

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. 71A
DATE: 8-29-2023

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Sixty & No/100
One Hundred Thousand / 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), Broadway & Preston, LLC, an Alabama limited liability company, 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. 71A 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 5/8 inch rebar marking the Northeast corner of a parcel as recorded in Book 275, Page 661 and lying on the
South present R/W line of SR 261;

thence run Southwesterly along said present R/W line for a distance of 401.46 feet, more or less, to a point on the acquired R/W
line, (said point perpendicular to centerline of project at station 289+60.00 RT) and marking the POINT OF BEGINNING;

thence run South 09 degrees 50 minutes 02 seconds East along the acquired R/W line for a distance of 22.76 feet to a point on the
acquired R/W line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 289+60.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of
1325.00 feet, a delta angle of 05 degrees 26 minutes 36 seconds, a chord bearing of South 77 degrees 26 minutes 40 seconds West,
and a chord length of 125.83, for a distance of 125.88 feet to a point on the present Southeast R/W taper to SR 261, (said point
offset 65.00 feet RT and perpendicular to centerline of project at station 288+27.94);

thence run North 39 degrees 56 minutes 39 seconds East along said present R/W taper for a distance of 47.31 feet to a point on the
South present R/W line of SR 261;

thence run North 81 degrees 19 minutes 48 seconds East along said present R/W line for a distance of 89.58 feet to the POINT OF
BEGINNING; said parcel contains 0.062 acre(s), more or less.

Temporary Construction Easement 1 of 1:

BEGIN at a point on the South present R/W line of SR 261 and the acquired R/W line, (said point perpendicular to centerline of
project at station 289+60.00 RT);

thence run North 81 degrees 19 minutes 48 seconds East along said present R/W line for a distance of 20.62 feet to a point on the
grantor's East property line;

thence run South 01 degrees 03 minutes 05 seconds West along the grantor's East property line for a distance of 22.85 feet to a
point on the required easement line, (said line 65.00 feet RT and parallel to centerline of project);



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Shelby Cnty Judge of Probate, AL
07/09/2024 01:57:22 PM FILED/CERT

FORM ROW-4
Rev 08/13

thence run along the required easement line and the arc of a curve, said curve being a counterclockwise curve having a radius of 1324.99 feet, a delta angle of 00 degrees 42 minutes 18 seconds, a chord bearing of South 80 degrees 31 minutes 07 seconds West, and a chord length of 16.31 feet, for a distance of 16.31 feet to a point on the required easement line, (said point offset 65.00 feet RT and perpendicular to centerline of project at station 289+60.00);

thence run North 09 degrees 50 minutes 02 seconds West along the required easement line for a distance of 22.76 feet to the POINT OF BEGINNING; said easement contains 0.010 acre(s) more or less.

It is expressly understood that all rights, title and interest to the above-described temporary easement(s) shall revert to the grantor upon completion of said project.

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FORM ROW-4
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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.

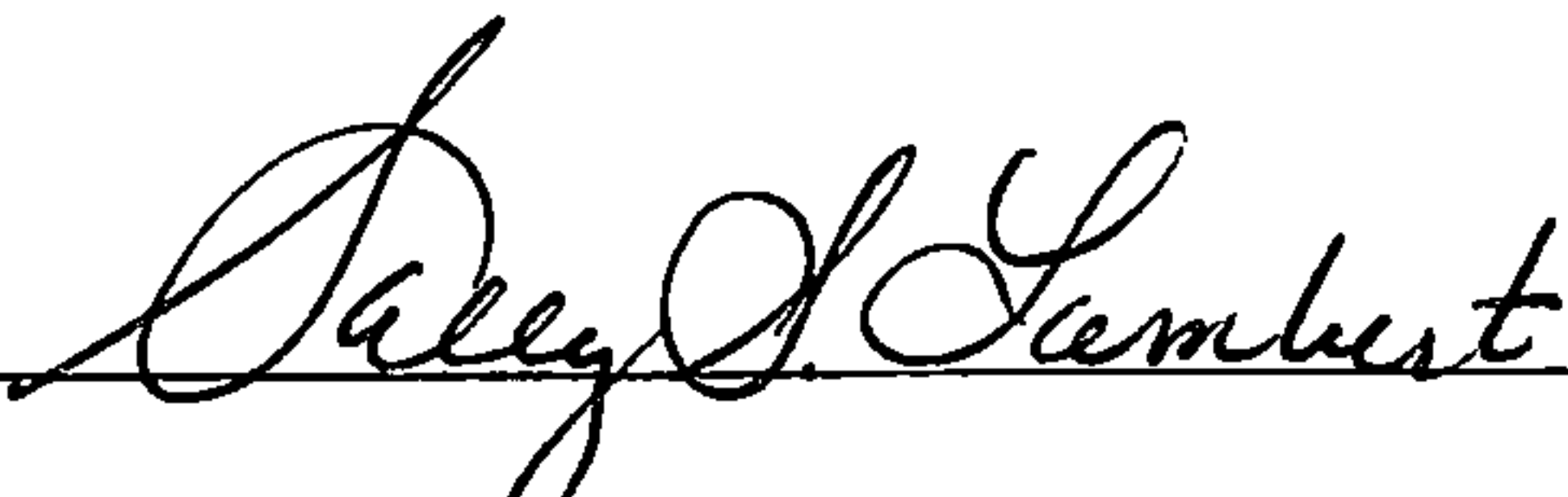
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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.

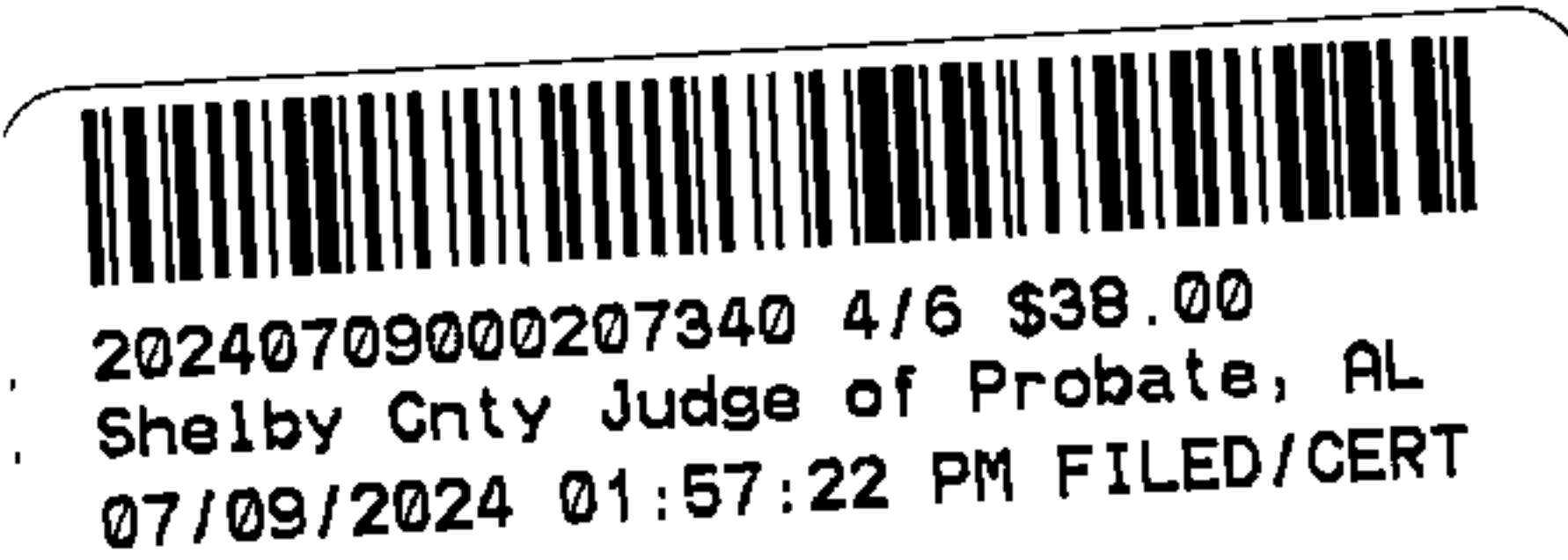
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 8th day of July, 2024.

BROADWAY & PRESTON, LLC,
an Alabama limited liability company

By: 
Name: Sally S. Lambert
Its: Manager

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

MADISON County

I, the undersigned authority _____, a Notary Public _____ in and for said County, in said State, hereby certify that Sally S. Lambert whose name as Manager of the Broadway & Preston, LLC Company, an Alabama limited liability 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 8th day of July, A.D. 20 24.

Suzanne D. Currie

Official Title NOTARY PUBLIC

My Commission Expires: 06/26/2027

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 Broadway & Preston, LLC
Mailing Address 116 Jefferson St. S
Ste. 204
Huntsville, AL 35801

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 \$ 100,560.00
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 Appraisal
Sales Contract Other
X 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 7/8/24

Print BROADWAY & PRESTON, LLC

Unattested (verified by)

BY: Sign Sally J. Lambert, mgr.
(Grantor/Grantee/Owner/Agent) circle one