THIS INSTRUMENT PREPARED BY
DEREK S. MEADOWS
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. 60 DATE: 10-30-2023

FEE SIMPLE WARRANTY DEED

20240712000213190 1/7 \$41.00 Shelby Cnty Judge of Probate, AL 07/12/2024 03:14:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fourteen 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 (we), individually and as Personal Representative of the Estate of Matthew Brian Gordon, Sr. Deceased the undersigned grantor(s), Janice O. Gordon, unmarried / have this day bargained and sold, and by these presents do herby grant, bargain, sell and convey unto the State of Alabama the following described property:

A part of the NW $\frac{1}{4}$ - NE $\frac{1}{4}$, Section 36, Township 19 South, Range 3 West, identified as Tract No. 60 on Project No. RP-7112(003) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commence at found nail marking the East corner of Lot 12 as recorded in Map Book 9, Page 172 in the Office of The Judge of Probate Shelby County, Alabama, (said point also on the Southwest present R/W line of Old Montgomery Highway);

thence run Northwesterly along the said present R/W line for a distance of 389.99 feet, more or less, to a point on the acquired R/W line, (said line offset 66.00 feet RT and parallel to centerline of project);

thence run Southwesterly and along the acquired R/W line for a distance of 326.51 feet, more or less, to a point on the acquired R/W line (point also on the grantor's East property line) and being the POINT of BEGINNING;

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 2834.00 feet, a delta angle of 02 degrees 35 minutes 01 seconds, a chord bearing of South 59 degrees 49 minutes 25 seconds West, and a chord distance of 127.78 feet, for a distance of 127.79 feet to a point on the grantor's West property line;

thence run North 00 degrees 01 minutes 23 seconds East along the grantor's West property line for a distance of 34.98 feet to a point on the East present R/W line of SR 261;

thence run along said present R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 3779.72 feet, a delta angle of 01 degrees 56 minutes 28 seconds, a chord bearing of North 60 degrees 03 minutes 49 seconds East, and a chord distance of 128.04 feet for a distance of 128.05 feet to a point on the grantor's East property line;

thence run South 00 degrees 50 minutes 42 seconds West along the grantor's East property line for a distance of 34.65 feet to the POINT OF BEGINNING; said parcel contains 0.088 acre(s) more or less.

Temporary Construction Easement 1 of 1:

FORM ROW-4 Rev 08/13

BEGIN at a point on the required easement line, (said point offset 80.00 feet RT and perpendicular to centerline of project at station 271+45.00);

thence run North 29 degrees 11 minutes 47 seconds West along the required easement line for a distance of 13.99 feet to a point on the acquired R/W line, (said point offset 66.00 feet RT and perpendicular to centerline of project at station 271+45.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve to having a radius of 2617.59 feet, a delta angle of 00 degrees 20 minutes 12 seconds, a chord bearing of North 60 degrees 57 minutes 12 seconds East, and a chord length of 15.38 feet, for a distance of 15.38 feet to a point on the grantor's East property line;

thence run South 00 degrees 50 minutes 42 seconds West along the grantor's East property line for a distance of 16.14 feet to a point on the required easement line, (said line offset 80.00 feet RT and parallel to centerline of project);

thence run along the required easement line and the arc of a curve, said curve being a counterclockwise curve having a radius of 2820.00 feet, a delta angle of 00 degrees 08 minutes 54 seconds, a chord bearing of South 60 degrees 52 minutes 20 seconds West, and a chord length of 7.30 feet, for a distance of 7.30 feet to the POINT OF BEGININNING; said easement contains 0.004 acre(s), more or less.

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

Matthew Brian Gordon, Sr. having died on March 21, 2022.

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SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE

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.

20240712000213190 3/7 \$41.00
Shelby Cnty Judge of Probate, AL

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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 day of ______, 20_24.

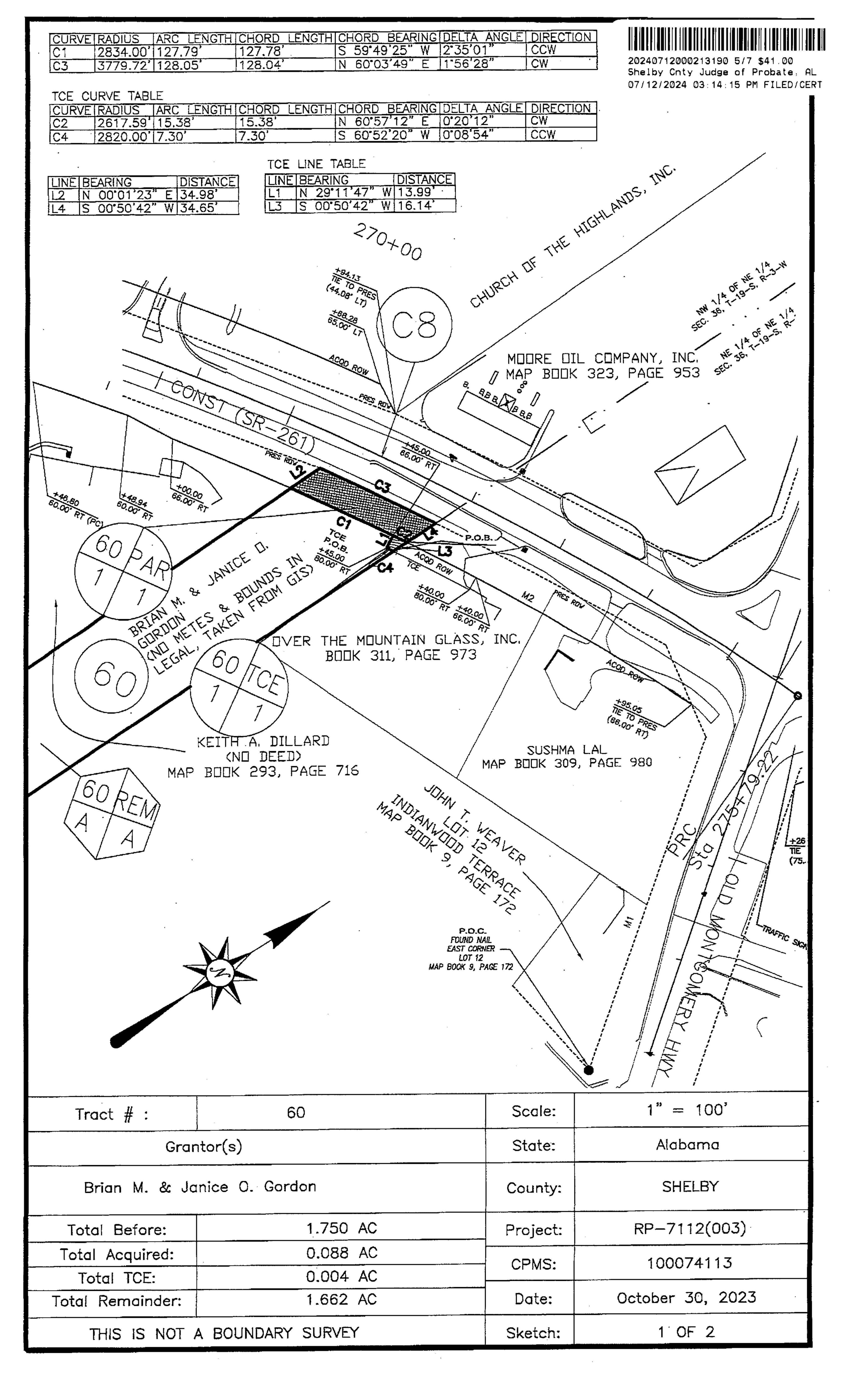
Estate of Matthew Brian Gordon, Sr., Deceased Probate Case No. PR-2022-000362

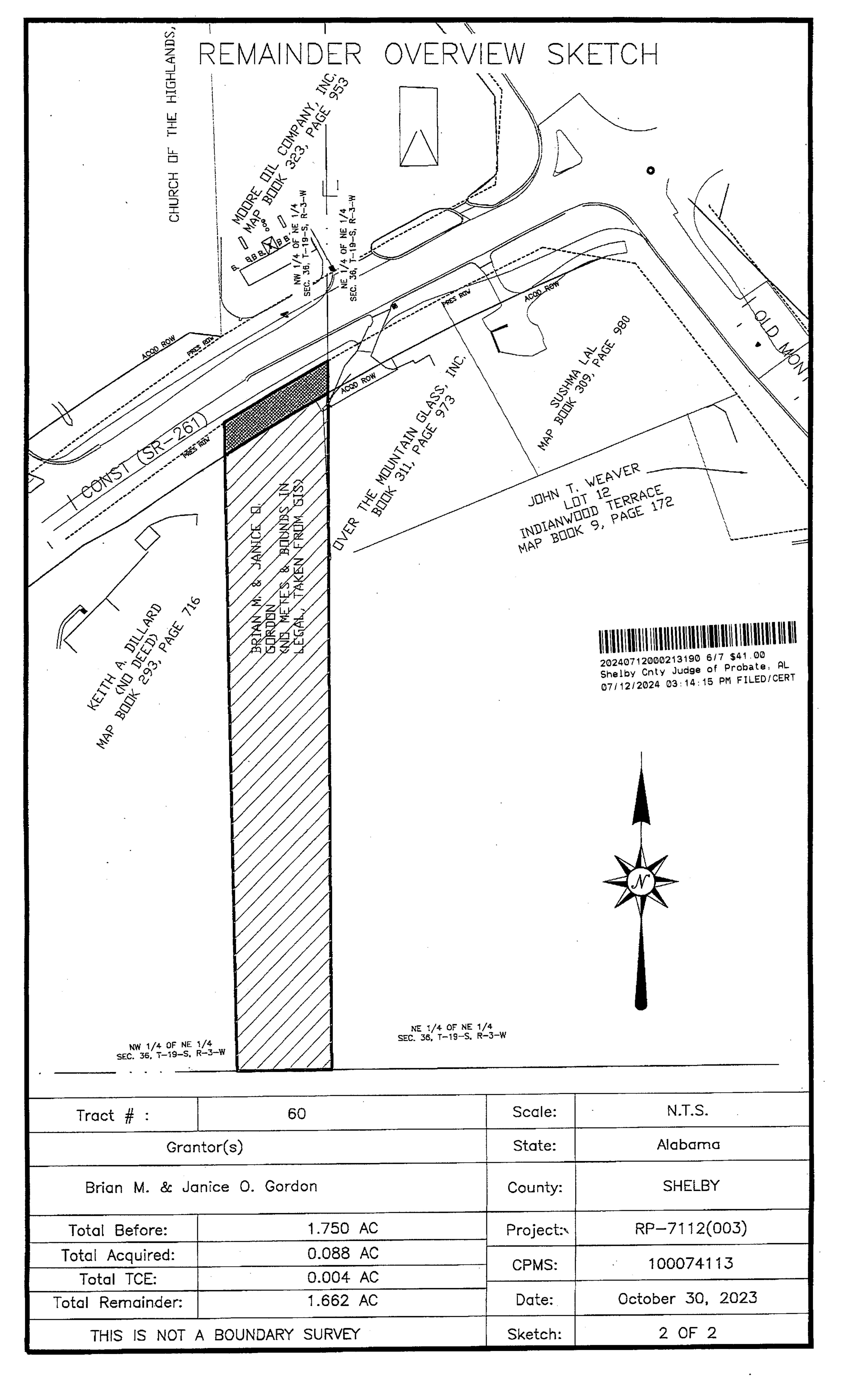
By/Janice O. Gordon, Personal Representative

Jamice O. Gordon, Individually

ACKNOWLEDGMENT

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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 Janice O. Gordon Grantor's Name ALDOT Grantee's Name Mailing Address P O Box 619 Mailing Address P O Box 382348 Columbiana, AL 35051 Birmingham, AL 35238 Hwy 261 Property Address Date of Sale Pelham, AL 35124 Total Purchase Price \$ 14,000.00 or Actual Value or Assessor's Market Value \$ Shelby Cnty Judge of Probate, AL 07/12/2024 03:14:15 PM FILED/CERT 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). 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 7-11-24 Janice O. Gordon Print Unattested Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)