

Inst # 2000-01570

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. 14

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Eighteen Thousand (\$18,000.00) dollars, cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, we (I) the undersigned Surviving Grantee (Harold A. Rubin) of deed grantor(s), recorded in Book 234, page 231, Shelby County 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. 14, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 2, 3 and 4, Maxwell's Addition to Elliottville, as recorded in Map Book 3, Page 118, in the office of the Judge of Probate of Shelby County, 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 905 feet, more or less, to the southeast corner of said Lot 2, the southwest 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 150 feet, more or less, to the northeast corner of said Lot 4, the north property line; thence northwesterly along the northeast line of said Lot 4 a distance of 15 feet, more or less, to a point that is 75 feet northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence southwesterly, parallel with said centerline a distance of 22 feet, more or less, to a point that is 75 feet northwesterly of and at right angles to said centerline at Station 463+50; thence southwesterly along a line which, if extended, would intersect a point that is 85 feet northwesterly of and at right angles to the centerline of said Project at Station 461+75, a distance of 128 feet, more or less, to the southwest line of said Lot 2; thence southeasterly along said southwest line a distance of 23 feet, more or less, to the point of beginning. Containing 0.065 acre, more or less.

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

01/13/2000-01570
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DCA C31 19.00

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 7 day of Nov., 1997.

Harold R. Rubin L.S.

L.S.

ACKNOWLEDGEMENT

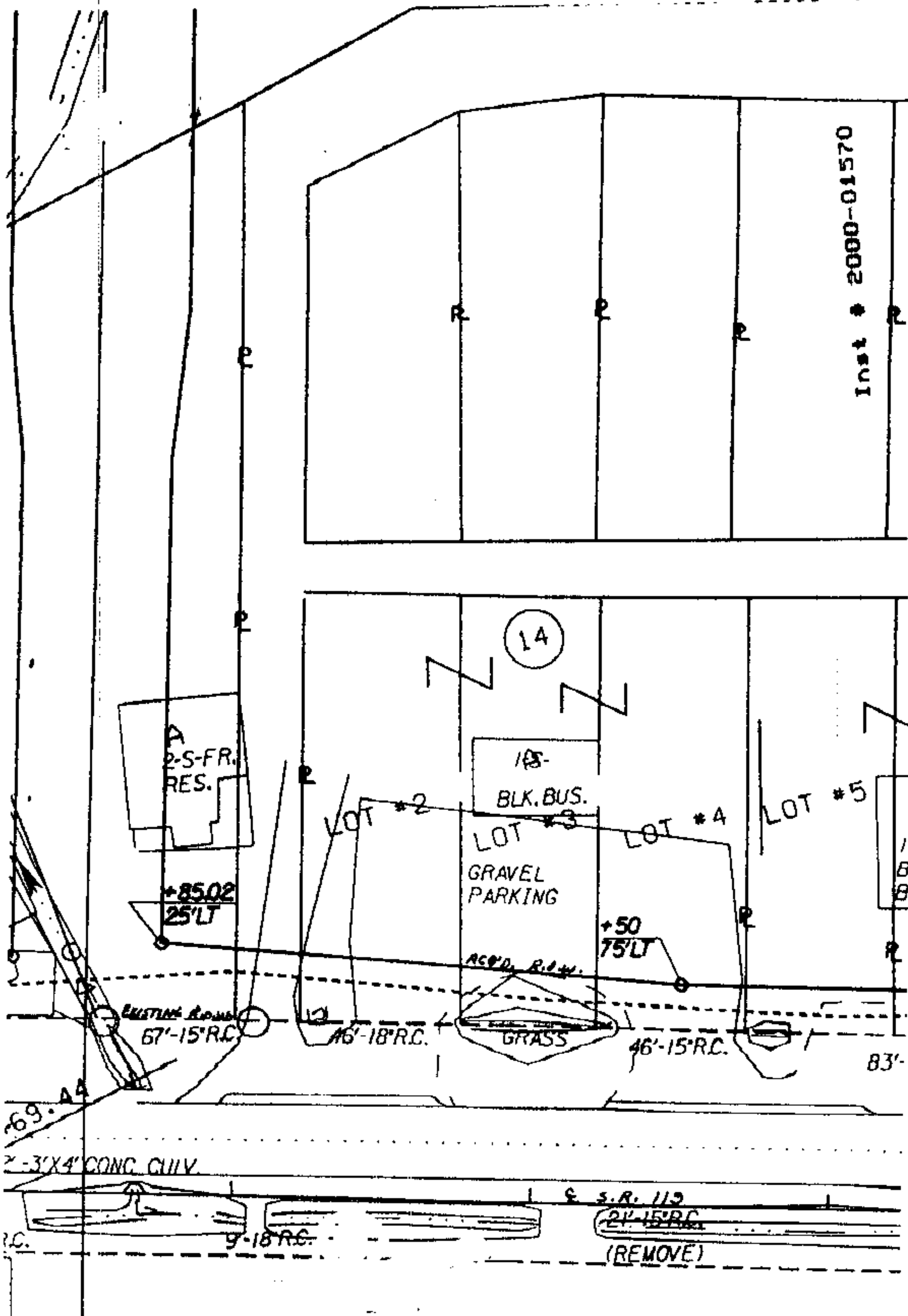
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Ayn Traylor-Sudberry, notary public, in and for said county
and State, hereby certify that Harold A. Rubin
_____, whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me acknowledge 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 7th day of
November, 1999.

Ayn Traylor-Sudberry
NOTARY PUBLIC
My commission Expires: 9/2/00

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



Inst # 2000-01570

01/13/2000-01570
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

104' 0\"/>

TRACT NUMBER <u>14</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: <u>HAROLD A. AND T. SUE RUBIN</u>	PROJECT NO. STPAA-458(1)
	SHELBY COUNTY
TOTAL ACREAGE: <u>0.503</u>	SCALE: 1" = <u>50'</u>
R/W REQUIRED: <u>0.065</u>	DATE: <u>12-12-97</u>
REMAINDER: <u>0.438</u>	REVISED: _____