

THIS INSTRUMENT PREPARED BY
CHARLES W. TAYLOR
 STATE OF ALABAMA HIGHWAY
 DEPARTMENT, BUREAU OF RIGHT
 OF WAY, MONTGOMERY, ALABAMA 36104

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 21 REV.

FEE SIMPLE
 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the
 sum of 1,500.00 dollars, cash in hand paid to the undersigned by the State of
 Alabama, the receipt of which is hereby acknowledged, we (I), the undersigned, grant-
 or(s), R. E. Ballentine, an unmarried man, 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, Alabama, and more particularly described as

follows: and as shown on the right-of-way map of Project No. OLB-059-025-001
 on record in the State of Alabama Highway Department and recorded in the
 Office of the Judge of Probate of Shelby County, Alabama and as shown on the
 Property Plat attached hereto and made a part hereof:

PARCEL NO. 1 OF 2: A part of Lot No. 6 according to the survey of the Calmont
 Subdivision the map or plat of which is recorded in Map Book 4, Page 4 in the
 Office of the Judge of Probate of Shelby County, Alabama and being more fully
 described as follows: Commencing at the northwest corner of said Lot; thence
 southerly along the west line of said Lot a distance of 351 feet, more or less,
 to the point of beginning of the property herein to be conveyed said point of
 beginning being on a line which extends from a point that is 40 feet northeasterly
 of and at right angles to the centerline of Project No. OLB-059-025-001 at Station
 93+00 to a point that is 45 feet northeasterly of and at right angles to the
 centerline of said Project at Station 95+75; thence southeasterly along a
 line (which if extended would intersect said point that is 45 feet northeasterly
 of and at right angles to the centerline of said Project at Station 95+75) a
 distance of 145 feet, more or less, to the east line of said Lot; thence southerly
 along the said east line a distance of 16 feet, more or less, to the present northeast
 right-of-way line of Alabama Highway No. 25, the southwest line of said lot; thence
 northwesterly along said southwest line a distance of 145 feet, more or less,
 to the west line of said Lot; thence northerly along said line a distance of 12 feet,
 more or less, to the point of beginning and containing 0.04 acre, more or less.

PARCEL 2 OF 2: Commencing at the northeast corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 2,
 T-24-N, R-12-E; thence southerly along the east line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance
 of 1208 feet, more or less, to a point that is 50 feet northerly of and at right
 angles to the centerline of Project No. OLB-059-025-001 and the point of beginning
 of the property herein to be conveyed; thence northeasterly along a curve to the left
 (concave northerly having a radius of 2814.9 feet, parallel with the centerline
 of said Project a distance of 28 feet, more or less, to a point that is 50 feet
 northerly of and at right angles to the centerline of said Project at Station 102+00;
 thence southeasterly along a line a distance of 98 feet, more or less, to a point
 that is 45 feet northerly of and at right angles to the centerline of said Project
 at Station 103+00; thence northeasterly along a curve to the left (concave northerly)
 having a radius of 2819.9 feet, parallel with the centerline of said Project, a
 distance of 129 feet, more or less, to the east property line; thence southerly
 along said east property line a distance of 15 feet, more or less, to the present
 north right-of-way line of Alabama Highway No. 25; thence westerly along said
 present north right-of-way line a distance of 740 feet, more or less, to the
 present east right-of-way line of Lake Woods Drive; thence northerly along said
 present east right-of-way line a distance of 60 feet, more or less, to a point
 that is east of and at right angles to the Traverse of said Drive at Station
 9+00; thence southeasterly along a line a distance of 59 feet, more or less,

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James Vann

to a point that is 45 feet northeasterly of and at right angles to the centerline of said Project at Station 97+50; thence S 85° 18' 21" E parallel with the centerline of said Project a distance of 150 feet; thence southeasterly along a line a distance of 158 feet, more or less, to a point that is 50 feet northerly of and at right angles to the centerline of said Project at Station 100+56.31; thence northeasterly along a curve to the left (concave northerly) having a radius of 2814.9 feet, parallel with the centerline of said Project a distance of 118 feet, more or less, to the point of beginning.

Said strip of land lying in the S½ of NE¼ Section 2, T-24-N, R-12-E and containing 0.31 acre, more or less.

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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, 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 20th day of August, 19 90.


R. E. Ballentine

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF Pinellas)

I, Laurie E. DeCresie, a Notary Public, in and for said County in said State, hereby certify that R. E. Ballentine, 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, he _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August 1990.

Laurie E. DeCresie

NOTARY PUBLIC

My Commission Expires LAURIE E. DECRESE, NOTARY PUBLIC
MY COMMISSION EXPIRES 10/29/93

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. 19____.

Official Title _____

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to

STATE OF ALABAMA

WARRANTY DEED

STATE OF ALABAMA

of

Judge of Probate in and for said State and County, hereby

certify that the within conveyance was filed in my office

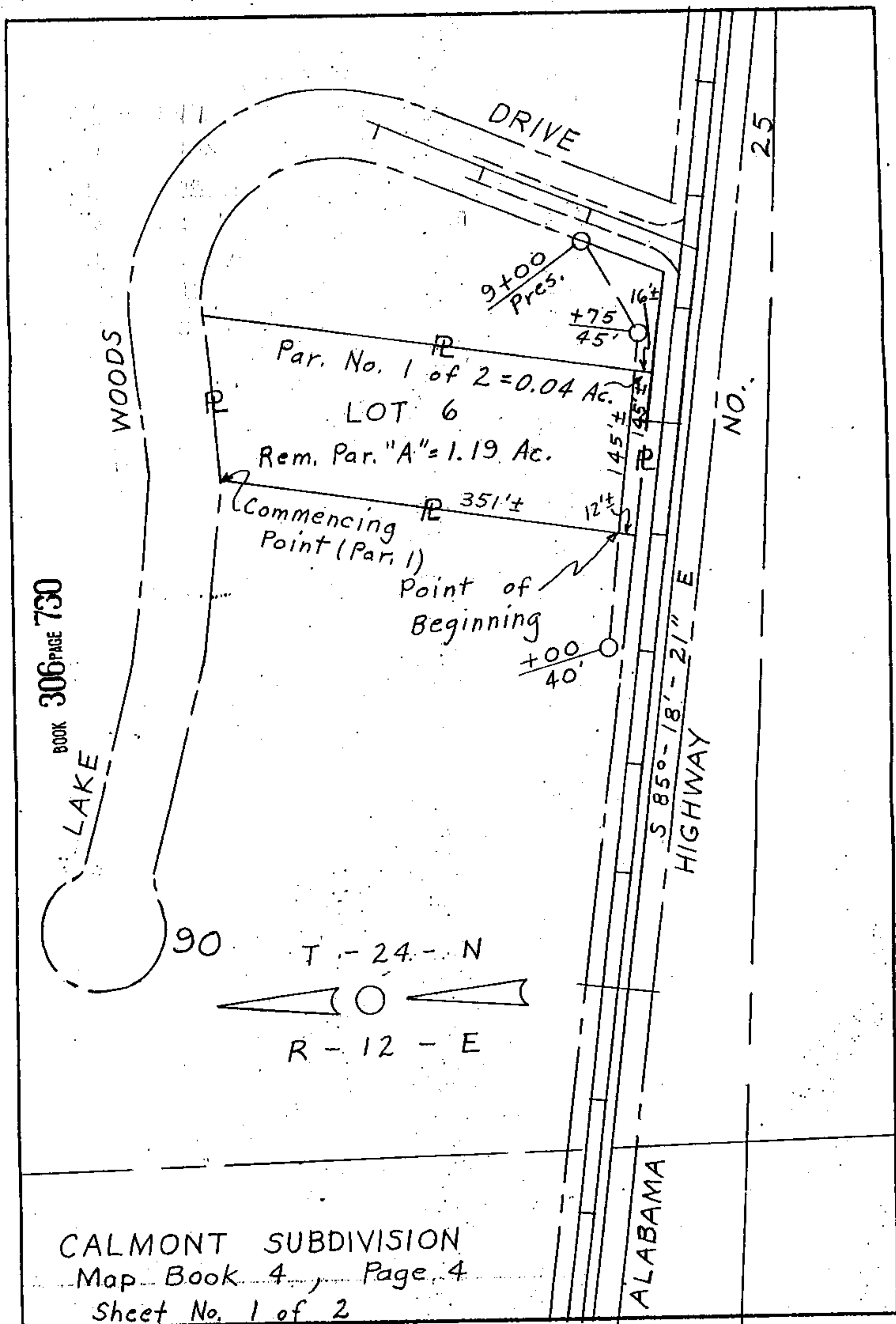
_____ o'clock _____ M., on the _____ day of _____ 19____

and duly recorded in Deed Record _____ page _____

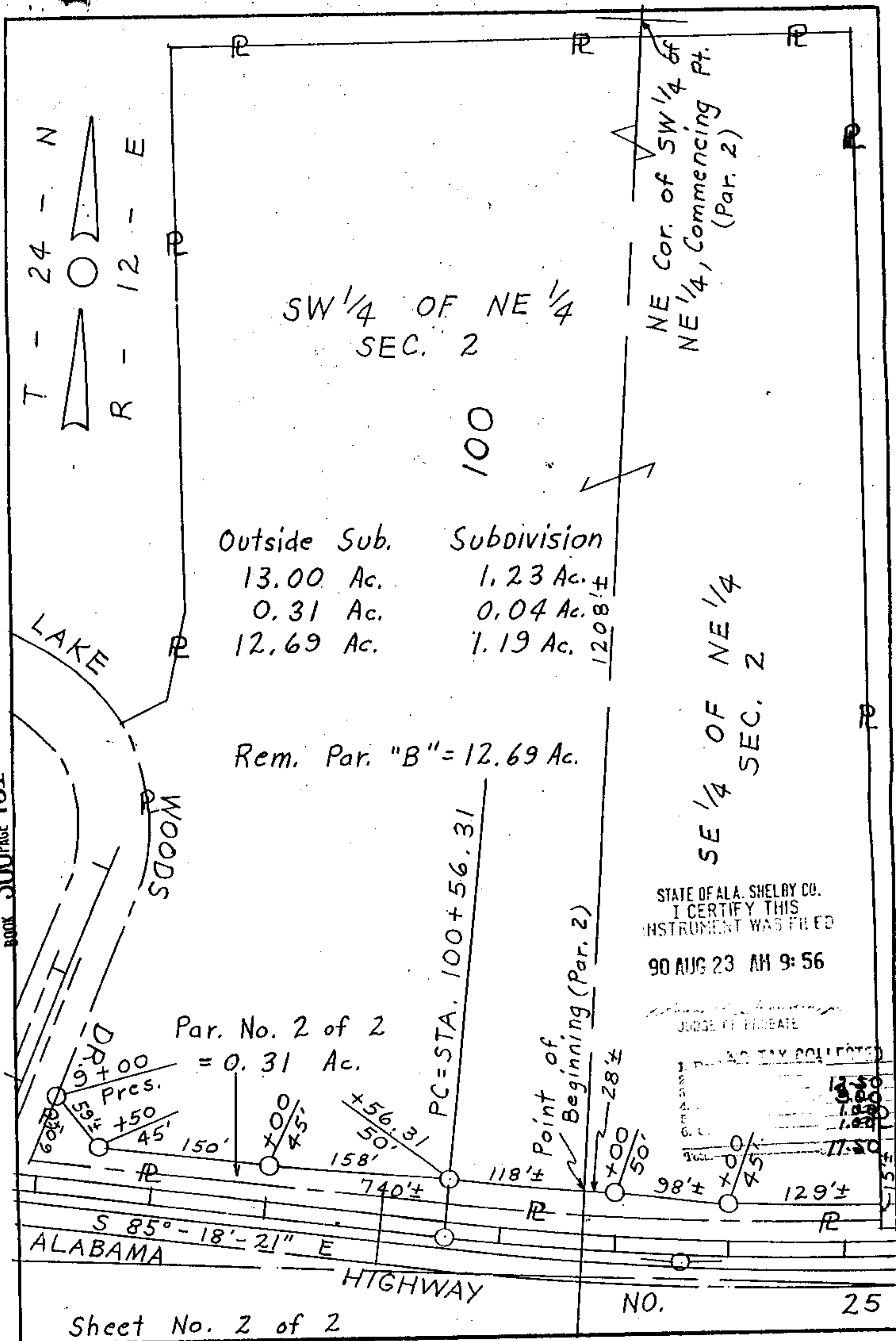
_____ day of _____ 19____

Judge of Probate

_____ County, Alabama.



TRACT NUMBER (21) STATE OF ALABAMA HIGHWAY DEPARTMENT
 OWNER: R. E. BALLETTINE PROJECT NUMBER OLB 059-
 TOTAL ACREAGE: COUNTY SHELBY-025-001
 R/W REQUIRED: 0.04
 REMAINDER: SCALE: 1" = 100' DATE: 8-29-89
 REV: 3-9-90



TRACT NUMBER (21) STATE OF ALABAMA HIGHWAY DEPARTMENT
 OWNER: R. E. BALLETTINE PROJECT NUMBER OLB 059-
 TOTAL ACREAGE: 14.23 COUNTY-SHELBY-025-001
 R/W REQUIRED: 0.35
 REMAINDER: 13.88
 SCALE: 1" = 100' DATE: 8-30-89
 REV: 9-90