

FORM ROW-4

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 13

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Fifth Thousand Five Hundred(50,500.00) 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), John David Bowen Ann Boyd 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-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 persons and entities interested therein and as shown on the property plat attached hereto and made a part hereof:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 21 South, Range 3 West, identified as Tract No. 13, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the southeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence west along the south line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 530 feet, more or less, to the present northeast right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 840 feet, more or less, to the south property line and the point of beginning of the property herein to be conveyed; thence continue northeasterly along said right of way line a distance of 50 feet, more or less, to the northeast property line; thence northwesterly along said property line a distance of 23 feet, more or less, to a point on a line which extends from a point that is 85 feet northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 461+75 to a point that is 75 feet northwesterly of and at right angles to the centerline of said Project at Station 463+50; thence southwesterly a distance of 25 feet, more or less, to said point that is 85 feet northwesterly of and at right angles to said centerline at Station 461+75; thence southwesterly along a line which, if extended, would intersect a point that is 80 feet northwesterly of and at right angles to said centerline Station 461+25 a distance of 35 feet, more or less, to the south property line; thence easterly along said property line a distance of 26 feet, more or less, to the point of beginning. Containing 0.031 acre, more or less.

Inst. # 1999-42946

10/18/1999-42946
09:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
005 CJI 19.56

PERMANENT DRAINAGE EASEMENT:

Beginning at a point that is 85 feet northwesterly of and at right angles to the centerline of said Project at Station 461+75; thence northwesterly along a line which, if extended, would intersect a point that is 400 feet northwesterly of and at right angles to said centerline at Station 461+75 a distance of 112 feet, more or less, to the northwest property line; thence southwesterly along said property line a distance of 50 feet, more or less, to a point on a line which extends from a point that is 80 feet northwesterly of and at right angles to said centerline at Station 461+25 to a point that is 400 feet northwesterly of and at right angles to said centerline at Station 461+25; thence southeasterly along a line which, if extended, would intersect said point that is 80 feet northwesterly of and at right angles to said centerline at Station 461+25 a distance of 81 feet, more or less, to the south property line; thence easterly along said property line a distance of 38 feet, more or less, to a point on a line which extends from a point that is 80 feet northwesterly of and at right angles to said centerline at Station 461+25 to a point that is 85 feet northwesterly of and at right angles to said centerline at Station 461+75; thence northeasterly a distance of 35 feet, more or less, to the point of beginning. Containing 0.125 acre, more or less.

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

AND FOR THE CONSIDERATION, AFORESAID, 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 of 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 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 its employees and officers from any and all damages to their (his-her) remaining property contiguous to the property hereby conveyed arising out of the location, construction,

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Jefferson)

I, Ayn Trowlor-Sadberry Notary Public, in and for
said County and State, hereby certify that Ann Boyd and John
David Bowen, whose name(s) is/are signed to the foregoing
conveyance, and who is/are 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 27th day
of September, 1999.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/02/01

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)
COUNTY OF _____)

I, _____, a Notary Public, in and for
said County and State, hereby certify that _____
_____ whose name(s) as _____ of the
Company, a corporation, is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on
this day that, being informed of the contents of this conveyance,
_____ as such officer and with full authority, executed the
same voluntarily, for and as the act of said corporation on the
day the same bears date.

Given under my hand and official seal this _____ day
of _____, 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

improvement, landscaping, maintenance, or repair of any public road or highway that may be so located on the property herein conveyed.

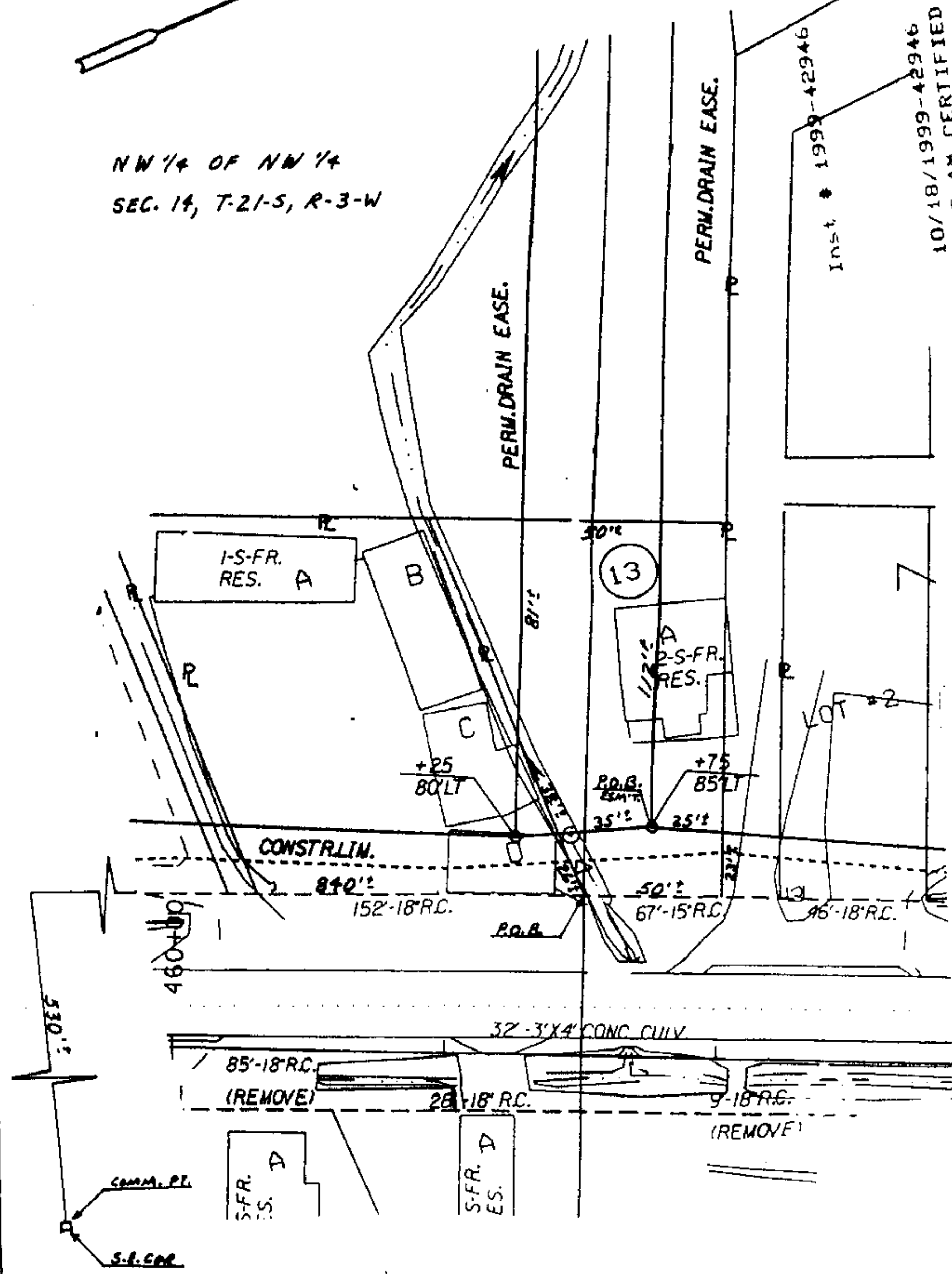
IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal this the 27th Day of Sept, 1997.

John D. Boren L.S.

John D. Boren L.S.



NW 1/4 OF NW 1/4
SEC. 14, T-21-S, R-3-W



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SHELBY COUNTY JUDGE OF PROBATE
19.50

TRACT NUMBER	<u>13</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER:	<u>JOHN DAVID AND ANN BOYD</u>	PROJECT NO. STPAA-458(1)
		SHELBY COUNTY
TOTAL ACREAGE:	<u>0.253</u>	SCALE: 1" = <u>50'</u>
R/W REQUIRED:	<u>0.031</u>	DATE: <u>12-12-97</u>
REMAINDER:	<u>0.097</u>	REVISED: _____
PERM. DR. EASEMENT	<u>0.125</u>	