

THIS INSTRUMENT PREPARED BY
Jensen Dageforde
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. 100061286
TRACT NO. 3
DATE: May 20, 2025

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
Gift and no/100 (\$ 0.00)----- 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), CITY OF ALABASTER 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 of the SW 1/4 of Section 23, Township 21-S, Range 3-W, identified as Tract
No. 3 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully
described as follows:**

Parcel 1 of 2:

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

thence in an Easterly direction and along the North quarter line a distance of 734 feet, more or less,
to a point on the acquired R/W line (said line offset 100.00' LT and parallel to the centerline of
project);

thence in a Southeasterly direction along the acquired R/W line a distance of 71 feet, more or less,
to a point on the grantor's property line, which is the point and place of BEGINNING;

thence N 88°18'54" E and along the grantor's property line a distance of 46.63 feet to a point on the
present West R/W line of SR-119;

thence following the curvature thereof an arc distance of 487.04 feet and along said present R/W line
to a point on the acquired R/W line (said point perpendicular to centerline of project at station
61+50.00 LT) (said arc having a chord bearing of S 21°38'13" E, a clockwise direction, a chord
distance of 487.04 feet and a radius of 2824.79 feet);

thence N 40°53'49" W and along the acquired R/W line a distance of 133.74 feet to a point on the
acquired R/W line (said point offset 100.00 LT and perpendicular to centerline of project at station
62+75.00);

thence following the curvature thereof an arc distance of 376.70 feet and along the acquired R/W
line (said arc having a chord bearing of N 21°35'41" W, a counterclockwise direction, a chord
distance of 376.70 feet and a radius of 2900.00 feet) to the point and place of BEGINNING,
containing 0.480 acres, more or less.

Parcel 2 of 2:

Commencing at a found capped iron on the present West R/W line of SR-119 (said point also the SE corner of the property described in DB 269, PG 144 as recorded in the Office of the Judge of Probate in Shelby County, Alabama);

thence Northerly and along said present R/W line a distance 220 feet, more or less, to a point on the acquired R/W line (said point is perpendicular to centerline of project at station 53+20.00 LT);

thence Northwesterly and along the acquired R/W line a distance of 184 feet, more or less, to a point on the acquired R/W line (said point offset 80.00' LT and perpendicular to centerline of project at station 55+00.00);

thence Northerly and along the acquired R/W line a distance of 103 feet, more or less, to a point on the acquired R/W line (said line offset 80.00' LT and parallel to centerline of project) (said point also on grantor's property line), which is the point and place of BEGINNING;

thence N 10°43'10" W and along the acquired R/W line a distance of 81.52 feet to a point on the acquired R/W line (said point offset 80.00' LT and perpendicular to centerline of project at station 56+85.00);

thence N 34°16'50" E and along the acquired R/W line a distance of 56.57 feet to a point on the present North R/W line of SR-119 (said point perpendicular to centerline of project at station 57+25.00 LT);

thence S 10°43'10" E and along said present R/W line a distance of 130.14 feet to a point on the grantor's property line;

thence N 88°32'42" W and along the grantor's property line a distance of 40.92 feet to the point and place of BEGINNING, containing 0.100 acres, more or less.

Temporary Easement 1 of 1:

BEGINNING at a point on the required easement line (said point offset 135.00' LT and perpendicular to centerline of project at station 62+00.00);

thence N 8°44'59" E and along the required easement line a distance of 80.11 feet to a point on the acquired R/W line (said point offset 100.00' LT and perpendicular to the centerline of project at station 62+75.00);

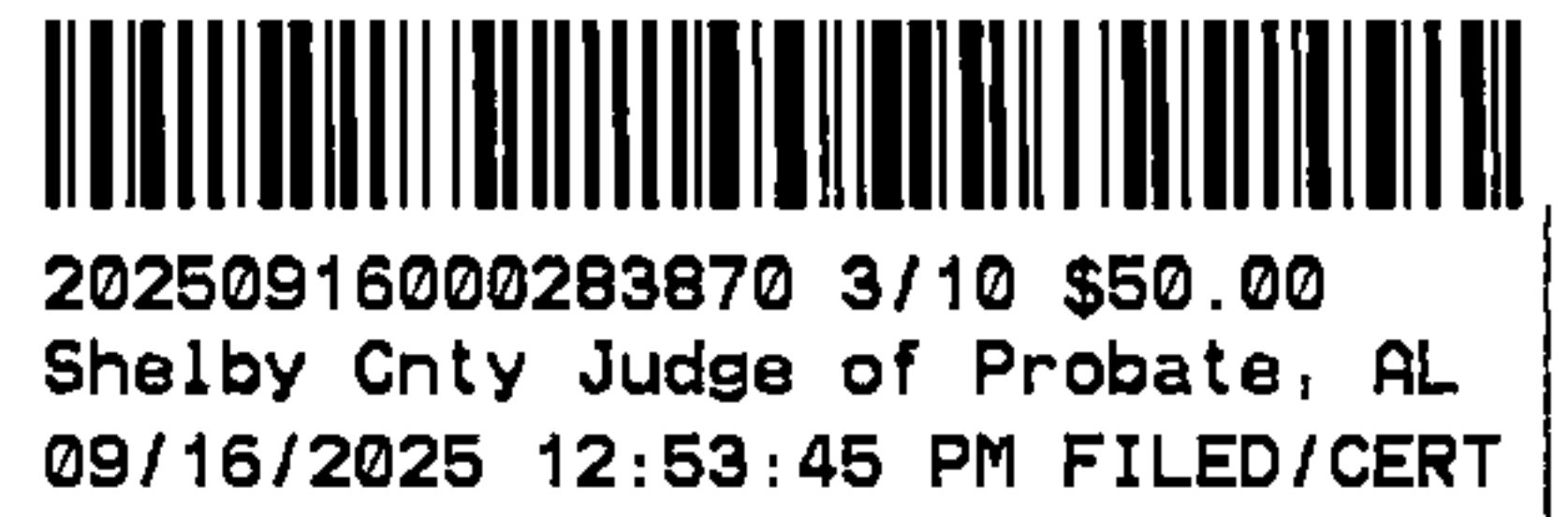
thence S 40°53'49" E and along the acquired R/W line a distance of 133.74 feet to a point on the required easement line (said point tied to the present R/W line of SR-119 and perpendicular to centerline of project at station 61+50.00);

thence S 74°31'0" W and along the required easement line a distance of 64.88 feet to a point on the required easement line (said point offset 110.00' LT and perpendicular to centerline of project at station 61+50.00);

thence N 43°29'34" W and along the required easement line a distance of 54.08 feet to the point and place of BEGINNING, containing 0.130 acres, 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.

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.

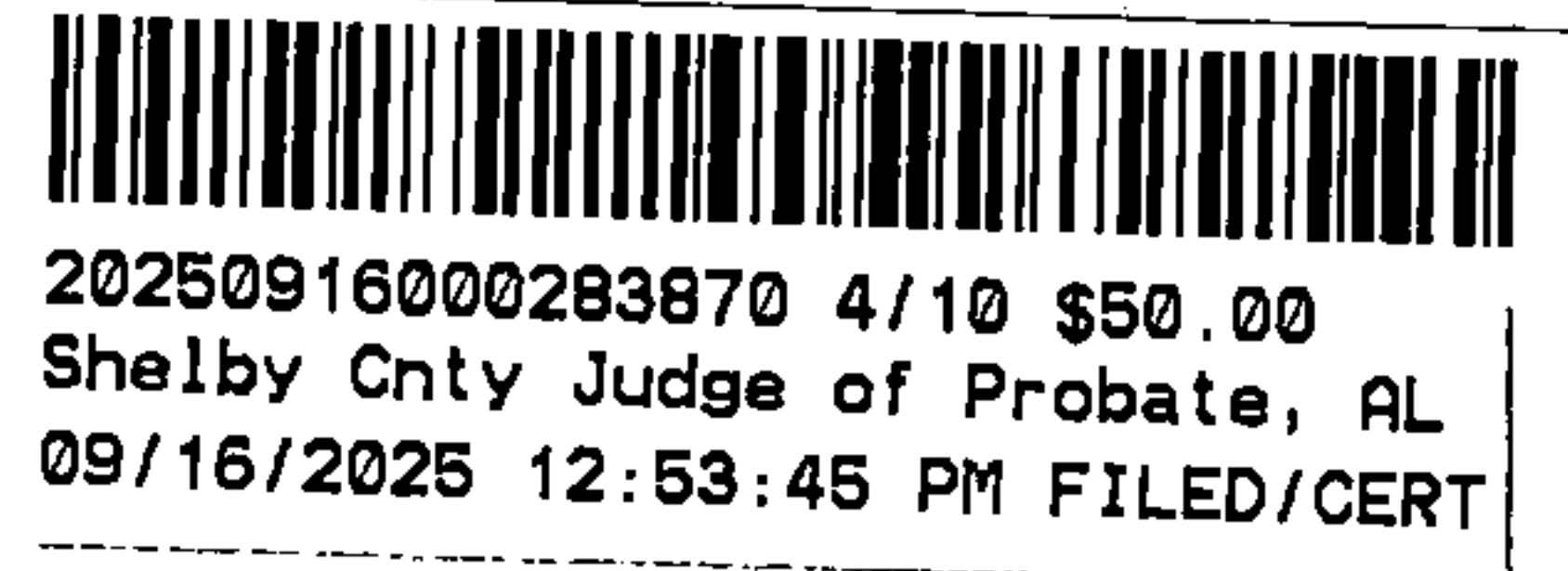
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 8 day of SEPTEMBER, 2025.

SA BLM

SCOTT BRAKEFIELD, MAYOR

J. Mark Frey

J. MARK FREY, CITY CLERK



ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, JOHN MARK FREY, a Notary Public, in and for said County in said State, hereby certify that
MAYOR, CITY OF ALABASTER, whose name (s)
SCOTT BRAKEFIELD, 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,
WARRANTY DEED - TRACT NO. 3 executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this 8 day of SEPTEMBER 20 25.



John Mark Frey
NOTARY PUBLIC

My Commission Expires MARCH 1, 2026

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

SHELBY County

I, JOHN MARK FREY, a NOTARY in and for said County, in said State,
hereby certify that SCOTT BRAKEFIELD whose name as
MAYOR of the CITY OF ALABASTER 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 8 day of SEPTEMBER, A.D. 20 25.



John Mark Frey
Official Title City Clerk

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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20250916000283870 5/10 \$50.00
Shelby Cnty Judge of Probate, AL
09/16/2025 12:53:45 PM FILED/CERT

FILES

TRACT 3, PAR 1 OF 2
AREA = 0.480 AC

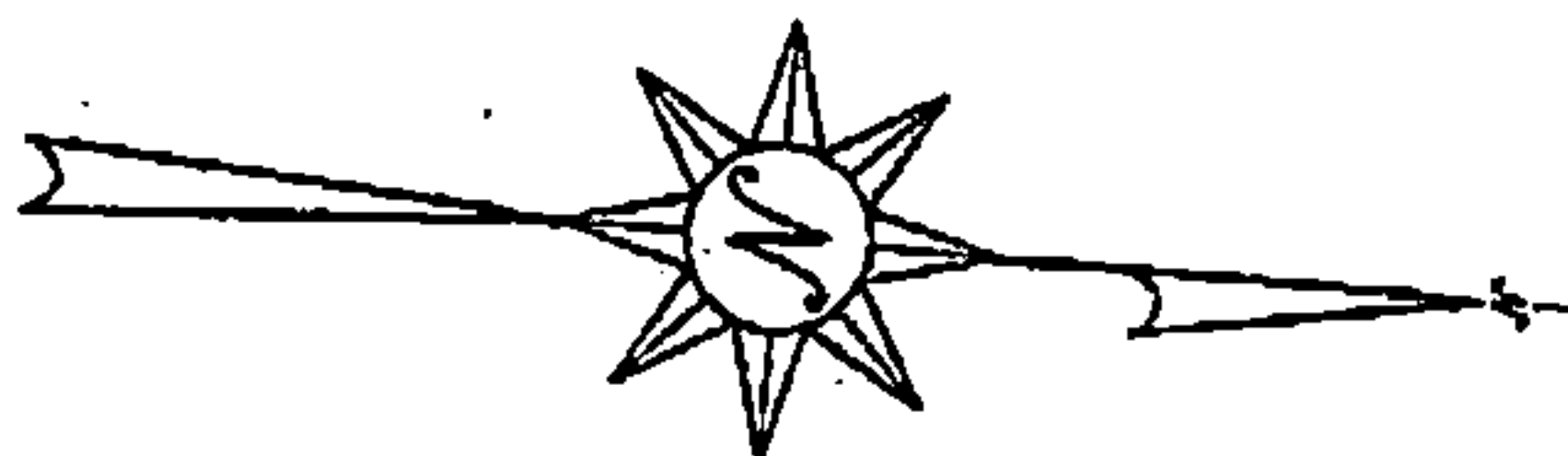
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N88° 18' 54" E	46.63		
L2	S21° 38' 13" E	487.04	2824.79	CW
L3	N40° 53' 49" W	133.74		
L4	N21° 35' 41" W	376.70	2900.00	CCW

TRACT 3, TCE 1 OF 1
AREA = 0.130 AC

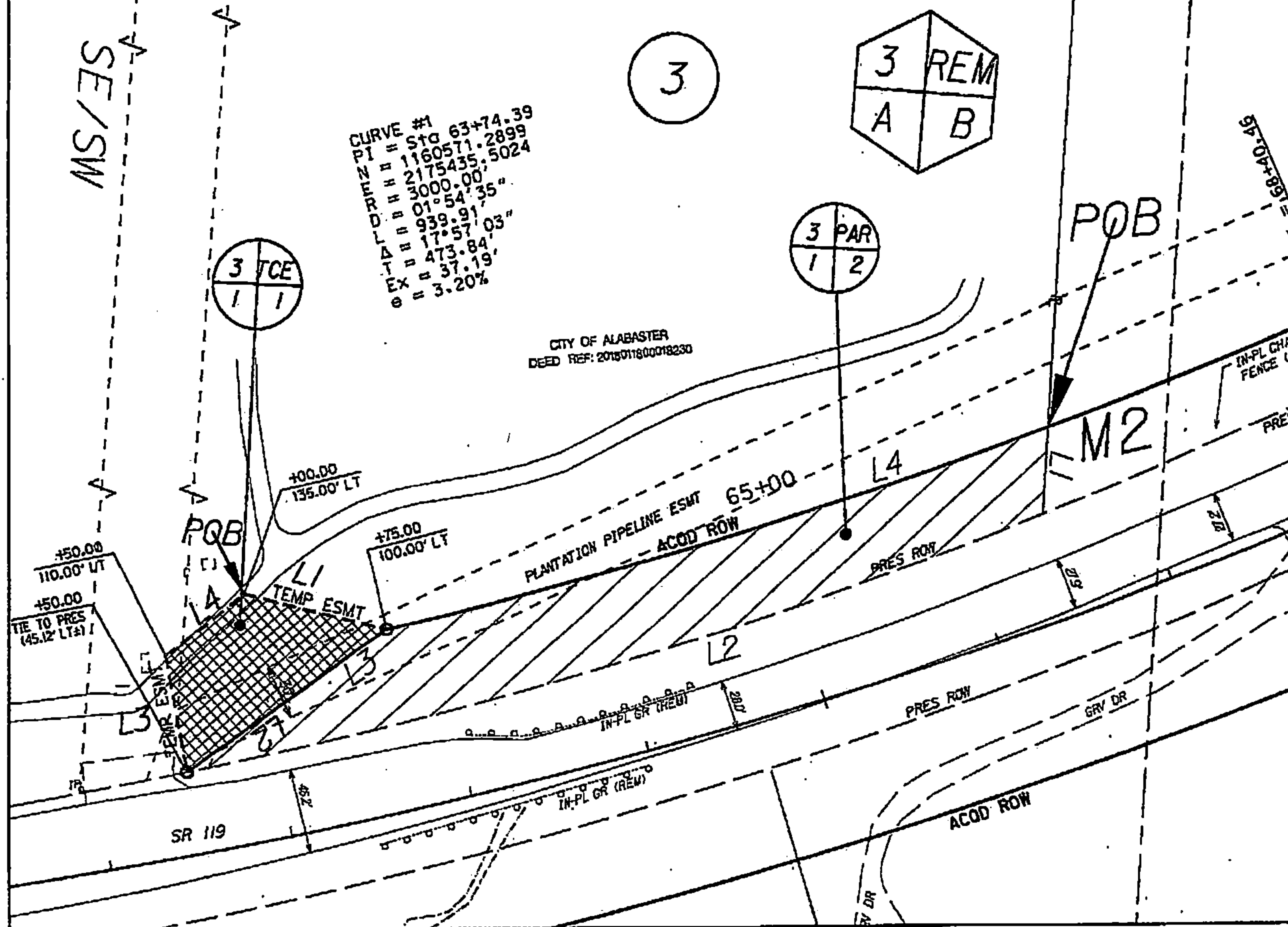
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N8° 44' 59" E	80.11		
L2	S40° 53' 49" E	133.74		
L3	S74° 31' 0" W	64.88		
L4	N43° 29' 34" W	54.08		

POC

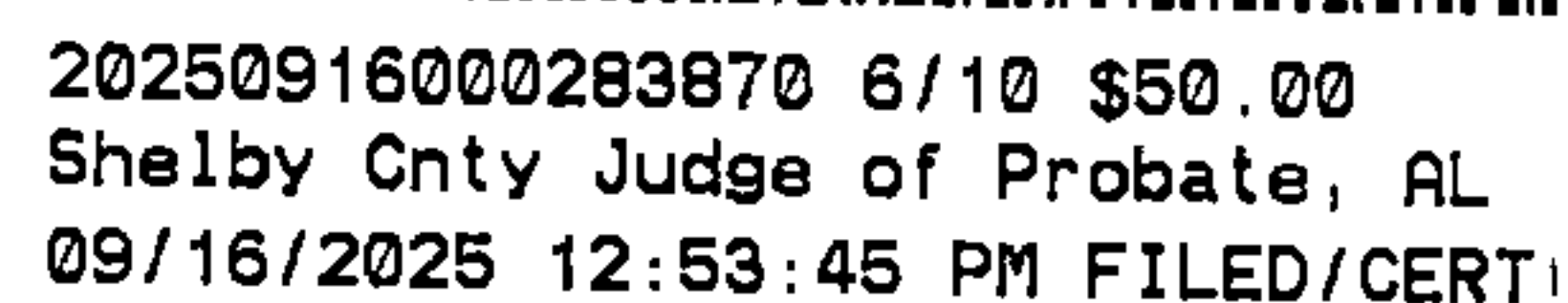
FOUND AT THE NW
CORNER
OF THE SE¹/₄ OF
THE SW¹/₄ SECTION
23, TOWNSHIP 21-S,
RANGE 3-W



SECTION 23 TSHP-21-S RGE-3-W

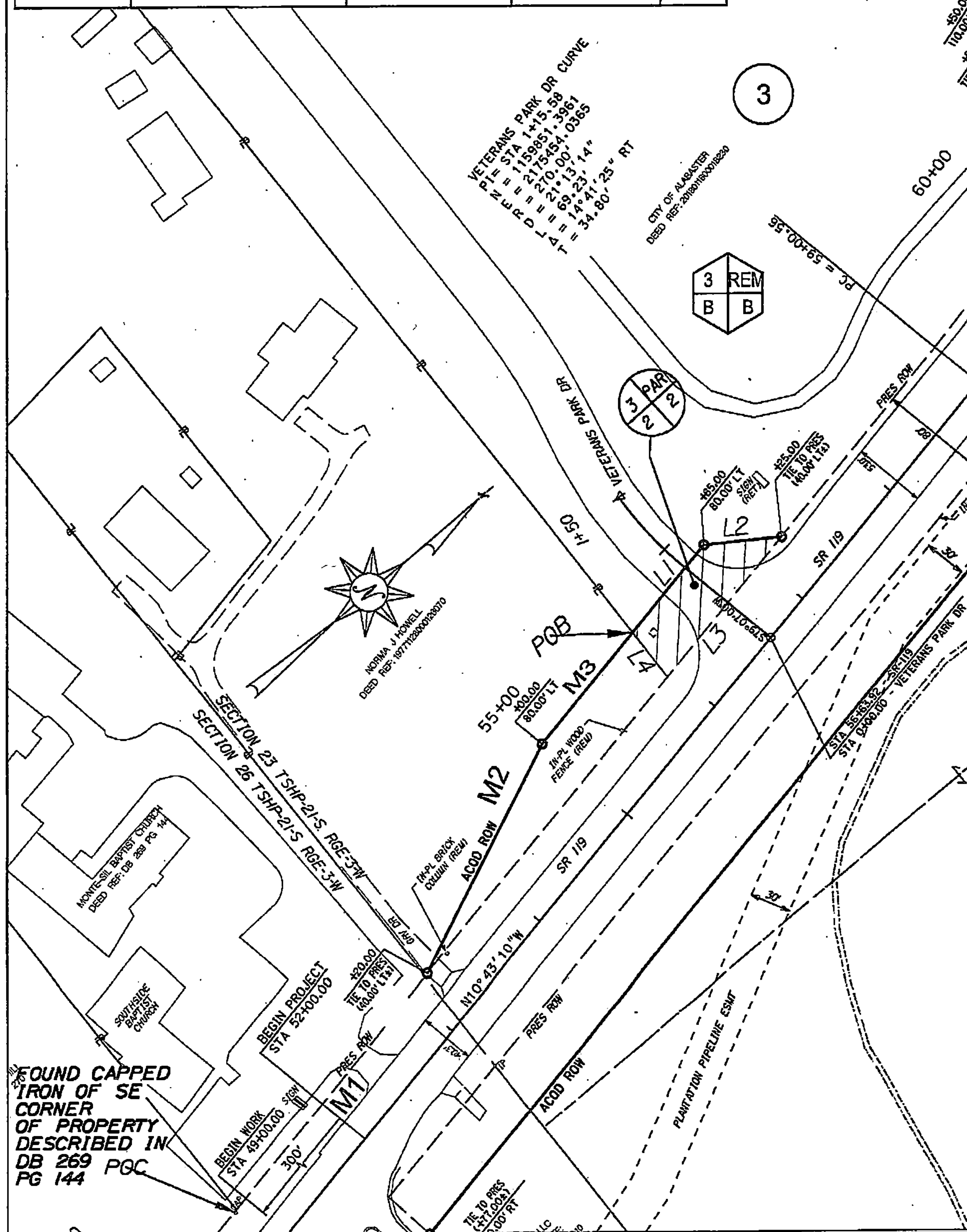


Tract #:	3	Scale:	1"=100'
Grantor(s):	City of Alabaster	State:	Alabama
		County:	SHELBY
Total Before:	98.991 AC	Project:	STPBH-0119(510)
Total Parcels:	0.580 AC	CPMS #:	100061286
Total TCE:	0.130 AC		
Total Remainder:	98.411 AC	Date:	20-May-25

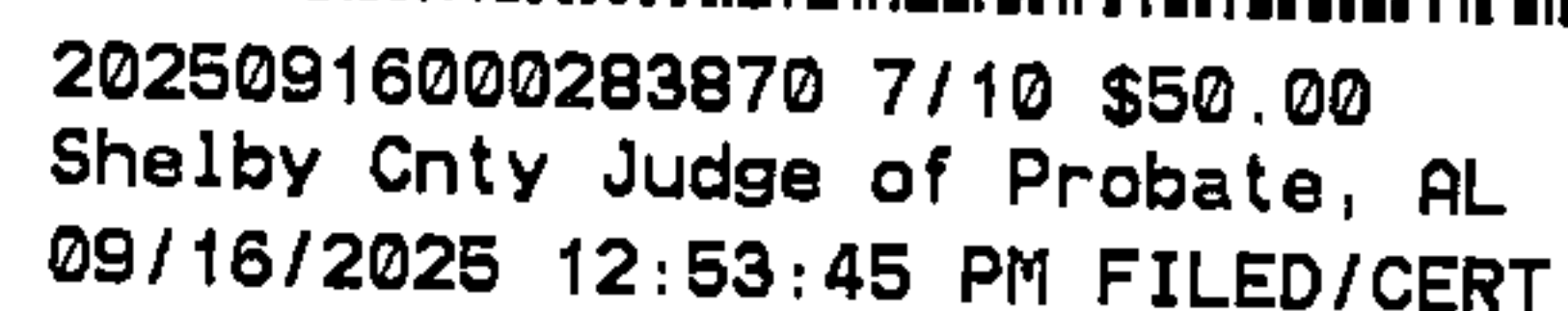


TRACT 3, PAR 2 OF 2
AREA = 0.100 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N10° 43' 10"W	81.52		
L2	N34° 16' 50"E	56.57		
L3	S10° 43' 10"E	130.14		
L4	N88° 32' 42"W	40.92		



Tract #:	3	Scale:	1"=100'
Grantor(s):		State:	Alabama
City of Alabaster		County:	SHELBY
Total Before:	98.991 AC	Project:	STPBH-0119(510)
Total Parcels:	0.580 AC	CPMS #:	100061286
Total TCE:	0.130 AC		
Total Remainder:	98.411 AC	Date:	20-May-25



Files



SECTION 27 TSHF-21-S AGE-3-W

SECTION 26 TSHB PMS RGF-3W

~~CITY OF ALABASTER~~

SECTION 26 TSH-21-S AGE-3-W	SECTION 26 TSH-21-S AGE-3-W
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NE/MH

SR 119

REMAINDER OVERVIEW SKETCH

Tract #:	3	Scale:	1"=100'
Grantor(s):		State:	Alabama
City of Alabaster		County:	SHELBY
Total Before:	98.991 AC	Project:	STPBH-0119(510)
Total Parcels:	0.580 AC	CPMS #:	100061286
Total TCE:	0.130 AC		
Total Remainder:	98.411 AC	Date:	20-May-25



20250916000283870 8/10 \$50.00
Shelby Cnty Judge of Probate, AL
09/16/2025 12:53:45 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name City of Alabaster
Mailing Address 1953 Municipal Way
Alabaster, AL 35007

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

Property Address Hwy 119
Alabaster, AL

Date of Sale 9/8/25
Total Purchase Price \$

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 - City of Alabaster, AL Gift to
☐ Closing Statement State of AL. for ROW/Temporary Easement

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 9-15-25

Print City of Alabaster

☐ Unattested

BY:

Sign

William R. [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250916000283870 9/10 \$50.00
Shelby Cnty Judge of Probate, AL
09/16/2025 12:53:45 PM FILED/CERT

Scott Brakefield
Mayor



J. Mark Frey
City Clerk

Office of the City Clerk

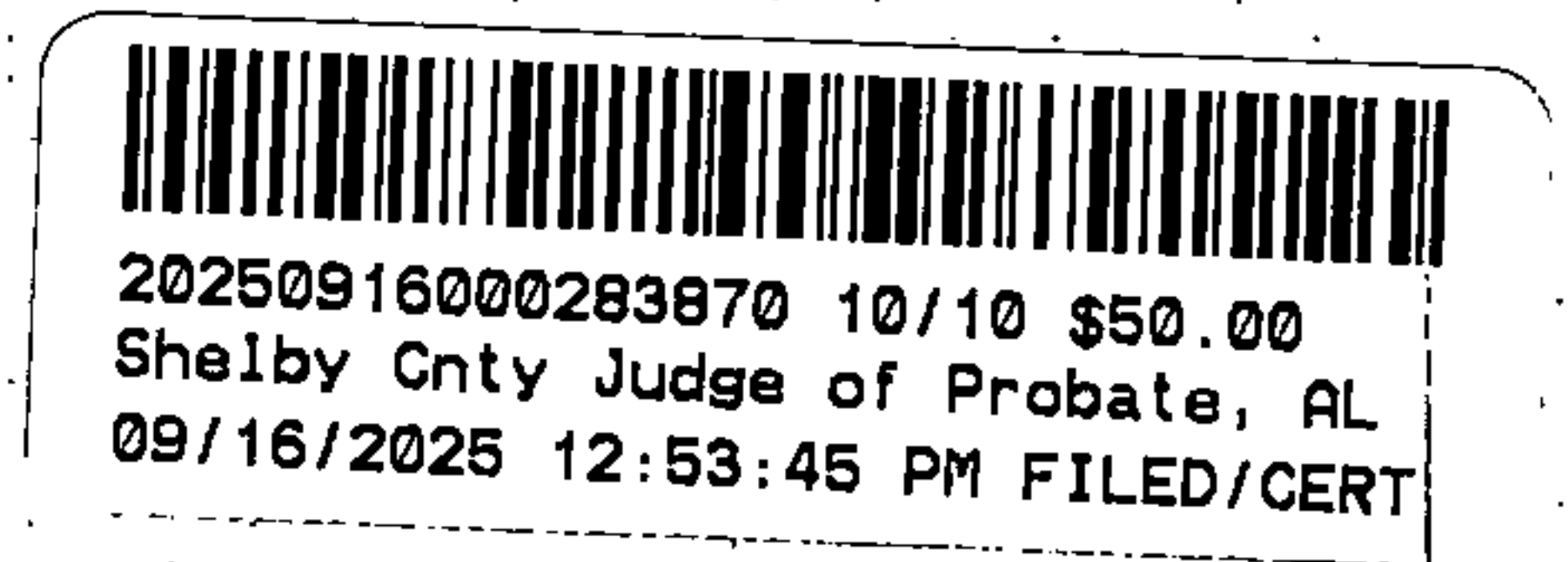
September 9, 2025

I, J. Mark Frey, as the undersigned qualified City Clerk of the City of Alabaster, Alabama, and by State Law, the custodian of all records of the City of Alabaster, Alabama, do hereby certify that the attached documents, **Resolution 090825-G ALDOT Agreement for Project STPBH-0119(510)** is a true copy of an original document(s) on file in the permanent records in the Clerk's Office at City Hall within the corporate limits of the City of Alabaster, Alabama, kept in the ordinary course of business of the City.

IN WITNESS WHEREOF, these documents are true and accurate, and I have hereunto set my hand and affixed the official seal of the City of Alabaster on this 9th Day of September 2025.


J. Mark Frey, City Clerk

Council Member FARRELL introduced the following Resolution, which
was seconded by Council Member PATE.



RESOLUTION 090825-G

**RESOLUTION AUTHORIZING AGREEMENT WITH THE STATE OF ALABAMA
ACTING THROUGH ALDOT FOR PROJECT NO. STPBH-0119510)
AUTHORIZING TRANSFER OF PROPERTY TO ALDOT FOR ROW**

BE IT RESOLVED, by the City of Alabaster as follows:

That the City enter into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a project for:

Granting request to deed property, TRACNO 3, in front of Veterans Park for Additional lanes on SR-119 from Silver Creek Parkway to CR-12 including a multi-use path from Veterans Park to CR-26; Project# STPAA-STPBH-0119(510)

Which agreement is before this Council, and that the agreement be executed in the name of the City, by the Mayor for and on its behalf and that it be attested by the City Clerk and the official seal of the City be affixed thereto.

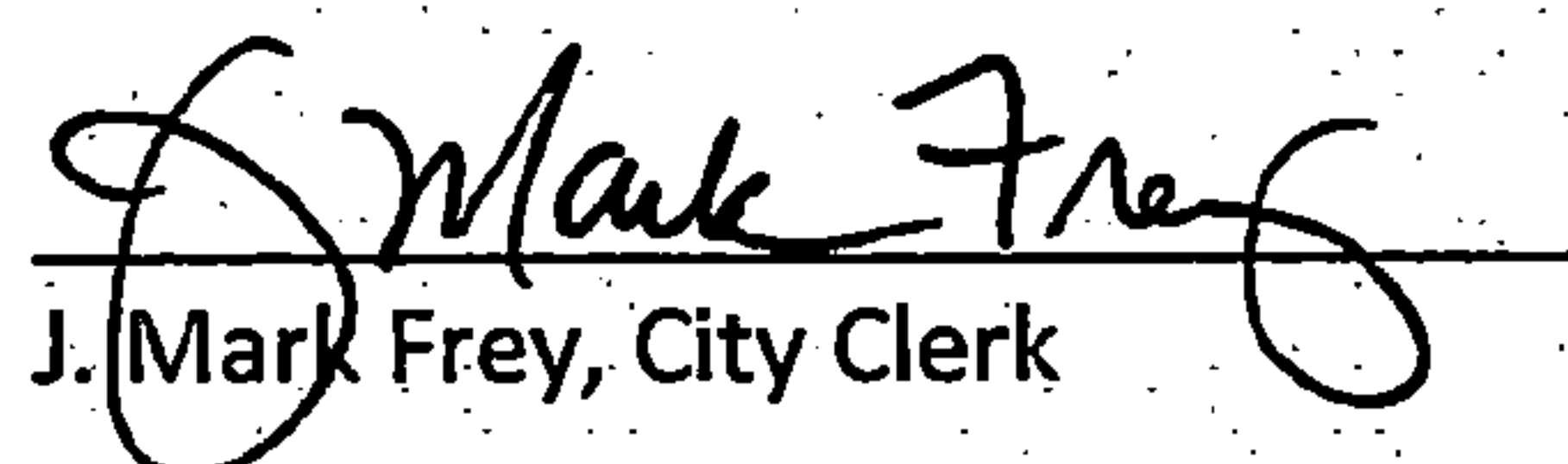
BE IT FURTHER RESOLVED, that upon the completion of the execution of the agreement by all parties, that a copy of such agreement be kept on file by the City.

	Y / N		Y / N
Sophie Martin	<u>Y</u>	Jamie Cole	<u>Y</u>
Rick Ellis	<u>Y</u>	Zach Zahariadis	<u>Y</u>
Stacy Rakestraw	<u>Y</u>	Kerri Pate	<u>Y</u>
Greg Farrell	<u>Y</u>		

PASSED, ADOPTED, AND APPROVED THIS 8TH DAY OF SEPTEMBER 2025.

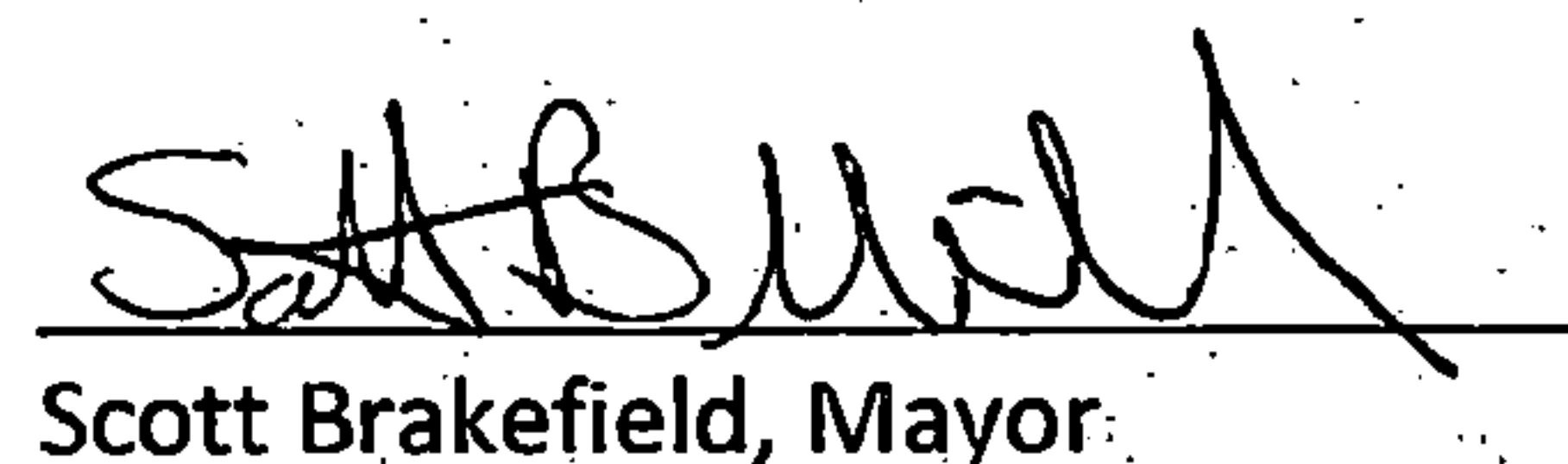
ATTEST:

CITY OF ALABASTER


J. Mark Frey, City Clerk


Sophie Martin, Council President

APPROVED:


Scott Brakefield, Mayor

I, the undersigned qualified and acting clerk of the City of Alabaster Alabama, do hereby certify that the above and foregoing is a true copy of a resolution passed and adopted by the City Council named therein, at a regular meeting of such Council held on the **8th day of September 2025**, and that such resolution is of record in the office of the City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Alabaster on this **8th day of September 2025**.


City Clerk