

THIS INSTRUMENT PREPARED BY:

Alabama Dept. of Transportation  
Birmingham, Alabama 35203

STATE OF ALABAMA )

COUNTY OF SHELBY )

TRACT NO. 15 Rev

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of  
the sum of Two Hundred Twenty-Two Thousand (\$ 222,000.00)

dollars, cash in hand paid to the undersigned by the State of  
Alabama, the receipt of which is hereby acknowledged, we (I) the  
undersigned grantor(s), Everett W. Snell and Lyda Faye Snell  
\_\_\_\_\_ 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. 15, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 5, 6, 6A, 7 and all of Lot 8, 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 1058 feet, more or less, to the southeast corner of said Lot 5, 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 370 feet, more or less, to the present south right of way line of County Road 26 West; thence west along said south right of way line a distance of 212 feet, more or less, to the northwest line of Lot No. 8, the northwest property line; thence southwesterly along said property line a distance of 42 feet, more or less, to the north line of Lot No. 7; thence westerly along said north line a distance of 38 feet, more or less, to the west line of said Lot No. 7; thence southerly along said west line a distance of 4 feet, more or less, to a point that is 75 feet southwesterly of and at right angles to the centerline of Relocated County Road 26 West; thence southeasterly, parallel with said centerline Relocation, along a curve to the right (concave southwesterly), a distance of 144 feet, more or less, to a point that is 75 feet southwesterly of and at right angles to said centerline Relocation at Station 18+50; thence southeasterly a distance of 82 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) at Station 465+75; thence southwesterly,

Inst. # 2001-11302  
03/27/2001-11302  
02:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
21.00  
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parallel with said centerline, a distance of 205 feet, more or less, to the southwest line of said Lot 5, the southwest property line; thence southeasterly along said property line a distance of 15 feet, more or less, to the point of beginning. Containing 0.496 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 7<sup>th</sup> day of MARCH, 2001.

Everett W. Snell L.S.  
Everett W. Snell

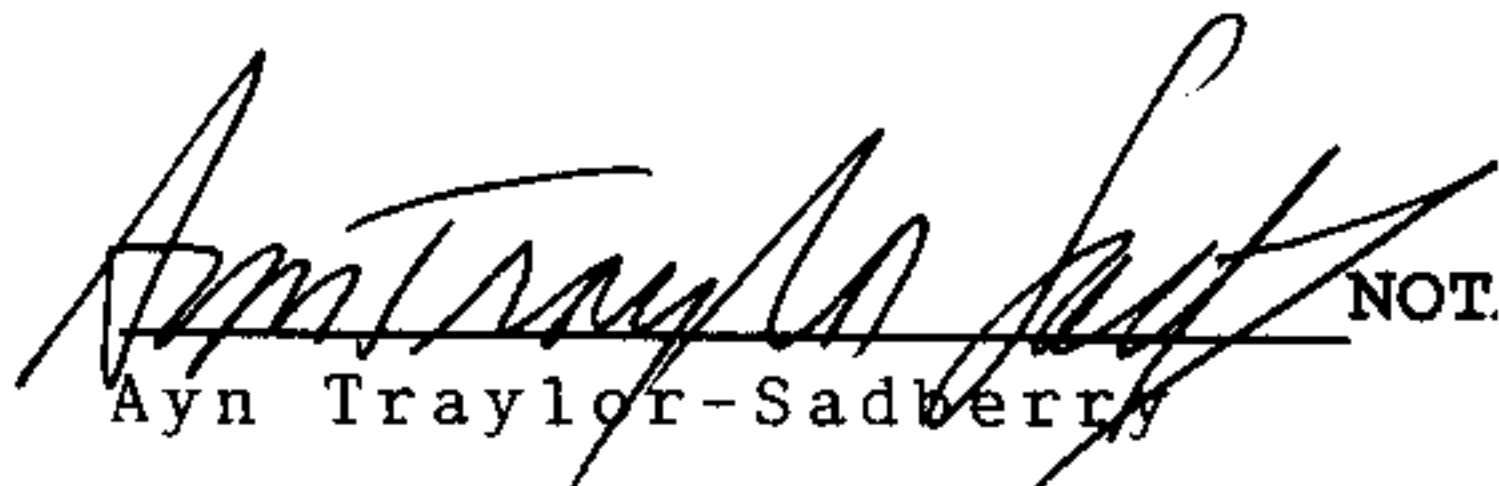
Lyda Faye Snell L.S.  
Lyda Faye Snell

ACKNOWLEDGEMENT

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Ayn Traylor-Sadberry, a Notary Public, in and for said  
County and State, hereby certify that Everett W. Snell and Lyda  
Faye Snell, 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 7<sup>th</sup> day  
of March 2001.

  
Ayn Traylor-Sadberry NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/2/01

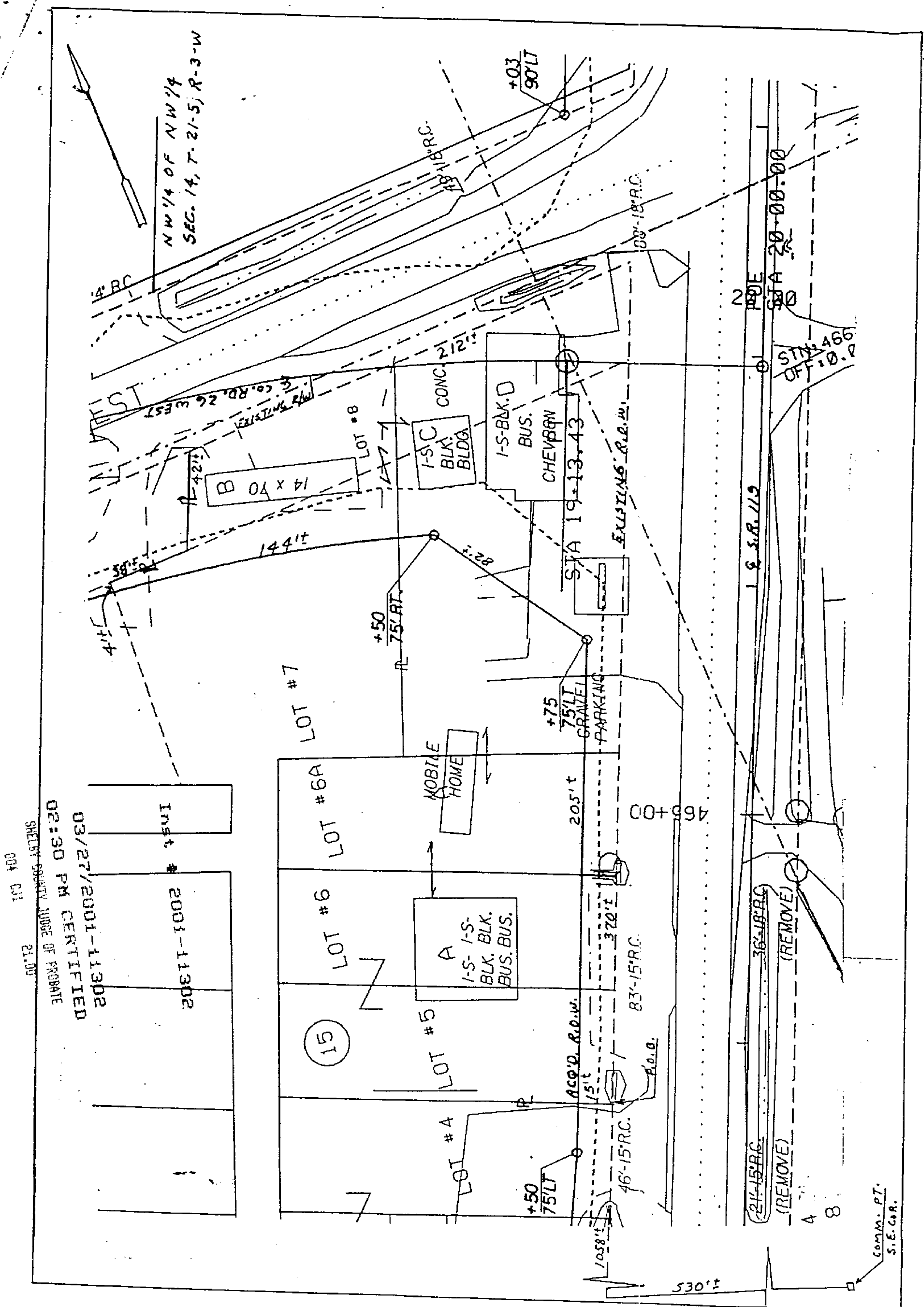
ACKNOWLEDGEMENT FOR CORPORATION

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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



TRACT NUMBER	<u>15</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER:	<u>EVERETT W. AND LYDA FAYE SNELL</u>	PROJECT NO. STPAA-458 (1)
TOTAL ACREAGE:	<u>1.343</u>	SHELBY COUNTY
R/W REQUIRED:	<u>0.496</u>	SCALE: 1" = <u>50'</u>
REMAINDER:	<u>0.847</u>	DATE: <u>12-12-97</u>
		REVISED: <u>7-30-98</u>