

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. 21 Rev.

**FEE SIMPLE**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, for and in consideration of the sum of Fifty-five Thousand and 00/100 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), Russell D. Richardson and 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. 21, 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; thence northeasterly along said right of way line a distance of 146 feet, more or less, to the southwest property line and the point of beginning of the property herein to be conveyed; thence continue northeasterly along said southeast right of way line a distance of 144 feet, more or less, to the northeast property line; thence southeasterly along said property line a distance of 70 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 southwesterly, parallel with said centerline a distance of 130 feet, more or less, to the south property line; thence westerly along said property line a distance of 71 feet, more or less, to the point of beginning. Containing 0.220 acre, more or less.

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

Inst # 2000-17394

05/26/2000-17394  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HNS 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 14 day of Feb, ~~1999~~ 2000.


  
\_\_\_\_\_  
Russell D. Richardson L.S.

  
\_\_\_\_\_  
E. Jeffery Bentley L.S.

ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, Aya Traylor-Sadberry, a Notary Public, in and for  
said County and State, hereby certify that Russell D. Richardson and  
E. Jeffery Bentley, 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,  
they executed the same voluntarily on the day the same  
bears date.

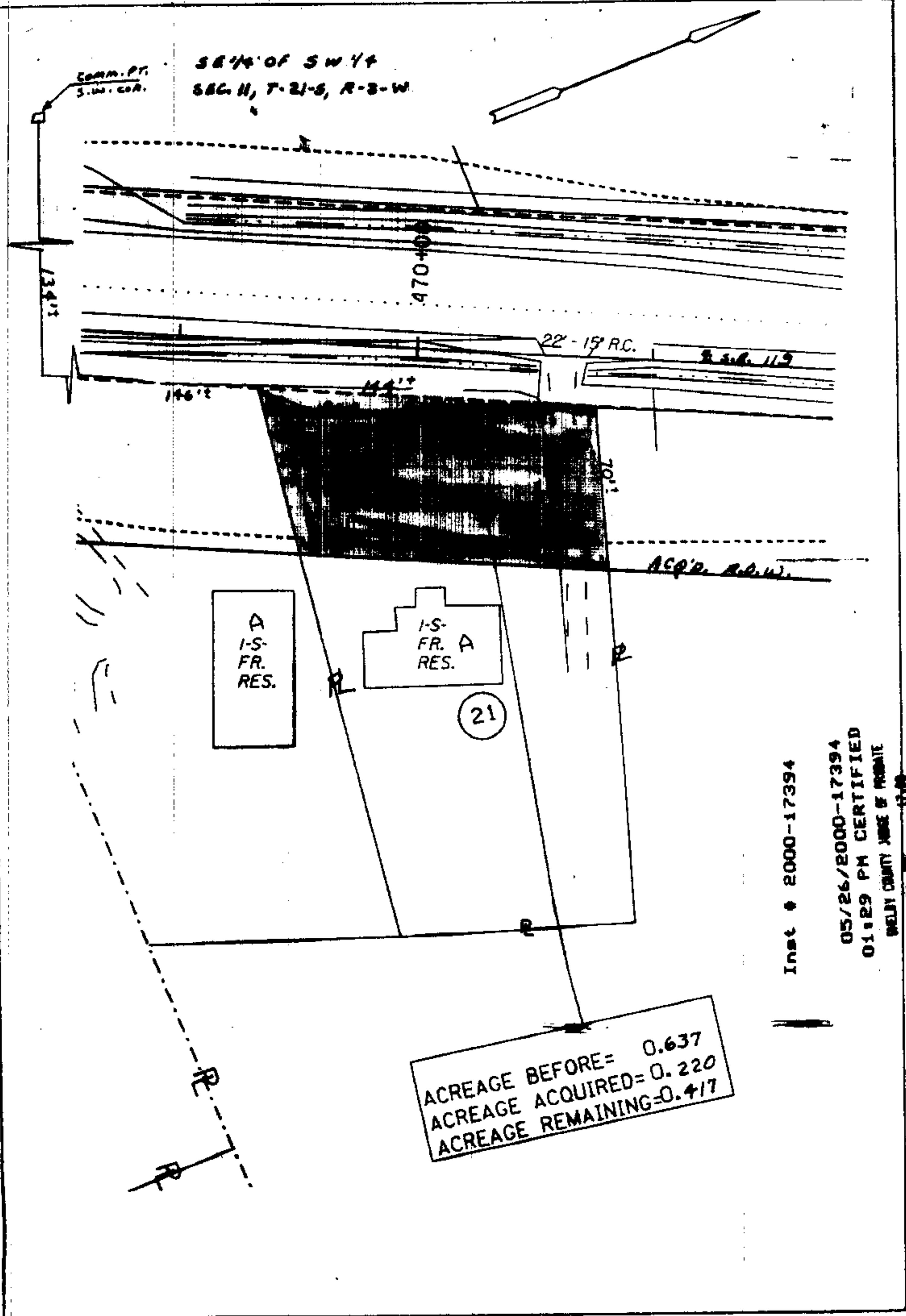
Given under my hand and official seal this 16 day  
of Feb, 2000  
 NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/2/2001

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: \_\_\_\_\_



TRACT NUMBER 21 ALABAMA DEPARTMENT OF TRANSPORTATION

OWNER: E. JEFF BENTLEY AND PROJECT NO. STPAA-458(1)

RUSSELL D. RICHARDSON SHELBY COUNTY

TOTAL ACREAGE: 0.637 SCALE: 1" = 50'

R/W REQUIRED: 0.220 DATE: 12-12-97

REMAINDER: 0.417 REVISED: 7-30-98, 6-10-99, 11-12-99