

FORM ROW-4

THIS INSTRUMENT PREPARED BY
ROBERT HENBY
EARTH TECH E & I
MONTGOMERY, ALABAMA 36130

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

TRACT NO. 29, REV.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the
sum of \$75,495.00 dollars, cash in hand paid to the undersigned
by the State of Alabama, the receipt of which is hereby acknowledged, I (we), the
undersigned, grantor(s), Lamon Roy and Julia Roy

have 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, Alabama, and 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 1/4 of the NW 1/4, Section 11, Township 21 South, Range
3 West, identified as Tract No. 29, Project No. STPAA-458 (1), Shelby County,
Alabama and being more fully described as follows:

Parcel 1 of 2: Commencing at the southwest corner of said SE 1/4 of the NW 1/4,
thence east along the south line of said SE 1/4 of NW 1/4 a distance of 966 feet,
more or less, to the present west right of way line of Alabama Highway 119; and
the point of beginning of the property herein to be conveyed; thence northerly
along said right of way line a distance of 271 feet, more or less, to the north
property line; thence westerly along said property line a distance of 10 feet, more
or less, to a point that is 62.76 feet westerly of and at right angles to the centerline
of said Project; thence southerly along a line a distance of 271 feet, more or less, to
a point that is 76.54 feet westerly of and at right angles to said centerline; thence
easterly along the south property line a distance of 10 feet, more or less, to the
point of beginning. Containing 0.065 acre, more or less.

Inst. # 2001-11304

03/27/2001-11304
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CDS CJ1 24.00

Parcel 2 of 2: Commencing at the southwest corner of said SE 1/4 of the NW 1/4, thence east along the south line of said SE 1/4 of NW 1/4 a distance of 1025 feet, more or less, to the present east right of way line of Alabama Highway 119; and the point of beginning of the property herein to be conveyed; thence northerly along said right of way line a distance of 579 feet, more or less, to the north property line; thence east along said property line a distance of 56 feet, more or less, to a point that is 65 feet easterly of and at right angles to the centerline of said Project No. STPAA-458 (1); thence southerly, parallel with said centerline, a distance of 58 feet, more or less, to a point that is 65 feet easterly of and at right angles to said centerline at P. T. Station 501+10.56; thence southerly, parallel with said centerline, along a curve to the right (concave northerly), a distance of 467 feet, more or less, to a point that is 65 feet easterly of and at right angles to said centerline at Station 496+50; thence southerly along a line (which if extended would intersect a point that is 80 feet easterly of and at right angles to said centerline at Station 490+00) a distance of 56 feet, more or less, to the south property line; thence westerly along said property line a distance of 70 feet, more or less, to the point of beginning. Containing 0.856 acre, more or less.

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 herein above 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.

To Have and To Hold, unto the State of Alabama, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with the State of Alabama that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) 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 advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) 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 him-her (them) for this conveyance, and hereby release the State of Alabama and all or its employees and officers from any and all damages to his/her (their) 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, I (we) have hereunto set my (our) hand(s) and seal this the 19 day of January, 2001.

Julia Roy
JULIA ROY
Lamon L. Roy
LAMON ROY

ACKNOWLEDGEMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Ayn Traylor-Sadberry, a Notary Public, in and for said
County and State, hereby certify that LAMON ROY AND JULIA ROY
_____, 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 19 day
of Jan, 20 01.

Ayn Traylor-Sadberry NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-02-01

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: _____

COMM. PT.
SW COR
SE/NW
S11 T21S R3W



1025' ± 03/27/2001-11304

966' ±

Inst # 2001-11304

REM. A=10.998AC

PAR. 1 OF 2
= 0.065

GRAVEL DRIVE

A
15' GRAVEL
DRIVE

ACQ'D R.O.W.

+33.09
62.77' LT

+61.51
70.99' LT

+12.63
62.76' LT

10' ±

+86.60
76.54' LT

271' ±

271' ±

579' ±

10' ±

P.O.B.

EXIST. R.O.W.

EXIST. R.O.W.

271' ±

467' ±

ACQ'D R.O.W.

PAR. 2 OF 2
= 0.856

B
15' GRAVEL
DRIVE

DE 254E

REM. B=14.777AC

PERM. DRAIN EAS
1 OF 2 = 0.141

T16

97.12

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

10' ±

02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 C11 24.00