

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. 41
DATE: 1-8-2024

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Twenty 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),
the undersigned grantor(s), Harold Ray Kemp/^{a married man} 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 1/4 - NW1/4, Section 36, Township 19 South, Range 3 West, identified as Tract
No. 41 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 3/8 inch rebar marking the Easternmost corner of Lot 7, Valley Dale Estates as recorded in Map Book 4,
Page 90 in the Office of the Judge of Probate, Shelby County, Alabama, and lying the the West present R/W line of SR-261;

thence run Southwesterly along said present R/W line for a distance of 237.57 feet, more or less, to a point on the acquired R/W
line, (said point perpendicular to centerline of project at station 249+23.08LT);

thence run Southwesterly along the acquired R/W line for a distance of 236.73 feet, more or less, to a point on the grantor's North
property line and being the POINT OF BEGINNING;

thence run South 58 degrees 58 minutes 32 seconds East along the grantor's North property line for a distance of 22.81 feet to a
point on the West present R/W line of SR-261;

thence run South 36 degrees 37 minutes 32 seconds West along said present R/W line for a distance of 111.23 feet to a point on the
grantor's South property line;

thence run North 58 degrees 49 minutes 47 seconds West along the grantor's South property line for a distance of 23.69 feet to a
point on the acquired R/W line, (said line offset 65.00 feet LT and parallel to centerline of project);

thence run North 36 degrees 59 minutes 59 seconds East along the acquired R/W line for a distance of 64.32 feet to a point on the
acquired R/W line, (said point offset 65.00 feet LT and perpendicular to centerline of project at PC station 246+44.64);

thence run along the acquired R/W line and the arc of a curve, said curve being a clockwise curve having a radius of 6775.00 feet, a
delta angle of 00 degrees 23 minutes 49 seconds, a chord bearing of North 37 degrees 11 minutes 53 seconds East, and a chord
length of 46.94 feet, for a distance of 46.94 feet to the POINT OF BEGINNING; said parcel contains 0.059 acre(s), more or less.

Temporary Construction Easement 1 of 1:

BEGIN at a point on the West acquired R/W line of SR 261, (said point offset 65.00 feet LT, more or less, and perpendicular to centerline of project at station 246+90.00);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6775.00 feet, a delta angle of 00 degrees 12 minutes 48 seconds, a chord bearing South 37 degrees 16 minutes 49 seconds West, and a chord length of 25.24 feet, for a distance of 25.24 feet to a point on the required easement line, (said point offset 65.00 feet LT and perpendicular to centerline of project at station 246+65.00);

thence run North 52 degrees 49 minutes 35 seconds West along the required easement line for a distance of 15.00 feet to a point on the required easement line, (said point offset 80.00 feet LT and perpendicular to centerline of project at station 246+65.00);

thence run North 37 degrees 16 minutes 49 seconds East along the required easement line for a distance of 25.30 feet to a point on the required easement line, (said point offset 80.00 feet LT and perpendicular to centerline of project 246+90.00);

thence run South 52 degrees 36 minutes 47 seconds East along the required easement line for a distance of 15.00 to the POINT OF BEGINNING; said easement contains 0.009 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.

This property constitutes no part of the homestead of grantor or her spouse.

SPACE LEFT BLANK INTENTIONALLY, SIGNATURES ON NEXT PAGE

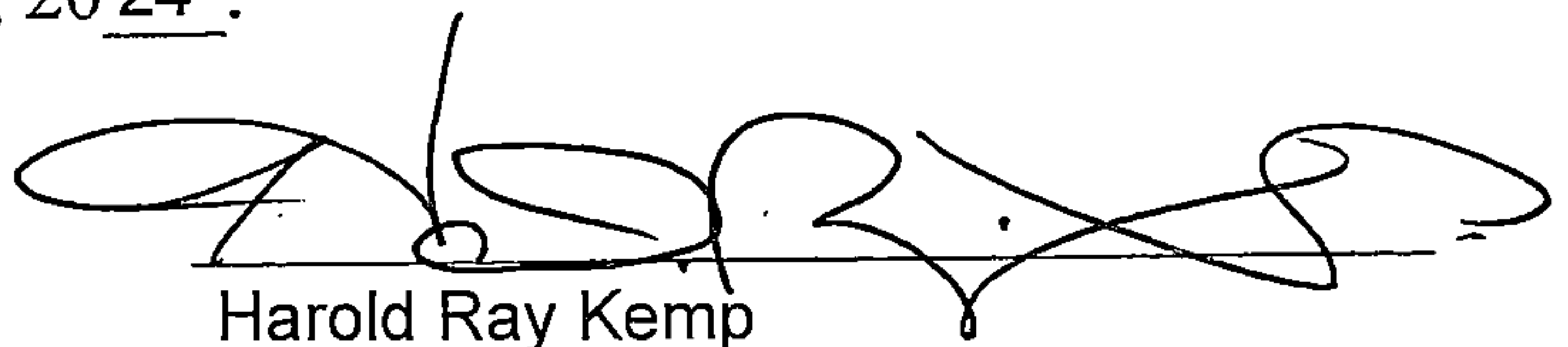
And as shown on the right of way map of record in the State of Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

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

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 10th day of September, 2024.


Harold Ray Kemp



20240910000281140 4/6 \$38.00
Shelby Cnty Judge of Probate, AL
09/10/2024 11:59:14 AM FILED/CERT

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Harold Ray Kemp, whose name (s) 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 executed the same voluntarily on the day the same bears date.

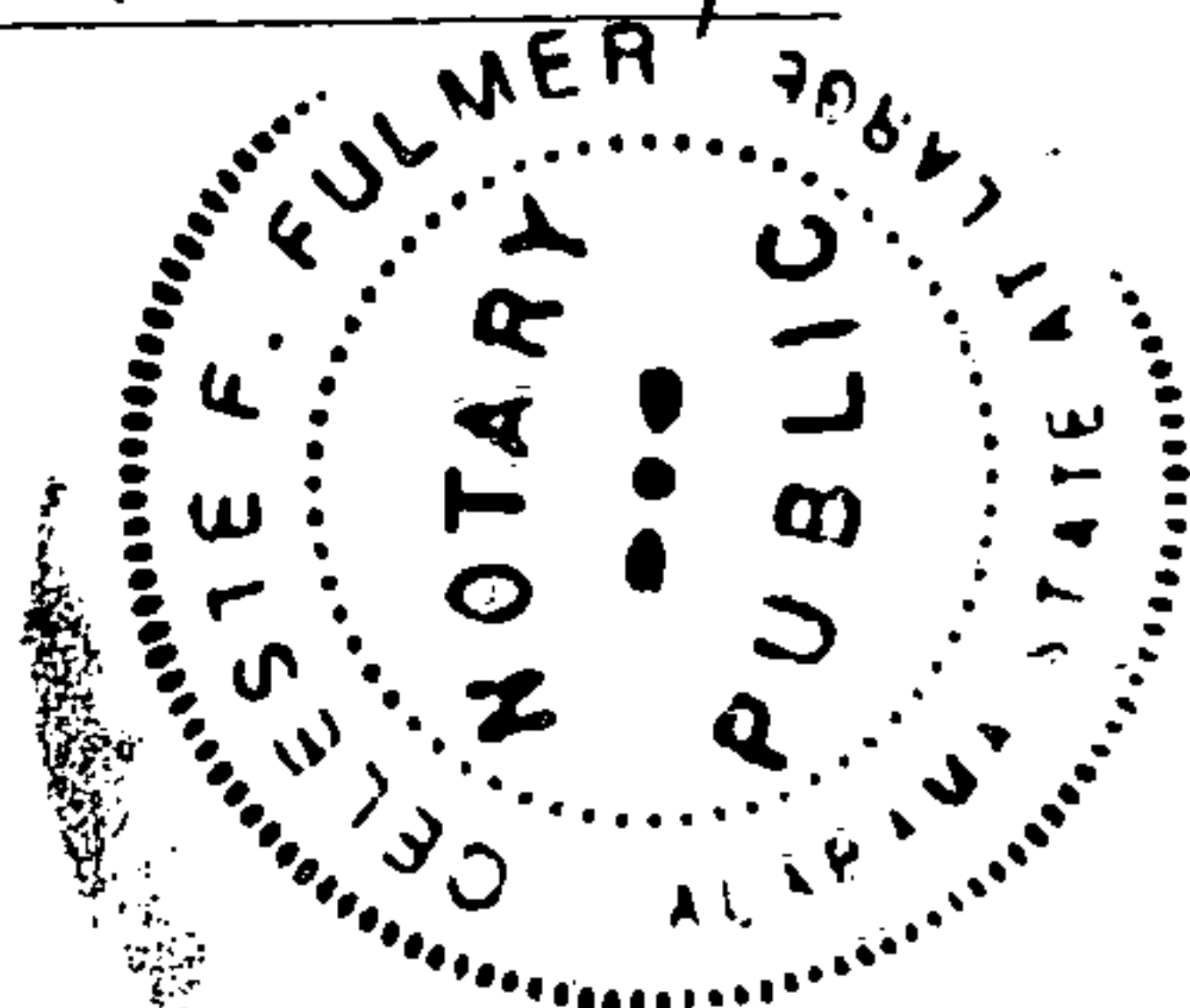
Given under my hand and official seal this 10th day of September 20

Celeste Fulmer
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
and duly recorded in Deed Record
page
Dated day of 20

Judge of Probate
County, Alabama.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C5	6775.00'	46.94'	46.94'	N 37°11'53" E	0°23'49"	CW

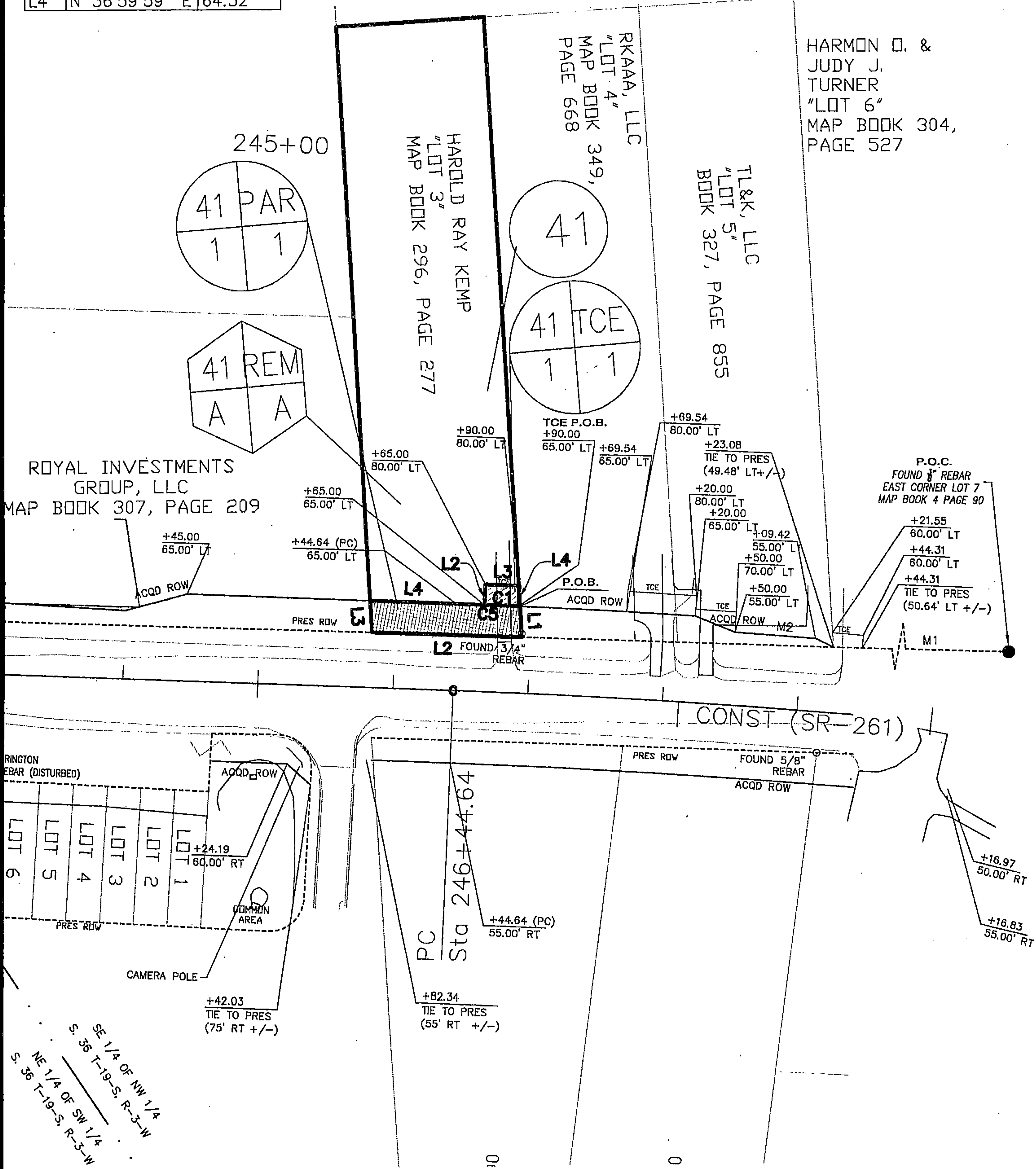
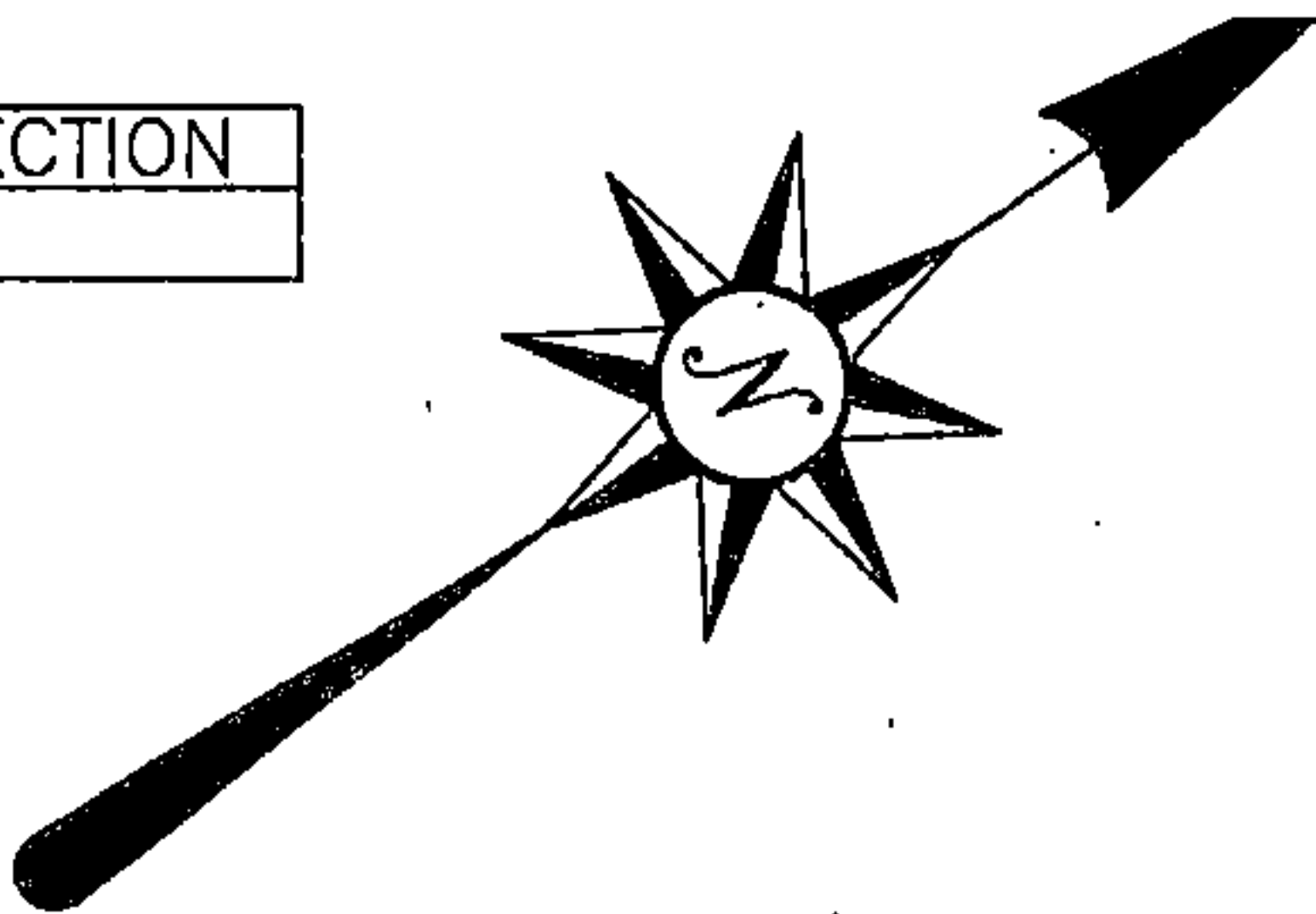
20240910000281140 5/6 \$38.00
Shelby Cnty Judge of Probate, AL
09/10/2024 11:59:14 AM FILED/CERT

TCE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C1	6775.00'	25.24'	25.24'	S 37°16'49" W	0°12'48"	CCW

TCE LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 58°58'32" E	22.81'	L2	N 52°49'35" W	15.00'
L2	S 36°37'32" W	111.23'	L3	N 37°16'49" E	25.30'
L3	N 58°49'47" W	23.69'	L4	S 52°36'47" E	15.00'
L4	N 36°59'59" E	64.32'			



Tract # :	41	Scale:	1" = 100'
Grantor(s)		State:	Alabama
Harold Ray Kemp		County:	SHELBY
Total Before:	1.150 AC	Project:	RP-7112(003)
Total Acquired:	0.059 AC		
Total TCE:	0.009 AC		
Total Remainder:	1.091 AC	Date:	January 8, 2024
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1



20240910000281140 6/6 \$38.00
Shelby Cnty Judge of Probate, AL
09/10/2024 11:59:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Harold Ray Kemp
Mailing Address 7345 Morris Ln
McCalla, AL 35111

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

Property Address Hwy 261
Pelham, AL 35124

Date of Sale 9-10-24
Total Purchase Price \$ 20,000.00

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 9-10-24

Print Harold Ray Kemp

☐ Unattested

BY:

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1