

FORM ROW-4

THIS INSTRUMENT PREPARED BY:  
BILLY F. GILLILAND  
RUST ENVIRONMENT & INFRASTRUCTURE  
3535 GRANDVIEW PARKWAY, SUITE 325  
BIRMINGHAM, ALABAMA 35243

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 44-Rev.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of  
the sum of Sixty-two Thousand two hundred and <sup>no/00</sup> dollars, cash in  
\$62,200.00  
hand paid to the undersigned by the State of Alabama, the receipt  
of which is hereby acknowledged, we (I) the undersigned  
grantor(s), David Coggins attorney in fact for grantor have  
George W. Coggins  
(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 SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , and SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 2, Township 21 South, Range 3 West, identified as Tract No. 44, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the northeast corner of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence south along the east line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , a distance of 23 feet, more or less, to the north property line and the point of beginning of the property herein conveyed; thence northwesterly along said north property line a distance of 80 feet, more or less, to the present southeast right of way line of Alabama Highway 119; thence southwesterly along said right of way line a distance of 123 feet, more or less, to the south property line; thence east along said south line a distance of 83 feet, more or less, to a point that is 75 feet southeasterly of and at right angles to the centerline of said project; thence northeasterly, parallel with said centerline, a distance of 123 feet, more or less, to the north property line; thence west along said north line a distance of 3 feet, more or less, to the point of

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beginning. Containing 0.238 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 15<sup>th</sup> day of May, 2000.

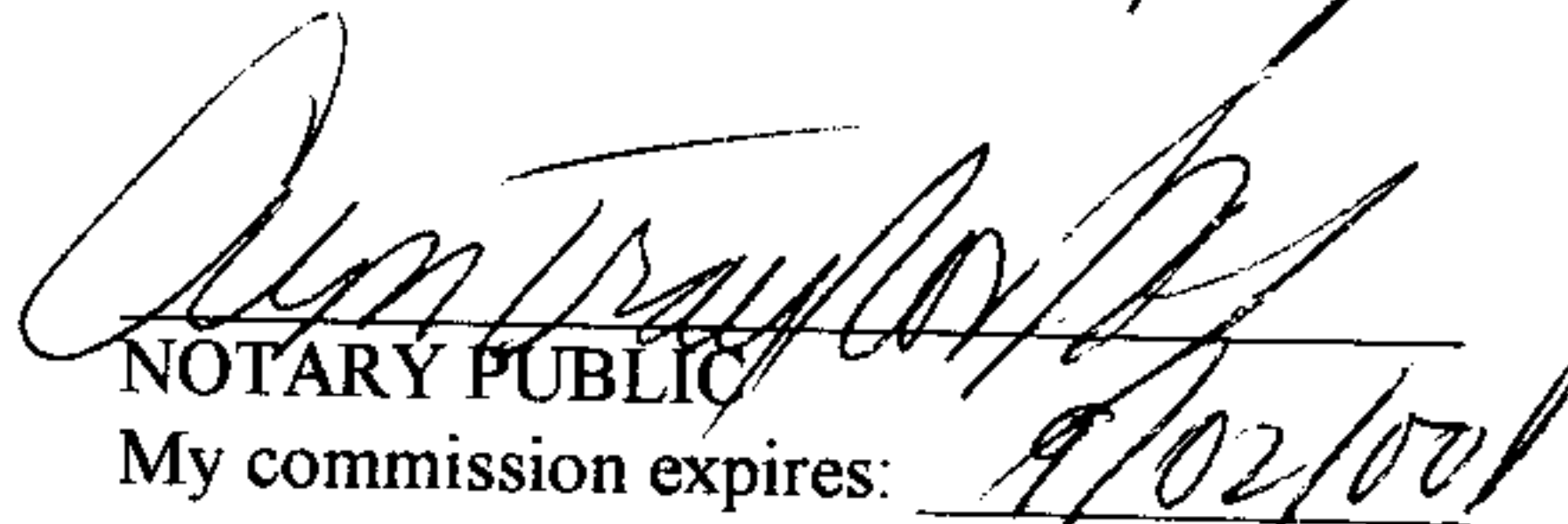
David Coggins for George Coggins **L.S.**  
David Coggins Attorney in fact for  
Seller George W. Coggins

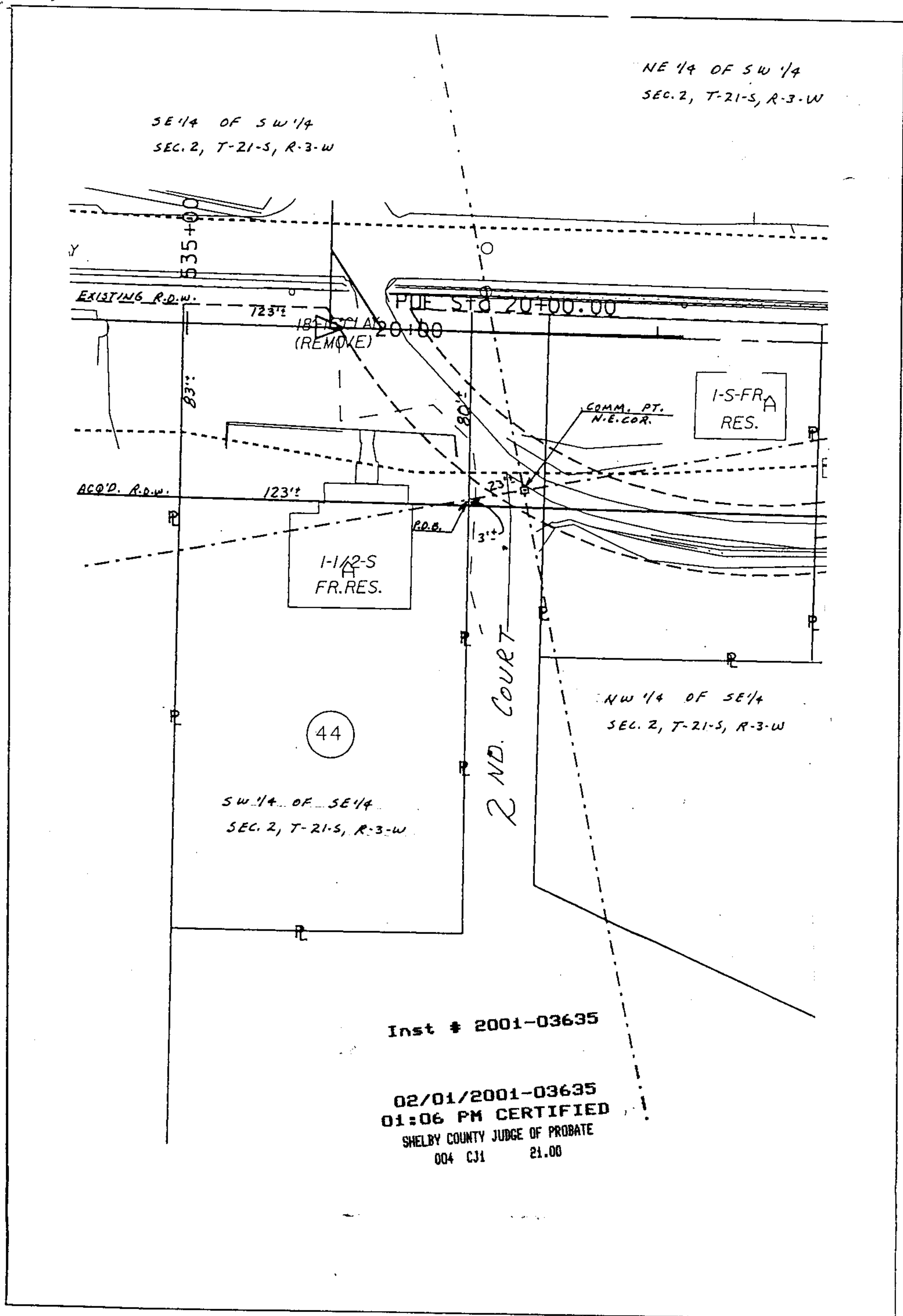
\_\_\_\_\_  
**L.S.**

# ACKNOWLEDGEMENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Ayn Traylor-Sadberry, Notary Public in and for said county and State, hereby certify that DAVID COGGINS, whose name as attorney-in-fact for GEORGE COGGINS 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, he, in his capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date. Given under my hand this 15 day of May, 2000.

  
NOTARY PUBLIC  
My commission expires: 9/02/00



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TRACT NUMBER	<u>44</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER:	<u>GEORGE W. COGGINS</u>	PROJECT NO. STPAA-458 (1)
		SHELBY COUNTY
TOTAL ACREAGE:	<u>0.765</u>	SCALE: 1" = <u>50'</u>
R/W REQUIRED:	<u>0.238</u>	DATE: <u>12-12-97</u>
REMAINDER:	<u>0.527</u>	REVISED: _____