

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 3 REV.

FEE SIMPLE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Thirty-six Thousand Four Hundred twenty 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), Jimmy Childers and Anna Childers 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. 3, 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 the NW $\frac{1}{4}$, thence north along the east line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 504 feet, more or less, to the southwest property line; thence northwesterly along said property line a distance of 131 feet, more or less, to a point that is 110 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1), and the point of beginning of the property herein to be conveyed; thence continue northwesterly along said southwest property line a distance of 87 feet, more or less, to the present southeast right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 90 feet, more or less, to the north property line; thence easterly along said property line a distance of 107 feet, more or less, to a point that is 120 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence southwesterly, parallel with said centerline, a distance of 21 feet, more or less, to a point that is 120 feet southeasterly of and at right angles to said centerline at Station 460+75; thence southwesterly a distance of 27 feet, more or less, to a point that is 110 feet southeasterly of and at right angles to said centerline at Station 460+50; thence southwesterly, parallel with said centerline, a distance of 70 feet, more or less, to the point of beginning. Containing 0.209 acre, more or less.

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

Inst # 1999-37084

09/02/1999-37084
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MMS 19.50

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 24 day of July, 1997.

J D Childers L.S.

Anna Childers L.S.

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

I, Queen M. Quinn, a Notary Public, in and for said County and State, hereby certify that Anna Childers, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 1959.

Queen M. Quinn NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-63

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)

COUNTY OF _____)

I, Queen M. Quinn, 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____.

Queen M. Quinn NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-63

ACKNOWLEDGEMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Queen M. Nunn, Notary Public in and for said county and State, hereby certify that Anna Childers, whose name as attorney-in-fact of Jimmy D. Childers 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, she, in her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date. Given under my hand this 8th day of July, 1999.

Queen M. Nunn

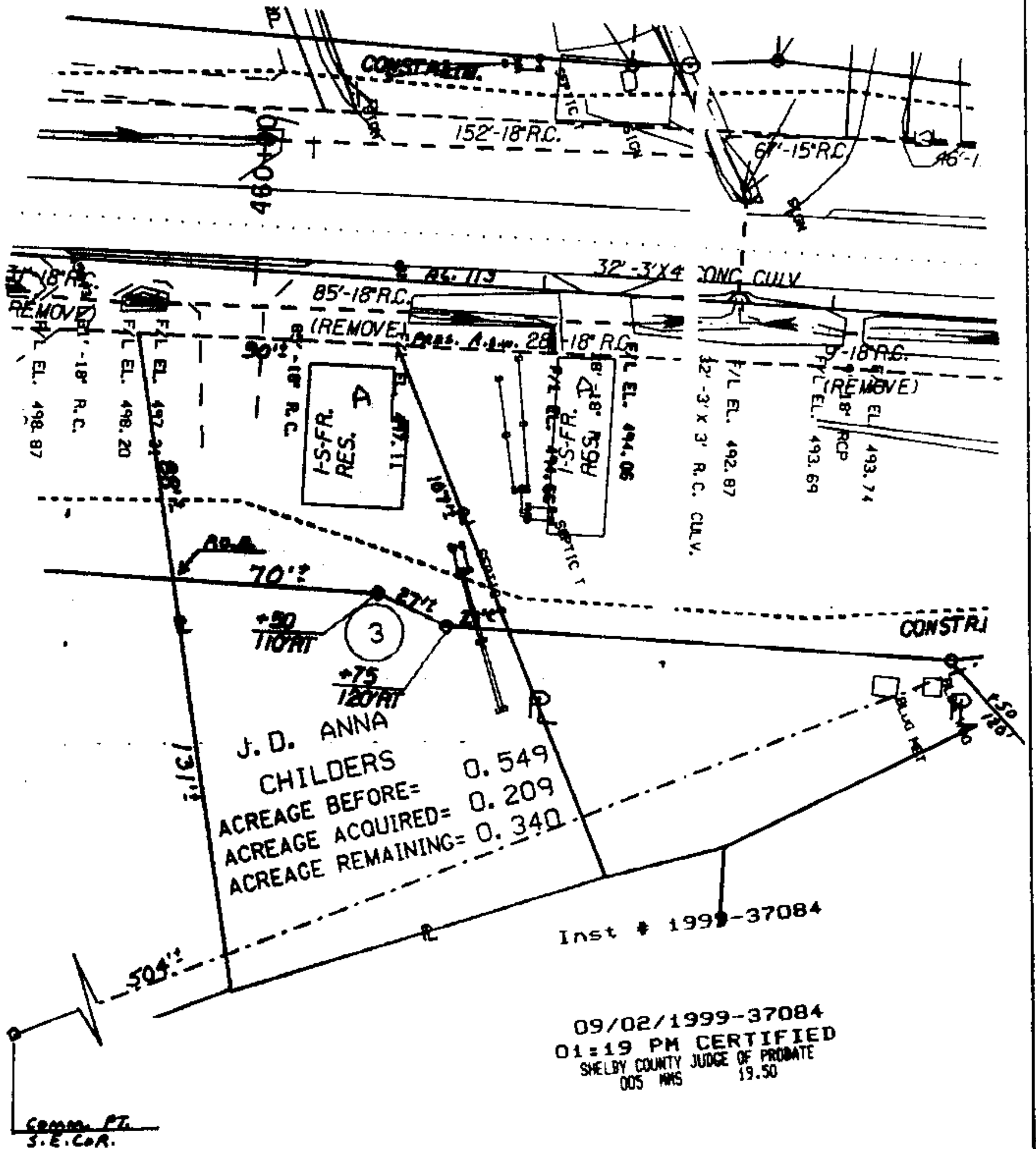
NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JUNE 21, 2003



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



TRACT NUMBER <u>3</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: <u>J. D. AND ANNA CHILDERS</u>	PROJECT NO. STPAA-458(1)
	SHELBY COUNTY
TOTAL ACREAGE: <u>0.549</u>	SCALE: 1" = <u>100'</u>
R/W REQUIRED: <u>0.209</u>	DATE: <u>12-12-97</u>
REMAINDER: <u>0.340</u>	REVISED: <u>1-4-99</u>