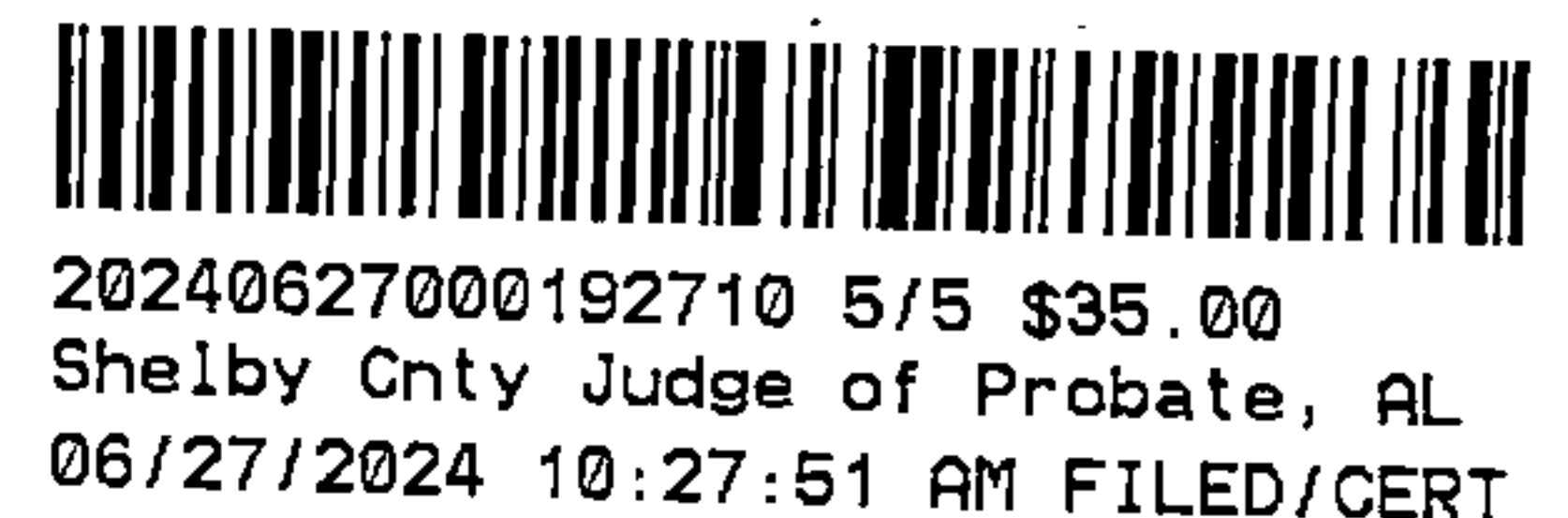
or
Actual Value \$ _____

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 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 6-18-24

Print Miriam H. Fuller

☐ Unattested

(verified by)

Sign Miriam H. Fuller

(Grantor/Grantee/Owner/Agent) circle one