

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. 56
DATE: 10-3-2025

**FEE SIMPLE
WARRANTY DEED**

THIS DEED OF CORRECTION IS TO CORRECT THE DESCRIPTION SHOWN IN INSTRUMENT NO.
20240626000191350 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY,
ALABAMA

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Five 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), Shahid Realty Company, 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 SW ¼ - NE ¼ and the NW ¼ - NE ¼ Section 36, Township 19 South, Range 3 West, identified as Tract No. 56 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 PK nail marking the Northwest corner of the Southwest one-quarter of the Northeast one-quarter of Section 36, Township 19 South, Range 3 West;

thence run South along said quarter section line for a distance of 366.95 feet, more or less, to a point on the acquired R/W line (said line offset 60.00 feet RT and parallel to centerline of project);

thence run Northeast along the acquired R/W line for a distance of 47.99 feet, more or less, to a point on the acquired R/W line and the South present R/W line of Wooddale Drive (said point offset 60.00 feet RT and perpendicular to centerline of project);

thence run North 34 degrees 46 minutes 18 seconds East for a distance of 60.35 feet, more or less, to a point on the acquired R/W line and the North present R/W line of Wooddale Drive (said point offset 50.00 feet RT and perpendicular to centerline of project);

thence run Northeast along the acquired R/W line for a distance of 361.77 feet, more or less, to a point on the grantor's South property line and being the POINT OF BEGINNING;

thence run North 89 degrees 20 minutes 16 seconds West along the grantor's South property line for a distance of 2.09 feet to a point on the grantor's West property line;

thence run North 00 degrees 46 minutes 14 seconds along the grantor's said property line for a distance of 35.71 feet to a point on the grantor's said property line;

thence run North 89 degrees 10 minutes 04 seconds West along the grantor's said property line for a distance of 20.16 feet to a point on the East present R/W line of SR 261;

thence run North 50 degrees 41 minutes 44 seconds East along said present R/W line for a distance of 183.37 feet to a point on said present R/W line;

thence run North 51 degrees 53 minutes 47 seconds East along said present R/W line for a distance of 178.81 feet to a point on the grantor's Northeast property line;

thence run South 37 degrees 05 minutes 30 seconds East along the grantor's Northeast property line for a distance of 28.65 feet to a point on the acquired R/W line (said line offset 60.00 feet RT and parallel to centerline of project);

thence run along the acquired R/W line and the arc of a curve, said curve being a counterclockwise curve having a radius of 6650.00 feet, a delta angle of 03 degrees 09 minutes 49 seconds, a chord bearing of South 49 degrees 14 minutes 48 seconds West, and a chord length of 367.12 feet, for a distance of 367.17 feet to the POINT OF BEGINNING; said parcel contains 0.280 acre(s), more or less.

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 21st day of January, 2026.

Joseph R. Shahid



ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Dana M. Askew, a Notary Public, in and for said County in said State, hereby certify that Joseph R. Shahid, 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, Joseph R. Shahid executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January 2026.



Dana M. Askew
NOTARY PUBLIC

My Commission Expires 8/1/27

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 _____

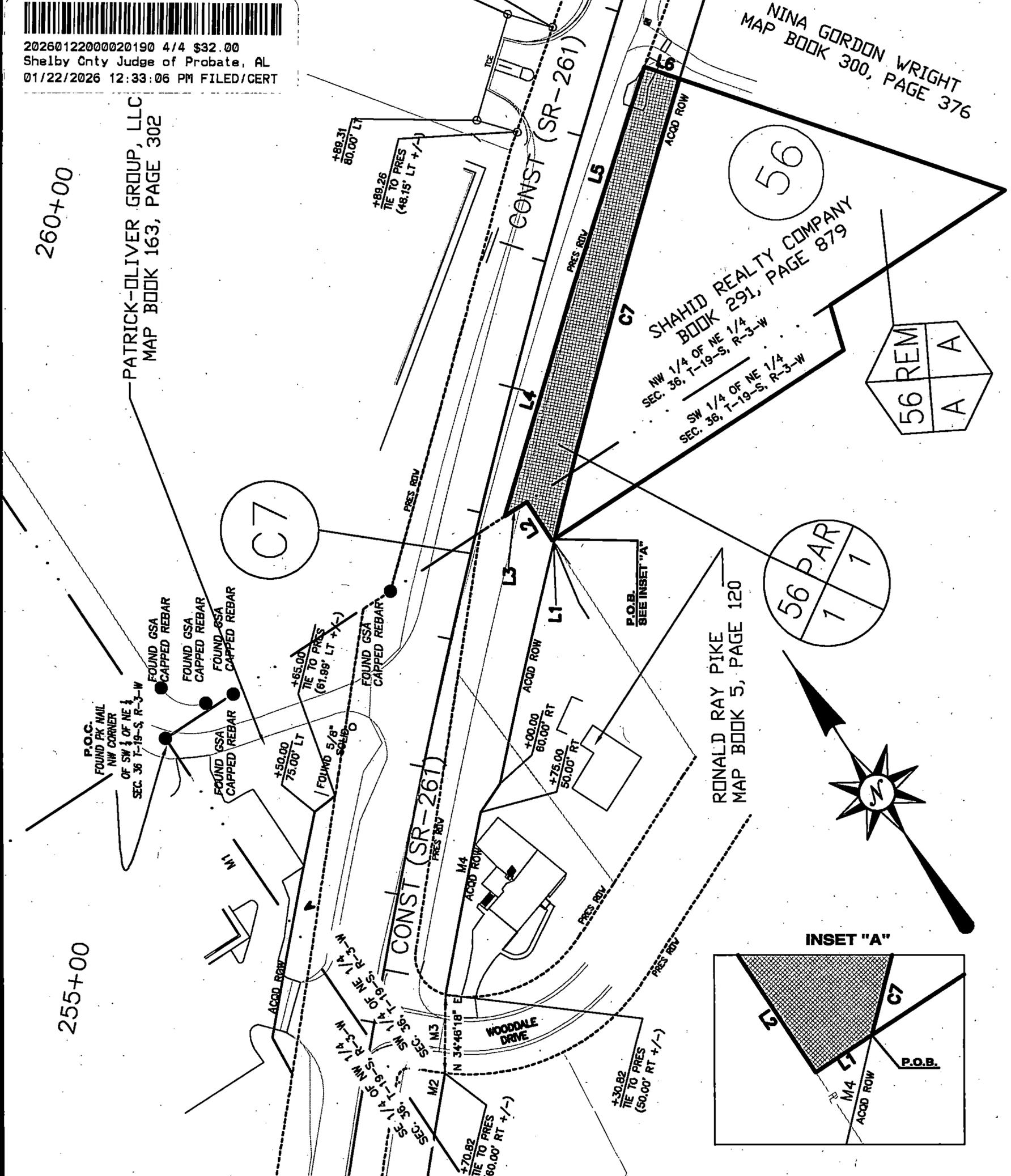
I, _____ Judge of Probate in and for said County, Hereby certify that the within Conveyance was filed in my office at _____ o' clock _____ M., on the _____ day of _____, 20____, and duly recorded in Deed Record _____ page _____ Dated _____ day of _____ 20____.

Judge of Probate _____ County, Alabama.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DIRECTION
C7	6650.00'	367.17'	367.12'	S 49°14'48" W	3°09'49"	CCW

LINE	BEARING	DISTANCE
L1	N 89°20'16" W	2.09'
L2	N 00°46'14" E	35.71'
L3	N 89°10'04" W	20.16'
L4	N 50°41'44" E	183.37'
L5	N 51°53'47" E	178.81'
L6	S 37°05'30" E	28.65'

20260122000020190 4/4 \$32.00
 Shelby Cnty Judge of Probate, AL
 01/22/2026 12:33:06 PM FILED/CERT



Tract # :	56	Scale:	1" = 100'
Grantor(s)	Shahid Realty Company	State:	Alabama
Total Before:	1.410 AC	County:	SHELBY
Total Acquired:	0.280 AC	Project:	RP-7112(003)
Total Remainder:	1.130 AC	CPMS:	100074113
THIS IS NOT A BOUNDARY SURVEY		Date:	October 3, 2025
		Sketch:	1 OF 1