

THIS INSTRUMENT PREPARED BY:

ALABAMA DEPARTMENT OF TRANSPORTATION
BIRMINGHAM, ALABAMA 35202

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 9-A

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of
Two Thousand Four hundred twenty and 00/100
(\$2,420.00) 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), MARK ROBINSON, 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, Alabama and being more particularly described as follows:

AND AS SHOWN ON THE RIGHT-OF-WAY MAP OF PROJECT NO. STPBH-9802(98) of record
with 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:

Part of the SW¼ of NE¼, Section 21, T-22-S, R-3-W, identified as Tract No.
9-A on Project No. STPBH-9802(98) in Shelby County, Alabama and being more
fully described as follows:

Commencing at the Southwest Corner of said SW¼ of NE¼, thence north
along the west line of said SW¼ of NE¼ a distance of 243.55 meters, more or
less to the existing north right of way line of Overland Road; thence run
easterly a distance of 0.935 meters along Overland Road to a point 12.5
meters southeast of and at right angles to the centerline of State Route
119 at station 15+50.11 and the point of beginning of the property herein
to be conveyed; thence westerly a distance of 3.226 meters, more or less,
to the existing northeast right of way line of State Road 119; thence
northwesterly along said existing northeast right of way line a distance of
29.919 meters to the north property line; thence east along said north
property line a distance of 3.394 meters to a point that is 12.5 meters
easterly of and at right angles to the centerline of said Project at
station 15+80.298; thence southerly a distance of 29.779 meters to a point
that is 12.5 meters easterly of and at right angles to said centerline at
Station 15+50.11 and the point of beginning. Containing 0.010 hectare,
more or less. (Tax ID#58-27-05-21-01-3-4.000)

ALSO: A Temporary Easement necessary for construction and being more
fully described as follows:

Beginning at a point on the existing north right of way line of Overland
Road that is 12.5 meters easterly of and at right angles to the centerline
of State Road 119 at Station 15+50.11; thence northerly, parallel with said
centerline, a distance of 11.65 meters, more or less, to a point that is
12.5 meters easterly of and at right angles to said centerline at Station
15+62; thence southeasterly a distance of 12.78 meters, more or less, to a
point on the existing north right of way line of Overland Road that is
16.57 meters easterly of and at right angles to said centerline at Station
15+49.83; thence westerly along said right of way line a distance of 4.08
meters, more or less, to the point of beginning. Containing 0.002 hectare,
more or less.

The Grantor's, Successors and Assigns of said Grantors herein, hereby
reserves the mineral rights to the property hereby conveyed to the State of
Alabama, but it is understood and agreed by and between the Parties to this
conveyance that the rights so reserved will in no way affect or interfere with
any maintenance of public roads and highways on the property herein conveyed.

TO HAVE AND TO HOLD, unto the State of Alabama, it's successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESTATED, 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 title for 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(S), that the purchase price above stated is full compensation to them (him-her) for this conveyance, and hereby release the State of Alabama and all of it's employees and officers from any and all damages to their (his-her) remaining property 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(s) this the 11th day of April, 2002.

Mark Robinson L.S.
MARK ROBINSON SOLE OWNER OF
UNIVERSITY INVESTMENTS
_____ L.S.

ACKNOWLEDGEMENT

STATE OF Alabama)
Shelby COUNTY)

I, Cheryl Davis, a Notary Public, in and for said
County and State, hereby certify that MARK ROBINSON SOLE OWNER OF
UNIVERSITY INVESTMENTS _____, 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, HE _____ executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 11th day
of April, 2002.

Cheryl Davis NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/21/03

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: _____

The logo for the Alabama Department of Transportation (ALDOT) Metric Program. It features the word "ALDOT" in a bold, sans-serif font at the top, a stylized graphic of three slanted parallel bars in the center, and the word "METRIC" in a bold, sans-serif font at the bottom. The entire logo is contained within a white rectangular box with a thin black border.