

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. 28 Rev.

FEE SIMPLE

WARRANTY DEED

01/13/2000-01573
02:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
007 CJI 24.50

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of One Hundred Fifty-nine Thousand Nine Hundred ~~\$159,900.00~~ 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), Cheney Lime & Cement Corp. by Alan Cheney 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 NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West, identified as Tract No. 28, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

PARCEL NO. 1 OF 3: Commence at the southwest corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence east along the south line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 745 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 367 feet, more or less, to the center of Buck Creek, 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 39 feet, more or less, to the north property line; thence easterly along said property line a distance of 64 feet, more or less, to a point 80 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence southwesterly, parallel with said centerline, along a curve to the right, (concave northwesterly) a distance of 51 feet, more or less, to the center of Buck Creek, the south property line; thence westerly along said property line a distance of 65 feet, more or less, to the point of beginning. Containing 0.064 acre, more or less.

Inst # 2000-01573

Project at Station 511+38.51; thence northwesterly a distance of 30 feet, more or less, to the point of beginning. Containing 0.006 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, 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 30th day of Nov., 1997.



President L.S.

L.S.

ACKNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____)

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 _____ day
of _____, 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Queen Nunn, a Notary Public, in and for
said County and State, hereby certify that Alan Cheney
_____ whose name(s) as President 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

QUEEN NUNN

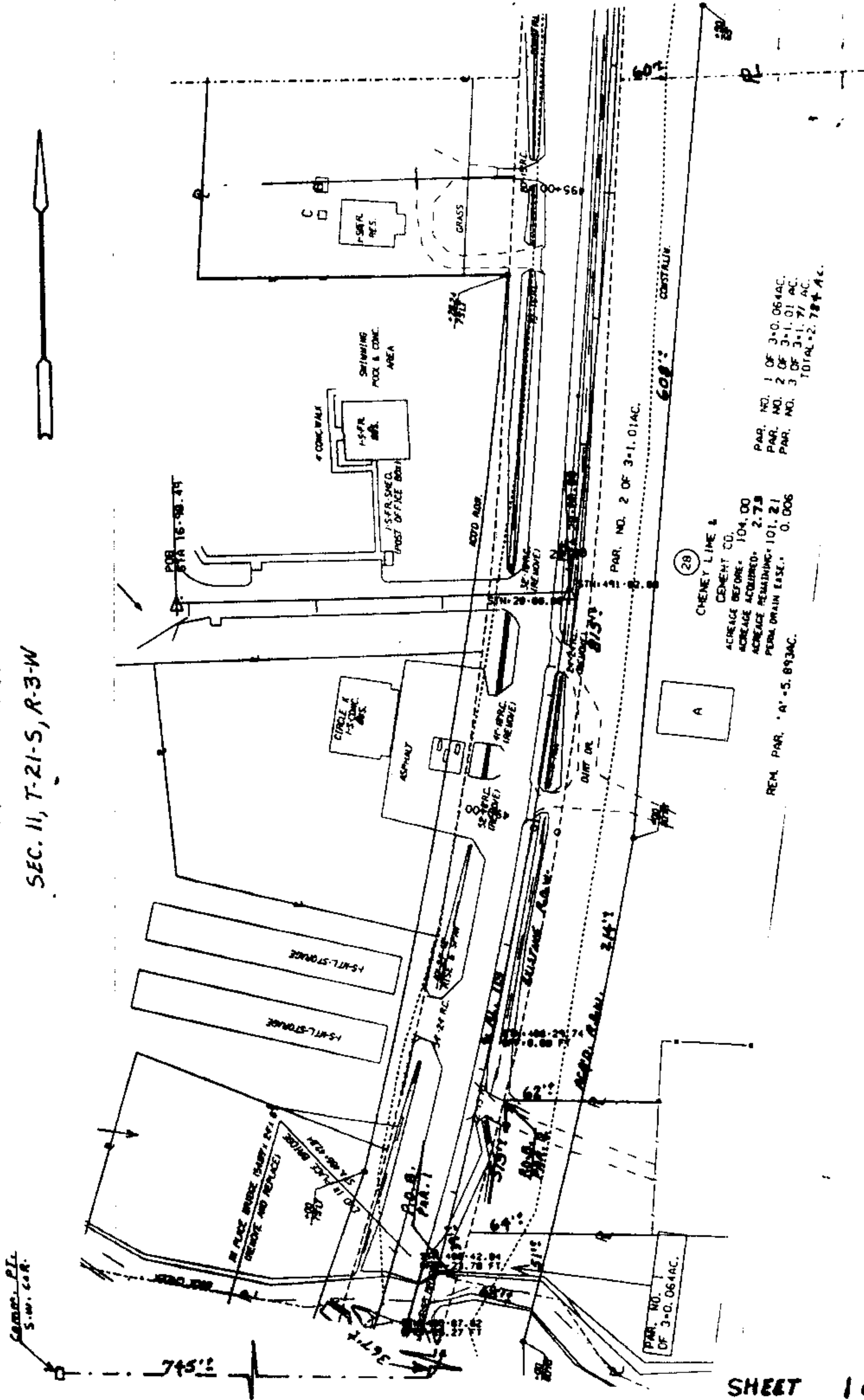
MY COMMISSION EXPIRES: _____

PARCEL NO. 2 OF 3: Commence at the southwest corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence east along the south line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 745 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 519 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 815 feet, more or less, to the north property line; thence easterly along said property line a distance of 60 feet, more or less to a point on a line which extends from a point that is 80 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 490+00 to a point that is 65 feet easterly of and at right angles to said centerline at Station 496+50; thence southerly a distance of 608 feet, more or less, to said point that is 80 feet southeasterly of and at right angles to said centerline at Station 490+00; thence southwesterly, parallel with said centerline, along a curve to the right (concave northwesterly) a distance of 214 feet, more or less, to the south property line; thence westerly along said property line a distance of 62 feet, more or less, to the point of beginning. Containing 1.01 acres, more or less.

PARCEL NO. 3 OF 3: Begin at the northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West; thence east along the north line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 327 feet, more or less to a point on a line which extends from a point that is 530 feet northeasterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 521+77 to a point that is 503 feet northeasterly of and at right angles to said centerline at Station 524+14; thence southeasterly a distance of 47 feet, more or less, to said point that is 530 feet northeasterly of and at right angles to said centerline at Station 521+77; thence southwesterly a distance of 473 feet, more or less, to a point that is 151 feet easterly of and at right angles to said centerline at Station 519+18; thence southwesterly along a line which, if extended, would intersect a point that is 80 feet southeasterly of and at right angles to said centerline at P.C. Station 515+60.54 a distance of 46 feet, more or less, to the west line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, the west property line; thence northerly along said property line a distance of 430 feet, more or less, to the point of beginning. Containing 1.71 acres, more or less.

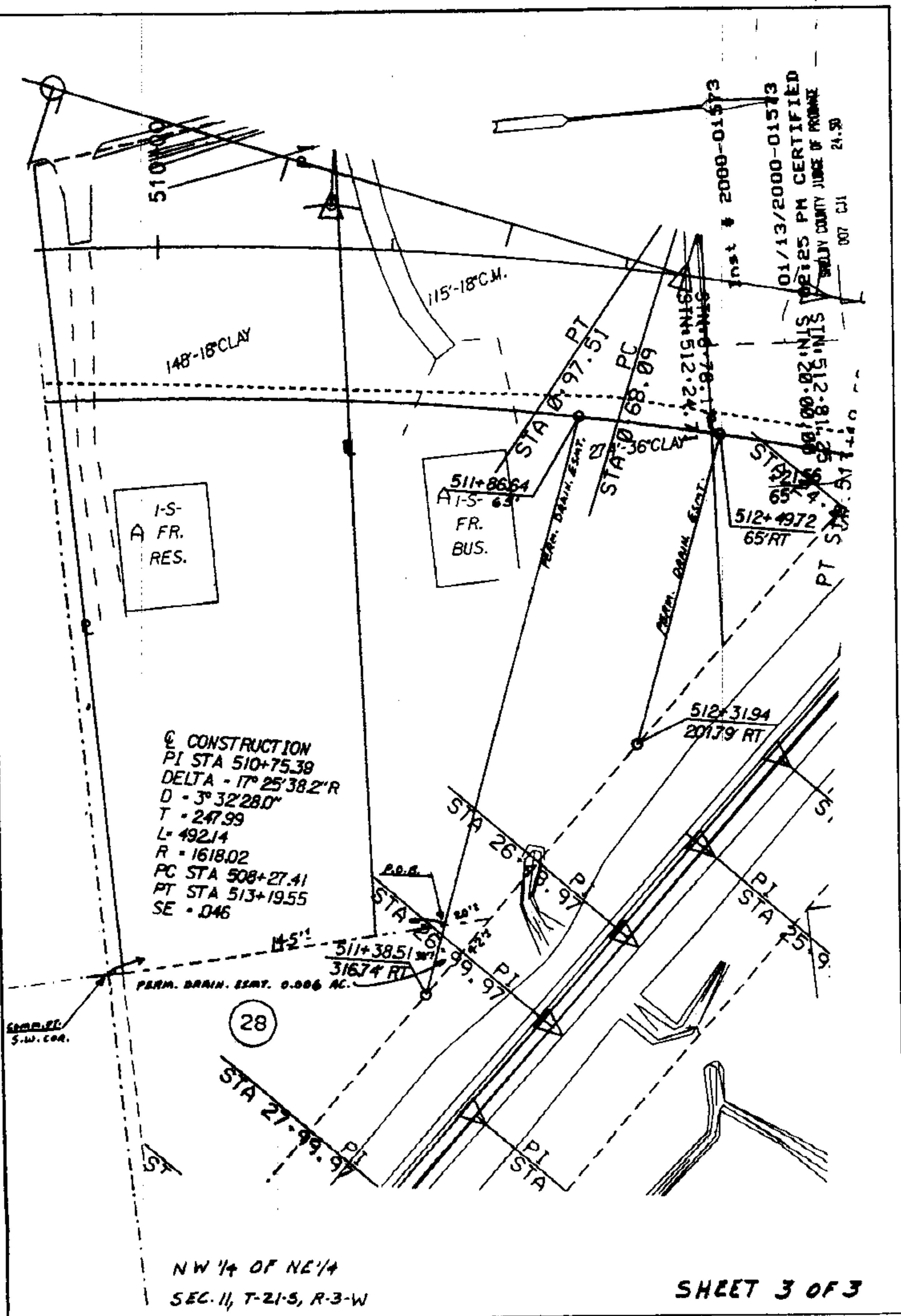
PERMANENT DRAINAGE EASEMENT: Commence at the southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West, thence northerly along the west line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 145 feet, more or less, to a point on a line which extends from a point on the southwest right of way line of CSX Railroad that is 316.74 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 511+38.51 to a point that is 65 feet southeasterly of and at right angles to said centerline at Station 511+86.64 and the point of beginning of the property herein to be conveyed; thence continue northerly along the west line of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 20 feet, more or less, to the southwest right of way line of said CSX Railroad; thence southeasterly along said right of way line a distance of 42 feet, more or less, to said point that is 316.74 feet southeasterly of and at right angles to said

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



SHEET 1 OF 3

TRACT NUMBER	<u>28</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER:	<u>CHENEY LIME AND CEMENT COMPANY</u>	PROJECT NO. STPAA-458(1)
		SHELBY COUNTY
TOTAL ACREAGE:	<u>104.000</u>	SCALE: 1" = <u>100'</u>
R/W REQUIRED:	<u>2.790</u>	DATE: <u>12-12-97</u>
REMAINDER:	<u>101.210</u>	REVISED: <u>7-31-98</u>
PERM. DRAIN. ESM.T.	<u>0.006</u>	



TRACT NUMBER 28

OWNER: _____

TOTAL ACREAGE: _____

R/W REQUIRED: _____

REMAINDER: _____

ALABAMA DEPARTMENT OF TRANSPORTATION

PROJECT NO. STPAA-458(1)

SHELBY COUNTY

SCALE: 1" = 50'

DATE: 12-12-97

REVISED: 7-31-98