

FORM ROW-4

THIS INSTRUMENT PREPARED BY:  
SUSAN R. GIRARDEY  
RUST ENVIRONMENT & INFRASTRUCTURE  
3535 GRANDVIEW PARKWAY, SUITE 325  
BIRMINGHAM, ALABAMA 35243

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                    )

TRACT NO. 2

FEE SIMPLE  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the  
sum of (\$44,000.00  
Forty-four Thousand and no/100 dollars, cash in hand paid  
to the undersigned by the State of Alabama, the receipt of which is  
hereby acknowledged, we (I) the undersigned grantor(s),  
Union State Bank have (has) 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, lying and being in SHELBY County, and being  
more particularly described as follows:

And as shown on the right-of-way map of Project No. STPAA-7136(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 persons and entities interested therein  
and as shown on the Property Plat attached hereto and made a part  
hereof:

A part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 19  
South, Range 2 West identified as Tract No. 2 on Project  
No. STPAA-7136(1) in Shelby County, Alabama and being more  
fully described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ;  
thence north along the east line of said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  a  
distance of 830 feet, more or less, to the present south  
right-of-way line of Alabama Highway 119; thence  
southwesterly along said right-of-way line a distance of  
1245 feet, more or less, to the northeast property line and  
the point of beginning of the property herein to be  
conveyed; thence southerly along said property line a  
distance of 30 feet, more or less, to a point that is 70  
feet southerly of and at right angles to the centerline of  
said Project; thence westerly, parallel with said  
centerline, a distance of 130 feet, more or less, to a  
point on a right of way flare that connects Alabama Highway  
119 to U.S. Highway 31; thence northeasterly along said  
right of way flare a distance of 46 feet, more or less, to  
the present south right of way line of Alabama Highway 119;  
thence easterly along said right of way line a distance of  
98 feet, more or less, to the point of beginning.

Containing 0.08 acre, more or less.

09/24/1997-30809  
01:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50

Inst # 1997-30809

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

AND FOR THE CONSIDERATION AFORESTATED, we (I) do for ourselves (myself), for our (my) heirs, executors, administrators, successors and assigns covenant to and with the State of Alabama that we (I) are (am) lawfully seized and possessed in fee simple title for said tract or parcel of land hereinabove described; that we (I) 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 ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor, and that we (I) 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 them (him-her) for this conveyance, and hereby release the State of Alabama and all of it's employees and officers from any and all damages to their (his-her) remaining property 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, we (I) have hereunto set our (my) hand(s) and seal(s) this the 26th day of August, 1997.

UNION STATE BANK  
BY: Charles Waldrop L.S.  
Charles Waldrop  
Vice President L.S.

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_, whose name(s) \_\_\_\_\_, signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires \_\_\_\_\_

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

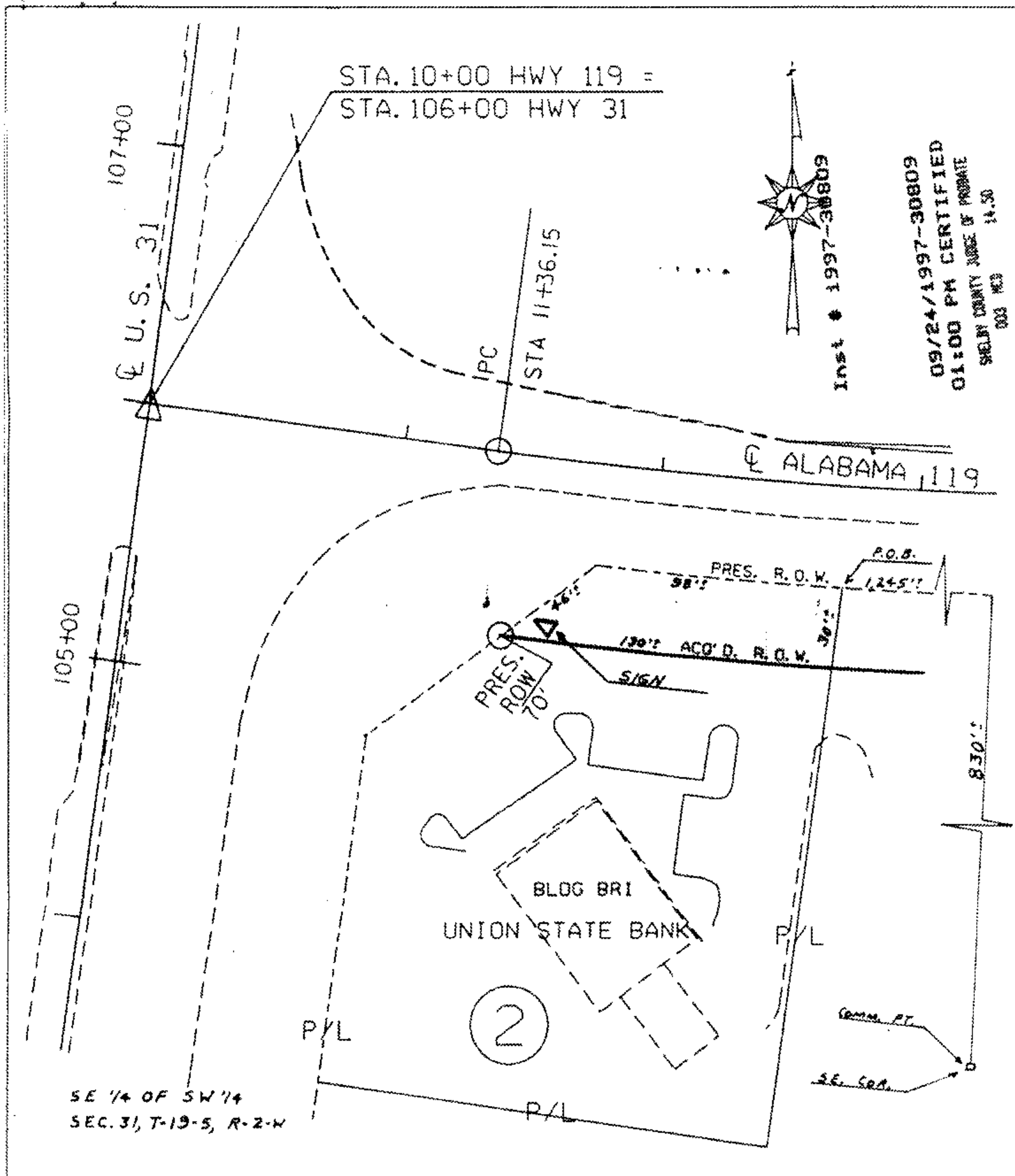
Jefferson County

I, the undersigned authority, a \_\_\_\_\_ Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ Charles Waldrop \_\_\_\_\_ whose name as \_\_\_\_\_ Vice President of the \_\_\_\_\_ Union State Bank \_\_\_\_\_ 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 the 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 26 day of August A. D. 1997.

\_\_\_\_\_  
Official Title \_\_\_\_\_

to	STATE OF ALABAMA	FEE SIMPLE	WARRANTY DEED	STATE OF ALABAMA	County of _____	I, _____	Judge of Probate in and for said State and County,	hereby certify that the within conveyance was fil-	ed in my office at _____ o'clock _____ M., on	the _____ day of _____ 19____ and duly	recorded in Deed Record _____ page _____	Dated _____ day of _____ 19____	Judge of Probate	_____ County, Ala.
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**ALABAMA DEPARTMENT OF TRANSPORTATION  
SHELBY COUNTY**

**PROJECT NO. STPAA-7136(1)**

**SCALE: 1"=50'**

**TRACT NO. 2  
OWNER : UNION STATE BANK**

**TOTAL ACRES: 0.79  
REQ'D. R/W: 0.08  
AC. REMAINING: 0.71  
REVISED 5-1-97**