

25-00851



20250722000222300 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
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Form ROW-QC
Rev. 02/12/2024

INSTRUMENT PREPARED BY:
Noah C. Thomas Jr.
Right of Way Bureau
Alabama Department of Transportation
1409 Coliseum Blvd.
Montgomery, Alabama 36110

STATE OF ALABAMA
COUNTY OF SHELBY

Project No. STPAA-458(1)
Date: June 9, 2025

QUITCLAIM DEED
(Deed of Correction)

This Deed of Correction is to rewrite the legal description adding acreage intended to be included in Instrument Number 20250430000128840 recorded in the Office of the Judge of Probate of Shelby County.

KNOW ALL MEN BY THESE PRESENTS THAT, the State of Alabama, Alabama Department of Transportation (hereinafter Grantor), for and in consideration of the sum of One Hundred Seventy-Five Thousand Four Hundred Twenty Dollars and no/100 (\$175,420.00), cash in hand paid to the Grantor by Tacala, LLC, (hereinafter Grantee), the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim and convey unto "Grantee," all of its right, title, interest, and claim in and to the following described real estate, subject to rights of way, restrictions and reservations of record; also subject to the covenants contained herein and the rights of any utilities which may be on, over, or under said real estate, situated in Shelby County, Alabama: And as shown of the right of way maps of Project No. STPAA-458(1) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama, as an aid to person and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

A part of the NW ¼ of the NW ¼, Section 14, Township 21 South, Range 3 West on Project No. STPAA-458(1) in Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of Lot 2 in Maxwell's Addition to Elliottville Subdivision of Map Book 3, Page 118 as recorded in the Office of the Judge of Probate in Shelby County, Alabama;

thence southeasterly and along the south property line a distance of 122 feet, more or less, to a point on the acquired R/W line (said point is between a point that offset 75' LT and perpendicular to centerline of project at station 463+50 and a point that offset 85' LT and perpendicular to centerline of project at station 461+75);

thence southwesterly and along the acquired R/W line a distance of 47 feet, more or less, to a point on the acquired R/W line (said point offset 85' LT and perpendicular to centerline of project at station 461+75) (said point also on the required easement line), which is the point of BEGINNING;

thence N 80°13'25" W and along the acquired R/W line a distance of 50.25 feet to a point on the required easement line (said point offset 80' LT and perpendicular to centerline of project at station 461+25);

thence N 15°29'4" E and along the required easement line a distance of 320.01 feet to a point on the required easement line (said point offset 400' LT and perpendicular to centerline of project at station 461+25);

thence S 74°30'41" E and along the required easement line a distance of 50.01 feet to a point on the required easement line (said point offset 400' LT and perpendicular to centerline of project at station 461+75);

thence S 15°29'5" W and along the required easement line a distance of 315.01 feet to the point and place of BEGINNING, containing 0.365 acres, more or less.


TO HAVE AND TO HOLD, the same unto Grantee, their successors.

This the 1st of July, 2025

APPROVED:


By: 
JOHN R. COOPER
TRANSPORTATION DIRECTOR


THIS DEED HAS BEEN LEGALLY REVIEWED AND APPROVED AS TO FORM:

By: 
LEGAL COUNSEL
ALABAMA DEPARTMENT
OF TRANSPORTATION

THE STATE OF ALABAMA

ATTEST:

By: 
WES ALLEN
SECRETARY OF STATE OF THE
STATE OF ALABAMA

By: 
KAY IVEY
GOVERNOR OF ALABAMA



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CERTIFICATION

STATE OF ALABAMA

COUNTY OF MONTGOMERY

TO: Honorable Kay Ivey, Governor of the State of Alabama:

I, John R. Cooper Director of the Alabama Department of Transportation, do hereby certify that the Alabama Department of Transportation, acting by and through the powers vested in it by law, has negotiated with Tacala, LLC in the Quitclaim Deed attached, for the transfer of certain property by the State of Alabama, which property is located in Shelby County, Alabama, and which property is better described in said Quitclaim Deed, and do further certify that all requirements of law with respect to such transfer have been complied with.

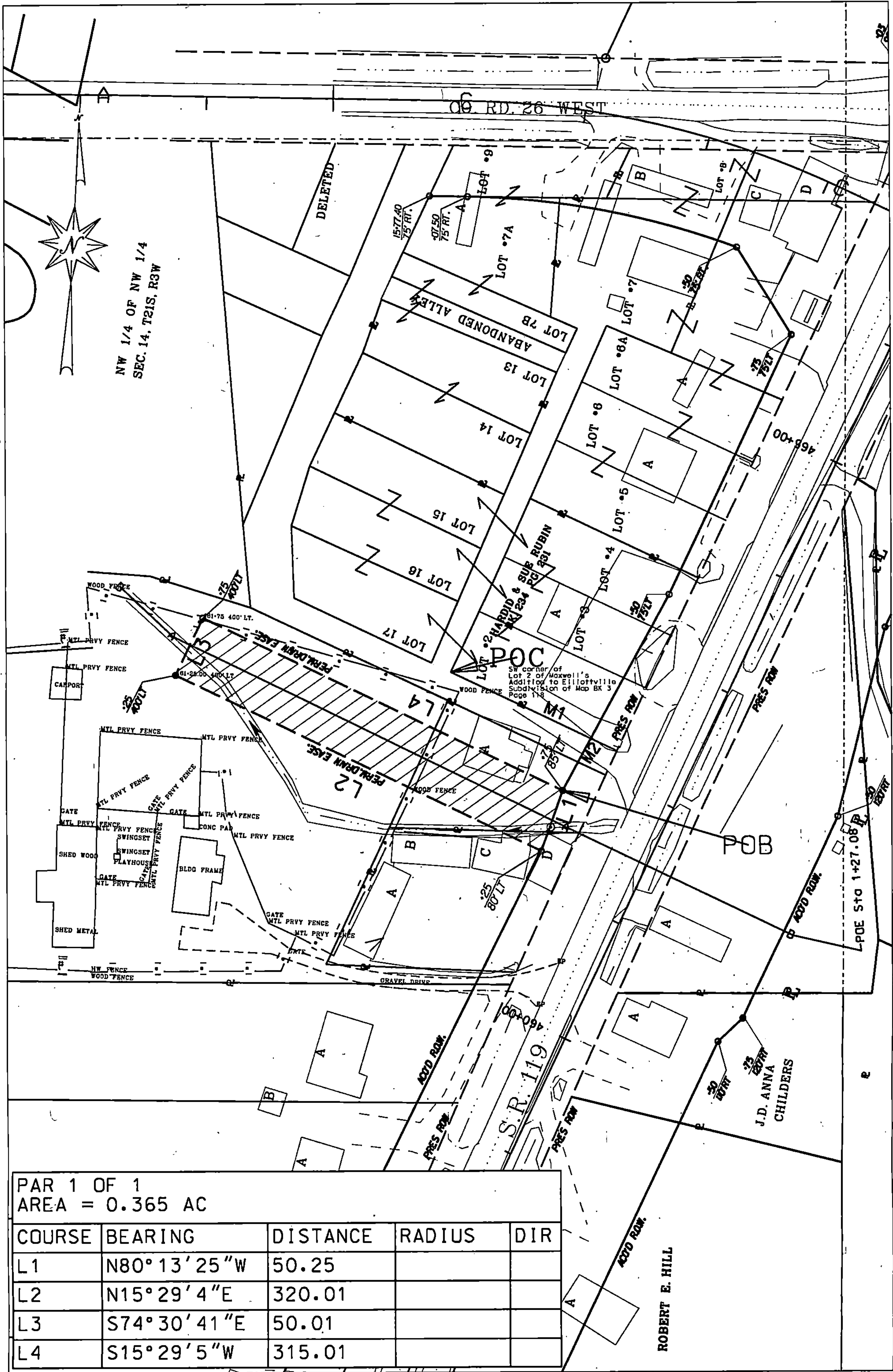
This the 17th day of June, 2025



JOHN R. COOPER
TRANSPORTATION DIRECTOR



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Shelby Cnty Judge of Probate, AL
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TRACT NUMBER N/A
GRANTEE: Tacala, LLC

TOTAL ACREAGE: 0.365 AC

ALABAMA DEPT. OF TRANSPORTATION

PROJ. NO. STPAA-458(1)

COUNTY: SHELBY

SCALE: 1" = 100'

DATE: 06-09-25

SHEET 1 OF 1