


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 hereby grant, bargain, sell and convey unto the State of Alabama the
following described property:

A part of the NW ¼ - NE¼, 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:

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 BEGINNING; said easement contains 0.004 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.

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




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SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE

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.

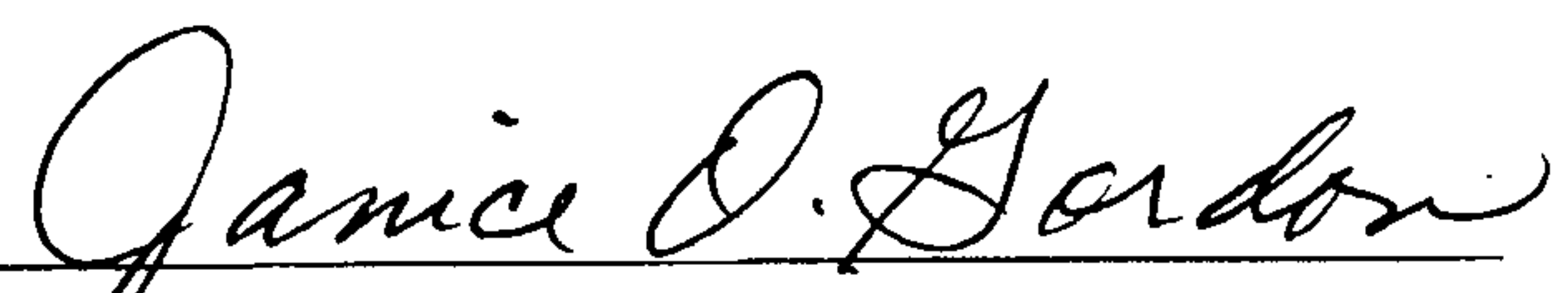
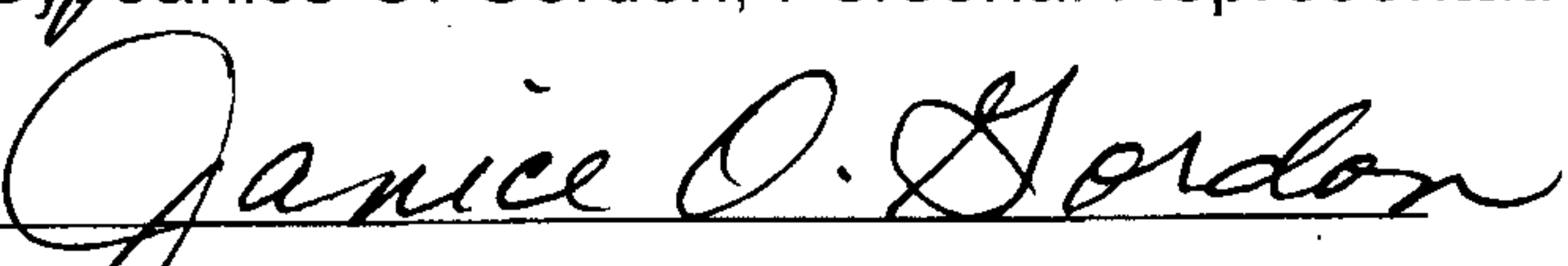

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AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple 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 11th day of July, 2024.

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

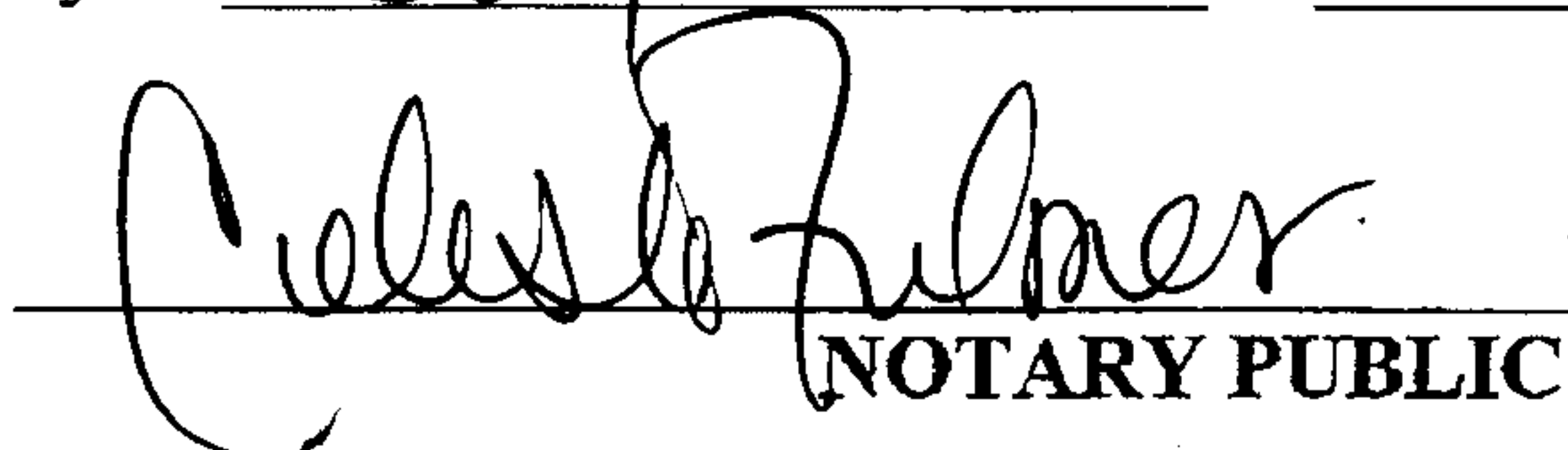

By, Janice O. Gordon, Personal Representative

Janice O. Gordon, Individually

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

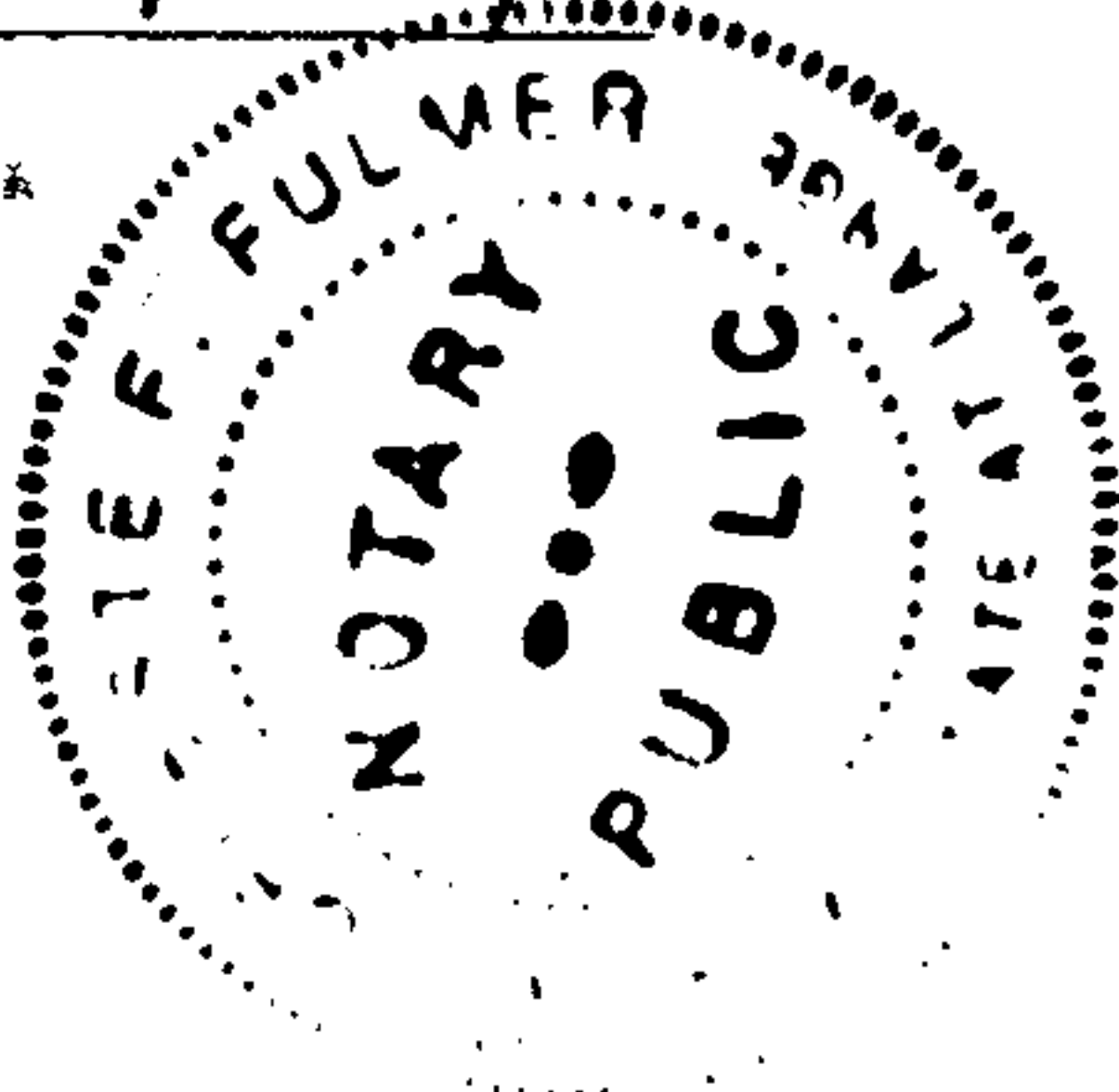

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I, the undersigned authority _____, a Notary Public, in and for said County in said State, hereby certify that the Estate of Matthew Brian Gordon, Sr., deceased whose name (s) Janice O. Gordon, individually and as Personal Representative for, signed 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, she _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July 20 24.

NOTARY PUBLIC
My Commission Expires 10-9-24

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA
_____ County



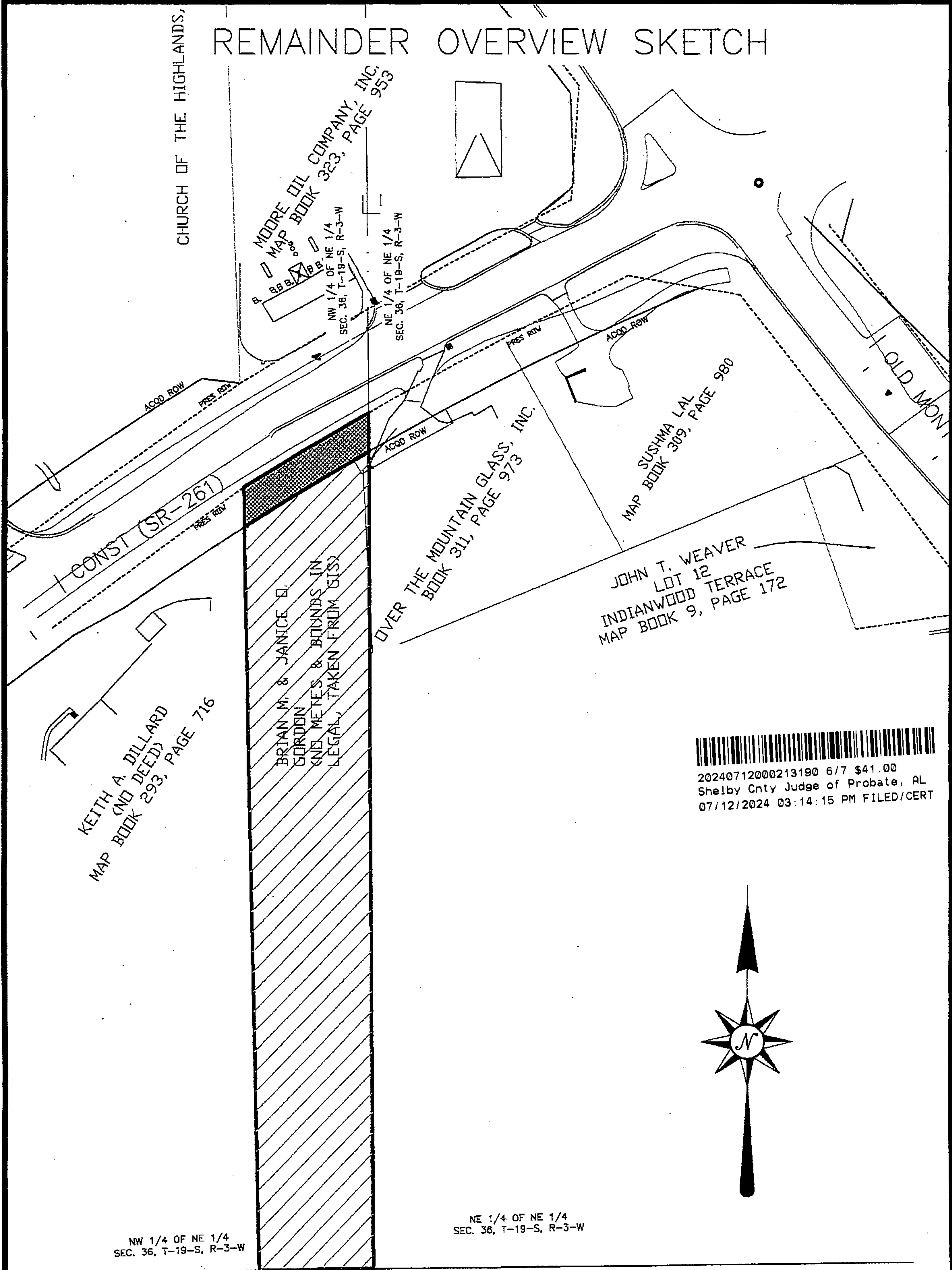
I, _____, a _____ in and for said County, in said State, hereby certify that _____ whose name as _____ of the _____ Company, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this _____ day of _____, A.D. 20____.

Official Title _____

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.
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REMAINDER OVERVIEW SKETCH



Tract # :	60	Scale:	N.T.S.
Grantor(s)		State:	Alabama
Brian M. & Janice O. Gordon		County:	SHELBY
Total Before:	1.750 AC	Project:	RP-7112(003)
Total Acquired:	0.088 AC	CPMS:	100074113
Total TCE:	0.004 AC	Date:	October 30, 2023
Total Remainder:	1.662 AC	Sketch:	2 OF 2
THIS IS NOT A BOUNDARY SURVEY			

Real Estate Sales Validation Form

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

Grantor's Name Janice O. Gordon
Mailing Address P O Box 619
Columbiana, AL 35051

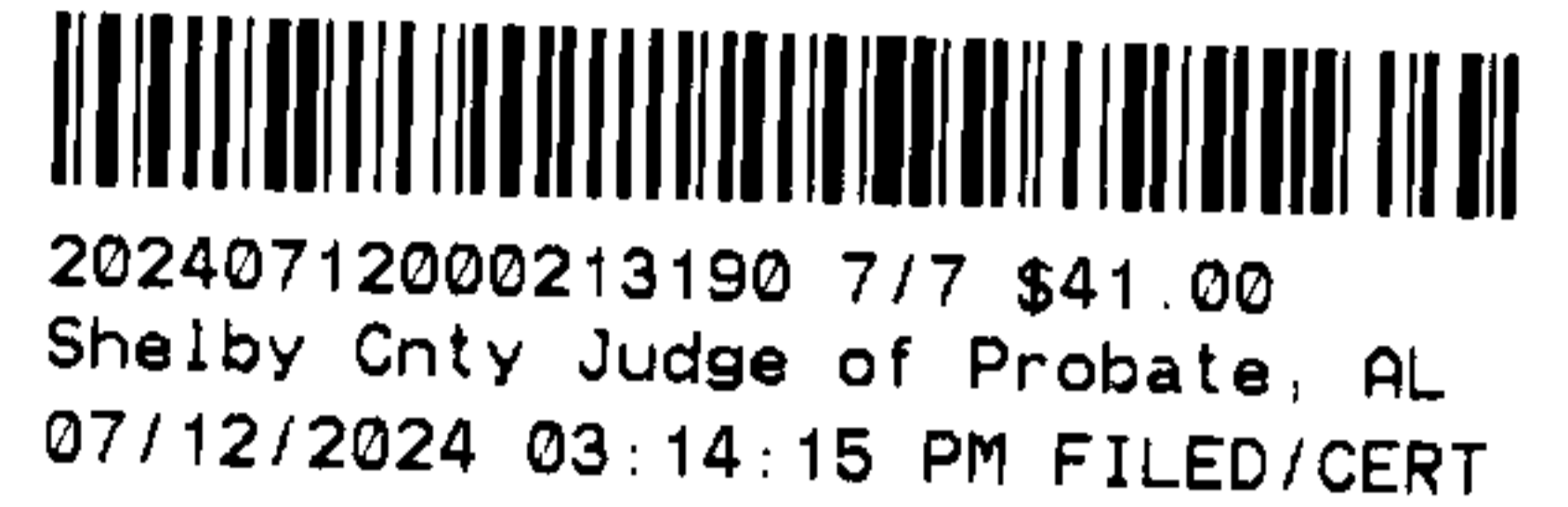
Grantee's Name ALDOT
Mailing Address P O Box 382348
Birmingham, AL 35238

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 7-11-24
Total Purchase Price \$ 14,000.00

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 7-11-24

Print Janice O. Gordon

Sign

Janice O. Gordon
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Form RT-1