

20241122000363630 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
11/22/2024 12:59:47 PM FILED/CERT

THIS INSTRUMENT PREPARED BY
Will Jefcoat
ROW Bureau/Central Office
1409 Coliseum Boulevard
ALABAMA DEPARTMENT OF TRANSPORTATION
MONTGOMERY, AL 36110

STATE OF ALABAMA

COUNTY OF SHELBY

PROJECT NO. STPBH-0119(510)
CPMS PROJ. NO. 1000061286
TRACT NO. 5
DATE: February 21, 2020

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seventy Seven Thousand /
Eight Hundred & 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), Vicki Faye Greenhill, an unmarried woman 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 ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 23, Township 21-S, Range 3-W, identified as Tract No. 5 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commencing at the SE corner of the NE quarter of the SW quarter, Section 23, Township 21-S, Range 3-W;

thence West and along the South quarter section line a distance of 369 feet, more or less, to a point on the acquired R/W line (said line offset 80' RT and parallel with centerline of project), which is the point of BEGINNING;

thence following the curvature thereof an arc distance of 200.38 feet and along the acquired R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 23°17'43" E, a clockwise direction, a chord distance of 200.34 feet and a radius of 3080.00 feet);

thence S 68°15'29" W and along the grantor's said property line a distance of 52.28 feet to a point on the present East R/W line of SR-119;

thence following the curvature thereof an arc distance of 291.90 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 25°44'26" W, a counterclockwise direction, a chord distance of 291.78 feet and a radius of 2904.79 feet);

thence N 28°36'53" W and along said present R/W line a distance of 472.32 feet to a point on the grantor's North property line;

thence N 66°49'50" E and along the grantor's said property line a distance of 61.35 feet to a point on the acquired R/W line (said line offset 80' RT and parallel with centerline of project);

thence S 28°40'13" E and along the acquired R/W line a distance of 376.05 feet to a point on the acquired R/W line (said point offset 80' RT and perpendicular to centerline of project at PT station 68+40.46);



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thence following the curvature thereof an arc distance of 188.76 feet and along the acquired R/W line (said arc having a chord bearing of S 26°54'53" E, a clockwise direction, a chord distance of 188.73 feet and a radius of 3080.00 feet) to the point and place of BEGINNING, containing 1.04 acres, more or less.

And as shown on the right of way map of record in the 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.

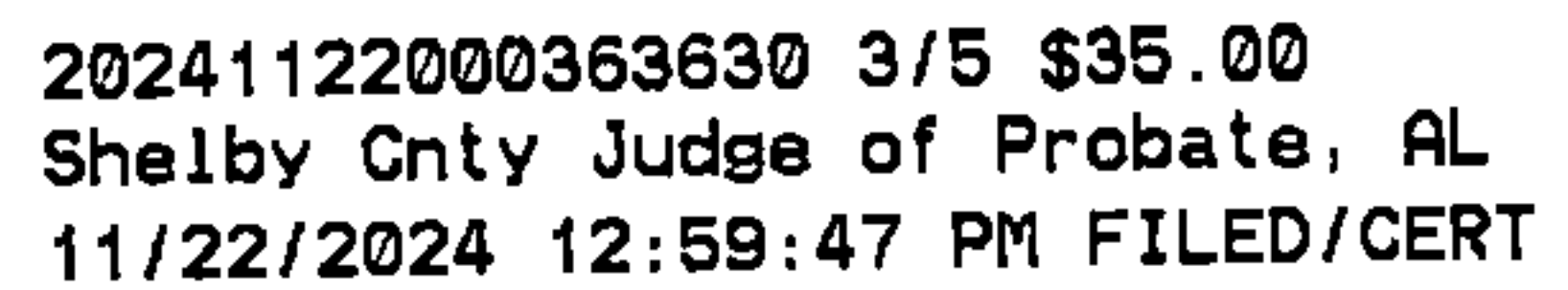
TO HAVE AND TO HOLD, unto the State of Alabama, its successors and assigns in fee simple forever.

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 of 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 14th day of November, 2024.

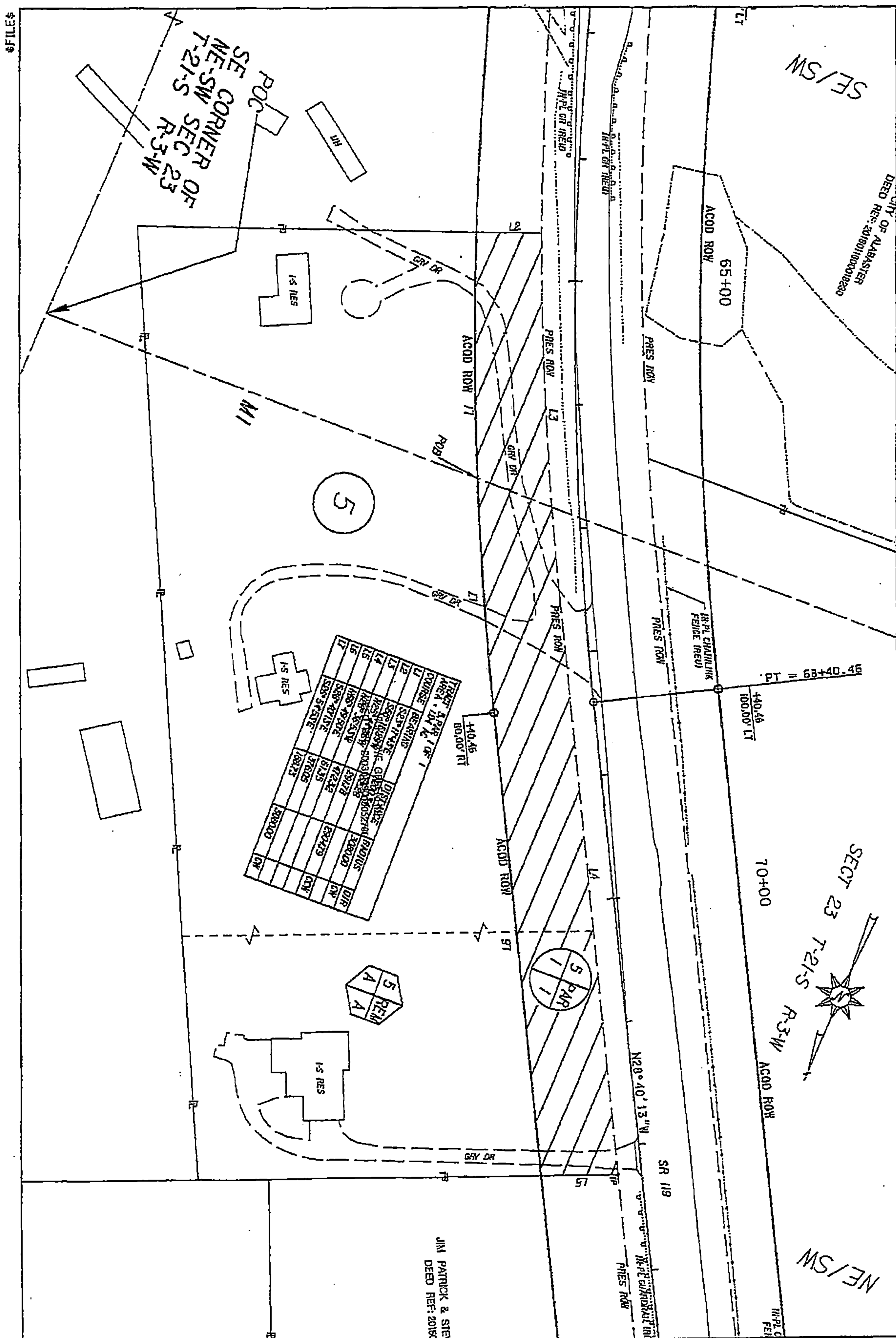
Vicki Faye Greenhill
Vicki Faye Greenhill



County, Alabama.



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Tract #:	5	Scale:	1" = 100'
Grantor(s):		State:	Alabama
GreenHill Vicki Faye		County:	SHELBY
Total Before:	5.680 AC	Project:	STPBH-0119(510)
Total Parcels:	1.040 AC	CPMS #:	100061286
Total Remainder:	4.640 AC	Date:	21-Feb-20
THIS IS NOT A BOUNDARY SURVEY		Sketch:	1 OF 1

Real Estate Sales Validation Form

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

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Grantor's Name Vicki Faye Greenhill
Mailing Address 7562 Hwy 119
Alabaster, AL 35007

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

Property Address 7562 Hwy 119
Alabaster, AL

Date of Sale 11/21/24
Total Purchase Price \$ 177,800.00

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
☒ 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 11/14/24

Print Vicki Faye Greenhill

BY: Sign Vicki Faye Greenhill
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

Form RT-1