

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. 20

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Forty-six Thousand and no/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), E. JEFFERY BENTLEY 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 SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West, identified as Tract No. 20, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the southwest corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence east along the south line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 134 feet, more or less, to the present southeast right of way line of Alabama Highway 119, and the point of beginning of the property herein to be conveyed; thence continue easterly along the south line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 77 feet, more or less, to a point that is 90 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence northeasterly, parallel with said centerline, a distance of 145 feet, more or less, to the north property line; thence westerly along said property line a distance of 73 feet, more or less, to the present southeast right of way line of said Alabama Highway 119; thence southwesterly along said right of way line a distance of 156 feet, more or less, to the point of beginning. Containing 0.240 acre, more or less.

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

Inst # 1999-42948

10/18/1999-42948
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 17.00

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, 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 8th day of October 1999.

E. Jeffrey Bentley L.S.

L.S.

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Jefferson)

I, _____, a Notary Public, in and for
said County and State, hereby certify that _____
_____, 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 8th day
of October, 1999.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/02/01

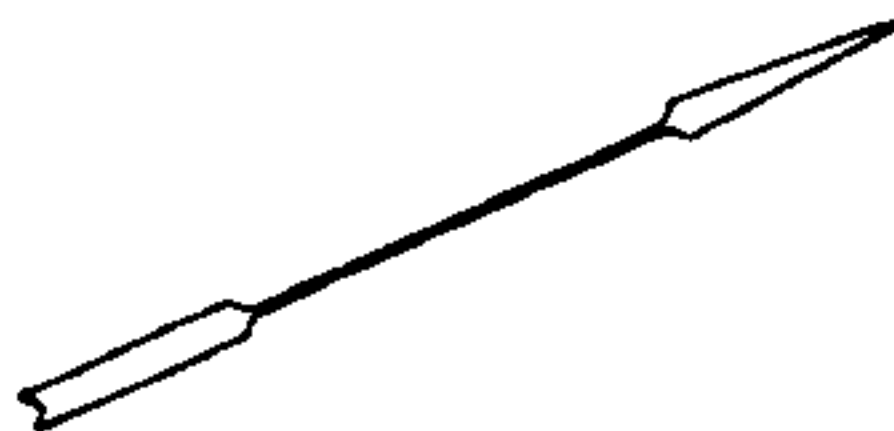
ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)
COUNTY OF _____)

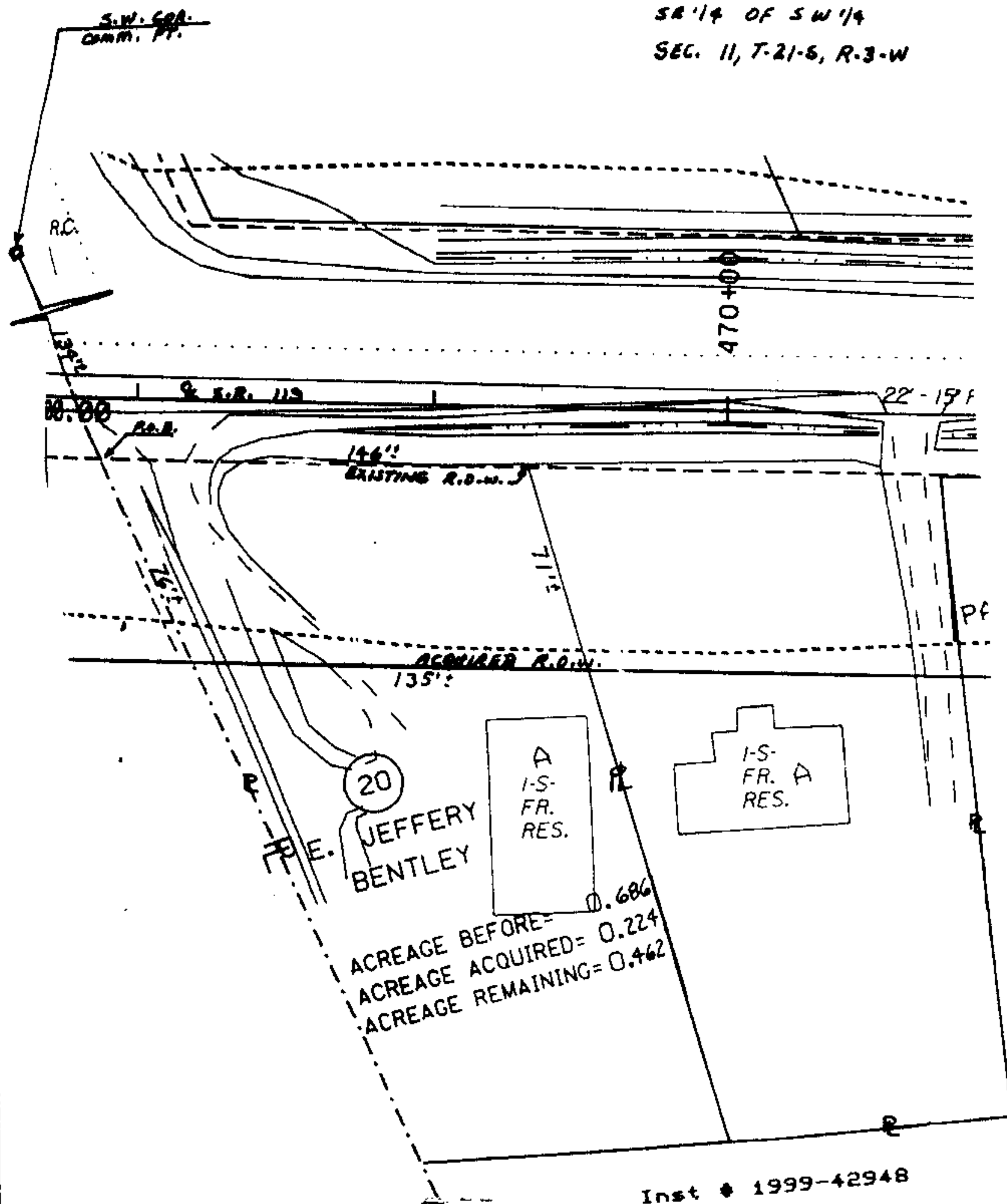
I, _____, a Notary Public, in and for
said County and State, hereby certify that _____
_____, whose name(s) as
_____ of the Company, a corporation, is/are signed
to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the
contents of this conveyance, _____ 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: _____



SE 1/4 OF SW 1/4
SEC. 11, T-21-S, R-3-W



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TRACT NUMBER 20

ALABAMA DEPARTMENT OF TRANSPORTATION

OWNER: E. JEFFERY BENTLEY

PROJECT NO. STPAA-458(1)

SHELBY COUNTY

TOTAL ACREAGE: 0.686

SCALE: 1" = 50'

R/W REQUIRED: 0.224

DATE: 12-12-97

REMAINDER: 0.462

REVISED: 7-30-98